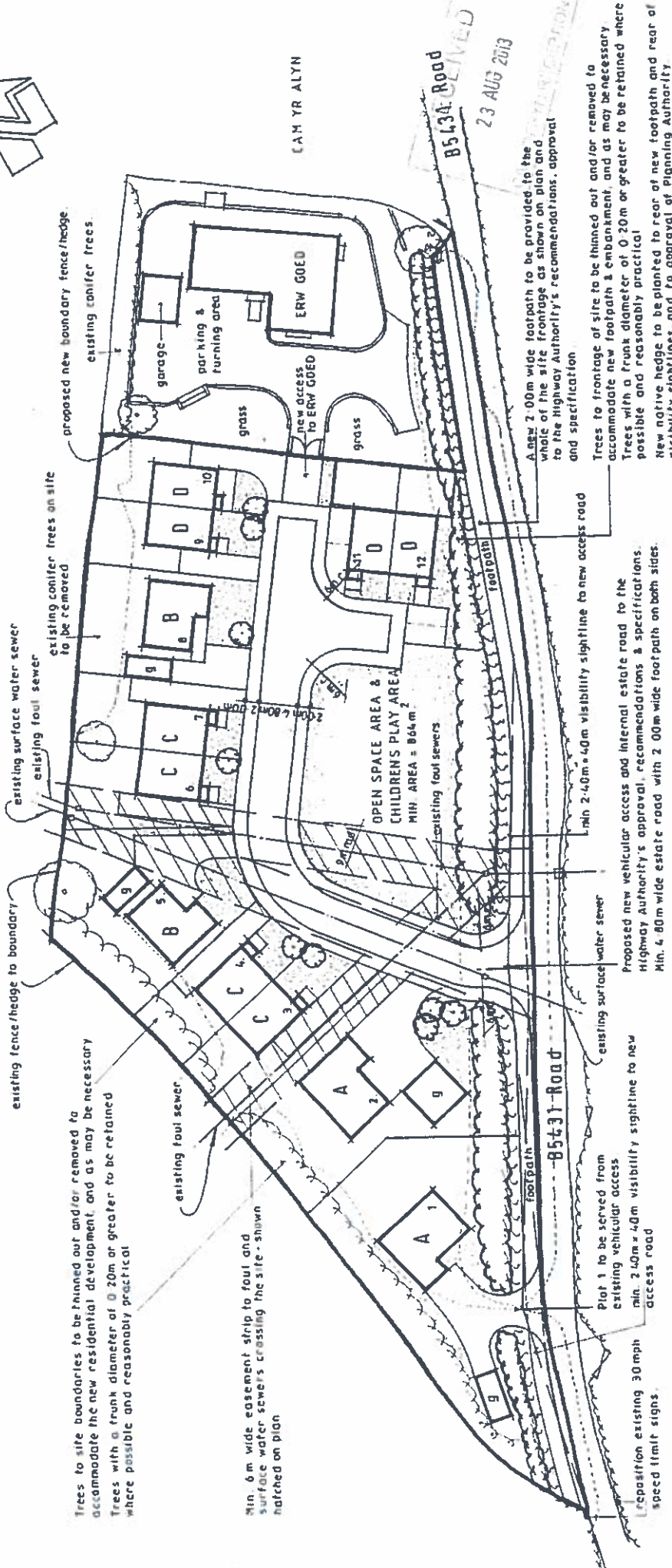




15 / 2013 / 11080 / P0



# ILLUSTRATIVE LAYOUT



CAM YR ALYN

B5431 Road  
23 AUG 2013

## PROPOSED SITE LAYOUT PLAN 1:500

### SKETCH LAYOUT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

#### TYPICAL HOUSE TYPE DETAILS

- HOUSE TYPE A = 4 BED DETACHED HOUSE  
Floor Area = 135 m<sup>2</sup>
- HOUSE TYPE B = 3 BED DETACHED HOUSE  
Floor Area = 115 m<sup>2</sup>
- HOUSE TYPE C = 3 BED SEMI-DETACHED HOUSE  
Floor Area = 90 m<sup>2</sup>
- HOUSE TYPE D = 2 BED SEMI-DETACHED HOUSE  
Floor Area = 80 m<sup>2</sup>

existing surface water sewer  
existing foul sewer  
proposed new boundary fence/hedge  
existing conifer trees on site to be removed

existing fence/hedge to boundary  
existing conifer trees on site to be removed

existing surface water sewer  
existing foul sewer

existing surface water sewer  
existing foul sewer

existing surface water sewer  
existing foul sewer

garage  
parking & turning area  
ERW GOED  
grass  
new access to ERW GOED

garage  
parking & turning area  
ERW GOED  
grass  
new access to ERW GOED

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parking & turning area  
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**MATISCHOK & ROSS**  
architectural services

Project title: Land at ERW GOED, LLANARMON-YN-IAL  
Drawing title: Proposed Sketch Site Layout Plan  
Project no.: 0525  
Drawing no.: 2  
Date: 29-07-13  
Scale: 1:500  
Drawn by: PM  
Blach House, Hen Lon Parcwr, Rujhlin, Dombighshire, LL15 1NA  
t: 01824 705 223 f: 01824 707 171  
e: mail@matischokross.co.uk w: www.matischokross.co.uk

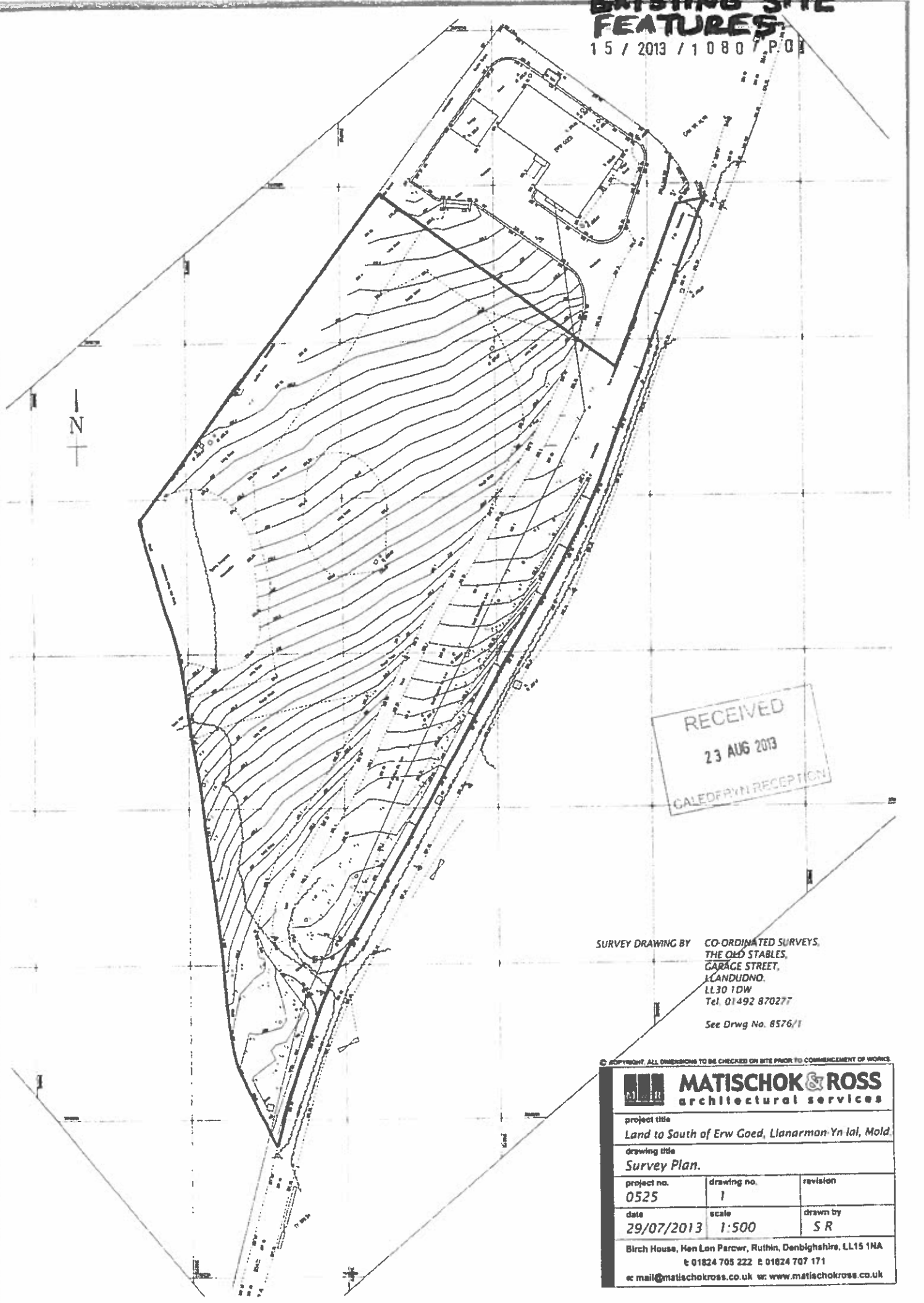
The existing B5431 road to be widened for its entire length along the whole frontage of the proposed development site and to provide a minimum carriageway width of 4-80m and with a 2-00m wide footpath to the site side of the carriageway.  
The 30mph speed limit signs to be repositioned outside the limits of the proposed development and street lighting to be incorporated along the widened main B5431 road to the whole of the development site frontage.  
The new internal estate road to be a min. 4-80m wide with 2-00m wide footpaths to both sides, 6m radius curves at the entrance and to the estate road hammer head, and min. 2-40m x 40m visibility sightlines at the entrance onto the main B5431 road.  
There shall be no obstructions in excess of 1-05m in height above the adjacent carriageway level to the area of the visibility sightlines.  
Plot 1 to southern most corner of the site will be served from the existing private vehicular access.  
The existing dwelling will be served from a new private vehicular access off the new internal estate road.  
Parking on site for the new dwellings can be accommodated within the plot for each individual dwelling and to comply with the standards of Planning Policy ASA3 & SPG 21 - Parking Standards.  
All works to be carried out fully in accordance with the Highway Authority recommendations, specifications and approval.

min. 2-40m x 40m visibility sightline to new access road  
Proposed new vehicular access and internal estate road to the Highway Authority's approval, recommendations & specifications.  
Min. 4-80m wide estate road with 2-00m wide footpath on both sides.

A new 2-00m wide footpath to be provided to the whole of the site frontage as shown on plan and to the Highway Authority's recommendations, approval and specification.  
Trees to frontage of site to be thinned out and/or removed to accommodate new footpath & embankment, and as may be necessary Trees with a trunk diameter of 0-20m or greater to be retained where possible and reasonably practical  
New native hedge to be planted to rear of new footpath and rear of visibility sightlines, and to approval of Planning Authority

# EXISTING SITE FEATURES

15 / 2013 / 1080 / P.01



RECEIVED  
23 AUG 2013  
GALEDFRYN RECEPTION

SURVEY DRAWING BY CO-ORDINATED SURVEYS,  
THE OLD STABLES,  
GARAGE STREET,  
LLANDUDNO,  
LL30 1DW  
Tel. 01492 870277  
See Drwg No. 8576/1

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**MATISCHOK & ROSS**  
architectural services

project title  
*Land to South of Erw Goed, Llanarmon Yn Ial, Mold.*

drawing title  
*Survey Plan.*

project no. 0525	drawing no. 1	revision
date 29/07/2013	scale 1:500	drawn by S R

Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA  
t 01824 705 222 e 01824 707 171  
e mail@matischokross.co.uk w www.matischokross.co.uk



**ITEM NO:** 1  
**WARD NO:** Llanarmon Yn Ial / Llandegla  
**WARD MEMBER(S):** Councillor Martyn Holland  
**APPLICATION NO:** 15/2013/1080/ PO  
**PROPOSAL:** Development of 0.60 hectares of land for residential purposes (outline application including means of access)  
**LOCATION:** Land at Erw Goed Llanarmon Yn Ial Mold  
**APPLICANT:** Mr & Mrs John & Val Keenan  
**CONSTRAINTS:** B Flood Zone  
AONB  
**PUBLICITY UNDERTAKEN:** Site Notice - YesPress Notice - YesNeighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection
- Member request for referral to Committee
- 

**CONSULTATION RESPONSES:**

**LLANARMON YN IAL COMMUNITY COUNCIL**

"Majority of Councillors supported this development. Council wished it noted:-

- 1 That the other property in the area are bungalows and not houses, so are not overlooked.
2. Would it be possible for the builder to make a donation towards the skate board park wanted in Llanarmon.
3. In view of the planning could the 30mph sign be moved to the other side of the entrance to the playing field as increased traffic."

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE**

No response received at time of drafting report

**NATURAL RESOURCES WALES (NRW)**

No objection to the proposal. Development is not likely to have an adverse effect on the environmental and natural heritage interests covered by NRW's remit. Suggest use of slate, stone and render, and retention of as much existing screening as possible.

**DWR CYMRU / WELSH WATER**

Request conditions be imposed on any permission to ensure foul and surface water systems are drained separately. No problems envisaged in relation to the capacity at the sewage treatment works, and water supply can be made available. An existing water main crossing the site would need to be diverted or protected by an easement strip.



## LLANARMON AND DISTRICT CONSERVATION SOCIETY

Express concerns over the loss of trees and impact of the road improvements on the entrance to the village, the density of development, surface water drainage, and suggest bungalows would be the preferred option.

## DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer
- No objection subject to the inclusion of conditions relating to highway detailing and relocation of the 30mph speed limit sign
  
- Drainage Engineer  
In relation to an objector's comments on surface water issues:  
Notes that there are occasions when surface water runs off a field to the south of the application site and onto the Llanarmon – Llandegla Road, and that at times of heavy / prolonged rainfall the sinkhole which drains a stream by Plas Llanarmon fails to cope with flows and there is a natural overflow down the fields towards Ty Brith. The Council has to accept natural overland flow onto the road. The Highway drainage system is adequate for the highway water and has not been designed to cater with flows running naturally off the field. Flood alleviation works were carried out in conjunction with Welsh Water / Dwr Cymru 5 years ago to reduce the depth of floodwater on the road, along with clearing silt from the sinkhole.  
Is not aware of surface water running off the application site onto the road. Provided permeability tests on the site demonstrate soakaways will work, there should be no additional surface water discharges from the development onto the highway.
  
- Ecologist  
No objections. Surveys for bat habitat would be necessary with appropriate Reasonable Avoidance Measures and mitigation.
  
- Local Housing Strategy & Development Officer  
Confirms that there is no-one on the affordable housing register seeking low cost home ownership in the Llanarmon area, one single person household interested in affordable rent as third choice, and low numbers on the social rented / affordable housing waiting list. Having regard to current housing demand in the area, considers the better option to be payment of a commuted sum of 10% of the build cost for the 1 unit required.

## RESPONSE TO PUBLICITY:

### In objection

Representations received from:

P. Hodson, Ty Brith, Llanarmon-yn-Ial (O)

W R Wisbey, 15 Maes Ial, Llanarmon yn Ial

Mrs. B. J. Campbell, 12a, Maes Ial, Llanarmon yn Ial (O)

Mr A.J. and Mrs B. Rigby, Bronallt, Llandegla Road, Llanarmon yn Ial

Summary of planning based representations in objection:

### Flooding issues

Development would worsen existing surface water problems in the locality / high water table and inadequate highway drainage system on Llandegla Road / groundwater already percolates from the site onto the road / nearby ditch and culvert already overloaded in vicinity / premature to permit development before resolution of highway drainage problems

### Overdevelopment of site

Too many dwellings / 4 or 5 bungalows would be more suitable / density not necessary to achieve housing quotas

### Visual impact

Unacceptable loss of frontage hedgerow and trees / removal of conifers within the site would take away screen between site and existing dwellings and should be retained / bungalows would be more in character with the area and would not tower over nearby development

Access / highways impact

Inadequate highway conditions / additional traffic will add to dangers / speed limit should be extended to playing field / road is narrow on approaches to the site

Residential amenity

Potential overlooking of existing properties if houses are built

Ecology

Removal of trees would impact on bird habitat

**EXPIRY DATE OF APPLICATION:**

**REASONS FOR DELAY IN DECISION (where applicable):**

- timing of receipt of representations
- additional information required from applicant

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application seeks outline planning permission for a residential development on 0.6 hectares of land, including approval of the means of access. All other matters, including the appearance, landscaping, layout and scale of development would be the subject of a future detailed application.
- 1.1.2 The site is included within the development boundary for Llanarmon yn Ial village in the Local Development Plan, and lies to the south east of dwellings on the Maes Ial estate, fronting the Llanarmon – Llandegla Road, the B5431.
- 1.1.3 The application documents include an illustrative layout plan showing ideas for a development of 12 dwellings, 11 served by a new access off the B road, and a single dwelling with its own access utilising the existing entrance into the site. The main new access would be used to serve the existing dwelling Erw Goed. The illustrative plan is attached at the front of the report.
- 1.1.4 The proposal is to carry out improvements along the B road in connection with the development. These are detailed on the plans as:-
  - the widening of the B5431 along the whole length of the site frontage, providing a minimum carriageway width of 4.8 metres;
  - provision of a 2 metre wide footway along the site side of the B road;
  - repositioning of the 30mph sign outside the limits of the site;
  - street lighting along the site frontage;
  - thinning out and removal of trees and hedgerow along the road frontage to accommodate the highway improvements and the visibility requirements for the access; with proposals to replant a hedgerow behind the visibility splay.
- 1.1.5 The illustrative plan also indicates the intention to provide an open space / children's play area within the site, and to protect existing foul and surface water sewers crossing the land. It shows ideas for 4 different dwelling types, including two 4 bed detached houses, two 3 bed detached houses, four 3 bed semi-detached houses, and four 2 bed semi-detached houses.
- 1.1.6 The supporting documents include a Planning, Design and Access Statement, a Community Linguistic Statement, a Water Conservation Statement, an Arboricultural Implications Assessment, and an Affordable Housing Questionnaire.

The main points of relevance to the proposals in the supporting documents are:-

#### In the Planning, Design and Access Statement

The site is allocated for housing in the Local Development Plan

It is close to the centre of the village

It is former agricultural land, now part of the curtilage of a private dwelling

The requirements of the Highway Authority have been incorporated in the proposals

There are no known constraints affecting the site

The development complies with the Development Plan and Supplementary Guidance. The LDP allocates the site for 12 dwellings

In order to comply with the LDP, 1 unit will be affordable, and appropriate open space and maintenance payments will be provided

Foul water will connect to the existing sewer crossing the site

Surface water from dwellings will be directed to soakaways

Road water will be dealt with through a Sustainable Drainage system (SuDS) to be designed at detailed application stage.

The scheme will be designed to meet Sustainable building and accessibility standards, incorporating suitable water conservation measures.

There will be a mix of dwelling types, of two storey height, designed to fit in with surrounding development

#### In the Community Linguistic Statement

The statement highlights the fact that the site is allocated in the LDP to assist achievement of the County's housing targets, and that issues of linguistic impact will have been taken into account as part of that process. It concludes that the scale of development will not have a significant impact on the age structure of the population, will encourage young families to remain in the area, will not have any impact on the quality of life in the community, and should have no material impact on migration rates, Welsh traditions or culture. It indicates the development would have potentially positive impacts in supporting local employment and house prices, providing opportunity for local workforce. Advertising and marketing of houses would be bilingual, along with new signage within the development.

#### The Arboricultural report

The report provides a survey of the trees within the site and notes there will be a need to remove a number of specimens in order to accommodate the highway works. However, it is concluded that the tree population is not of sufficient quality to constrain the proposals and losses can be relatively easily replaced through mitigation planting.

### 1.2 Description of site and surroundings

- 1.2.1 The application site lies between the B5431 Llanarmon – Llandegla road and the housing development at Maes Ial on the southern outskirts of Llanarmon village. It is serviced by an existing vehicular access off the B road, which provides the driveway to the applicant's dwelling Erw Goed at the northern end.
- 1.2.2 On the eastern side of the site, there is a private dwelling, Ty Brith virtually opposite the existing access, and a Welsh Water treatment works on land dropping down towards the River Alyn. There is an open field immediately to the west.
- 1.2.3 The site is bounded by a number of trees, in particular along the B road, with a mix of species.
- 1.2.4 Land levels rise up from the B road towards the west.

### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary for Llanarmon yn Ial, which is identified as a village for the purposes of the Local Development Plan. It is



annotated as a Housing Allocation on the Proposals Map, and under Policy BSC1 of the LDP, is referred to as land south of Cam yr Alyn with an indicative number of 12 dwellings.

- 1.3.2 Llanarmon yn Ial village is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

**1.4 Relevant planning history**

- 1.4.1 The land has been the subject of a number of applications in the past, when the land has been outside the development boundary of the village in the respective development plans.

**1.5 Developments/changes since the original submission**

- 1.5.1 Officers have sought additional information in relation to the surface water situation, in view of detailed comments on drainage problems along the B road in the vicinity of the site entrance.

The agent has also been asked to give consideration to the option of foregoing provision of an on site open space and making a financial contribution in lieu (which may be used to improve local recreation facilities, such as the playing field to the south west) ; and to the relocation of the footpath shown along the road frontage, to within the site (to reduce the impact of the highway works on the entrance to the village).

- 1.5.2 The agent has advised that –

\* historic flooding problems have not been caused by any surface water run off from the site, and the development will not give rise to additional issues.

Permeability tests would be carried out to determine the extent to which soakaways would be acceptable / effective, and any detailed system would be designed accordingly.

\* there is willingness to discuss options for meeting open space requirements, and the detailing of the footways and site layout.

**1.6 Other relevant background information**

- 1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

- 2.1 None of specific relevance given the recent inclusion of the site within the development boundary of the village in the Local Development Plan.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

**3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)**

- Policy RD 1 Sustainable Development and good standard design
- Policy RD 5 The Welsh language and the Social and cultural fabric of communities
- Policy BSC 1 Growth Strategy for Denbighshire
- Policy BSC 4 Affordable Housing
- Policy BSC 11 Recreation and Open Space
- Policy VOE 2 Areas of Outstanding Natural Beauty / Area of Outstanding Beauty
- Policy VOE 5 Conservation of natural resources
- Policy VOE 6 Water management
- Policy ASA 3 Parking Standards

**3.2 Supplementary Planning Guidance**

- Supplementary Planning Guidance Note 4: Recreational Public Open Space
- Supplementary Planning Guidance Note 8: Access for all
- Supplementary Planning Guidance Note 22 Affordable Housing in New Developments
- Supplementary Planning Guidance Note 25: Residential Development Design Guide

### 3.3 Government Policy / Guidance

Planning Policy Wales Edition 5 November 2012

TAN 1 Joint Housing Land Availability Studies (2006)

TAN 5 Nature Conservation and Planning (2009)

TAN 12: Design (2009)

TAN 20: The Welsh language – Unitary Development Plans and Planning Control (2000)

TAN 22: Planning for Sustainable Buildings (2010)

## 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

### 4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Ecology

4.1.5 Drainage (including flooding)

4.1.6 Highways (including access and parking)

4.1.7 Affordable Housing

4.1.8 Open Space

4.1.9 Sustainability including codes and water management

4.1.10 Impact on Welsh Language and Social and Cultural Fabric

4.1.11 Area of Outstanding Natural Beauty / Area of Outstanding Beauty

### 4.2 In relation to the main planning considerations :

#### 4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages.

The site is now located within the development boundary of Llanarmon yn Ial, which is designated as a village in the adopted Local Development Plan, and it is allocated as a housing site on the proposals map accompanying the Plan.

The principle of residential development in this location is consistent with the Council's adopted plan, and this is now a significant consideration in relation to the application. Given this background, Officers would respectfully suggest the acceptability of the particular proposals therefore has to rest on the specific impact assessments detailed in the following sections of the report.

#### 4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not

unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

There are objections to the proposal based on potential visual impacts of development, with reference to the loss of trees along the Llandegla Road in order to facilitate the highway improvements required by the Highway Officers, and also the potential impacts of the development of houses.

Officers accept that there will inevitably be some loss of trees involved to accommodate the highway works necessary along the B road, and there will be impact on the character of this attractive entrance to the village. In respecting the concerns expressed, it is not however considered reasonable to oppose the application on this basis, given the recent allocation of the site for residential development, and the scope for mitigating impact of the road improvements. Officers have already investigated the option of reducing the extent of improvements along the B road by suggesting the footway is redirected through the site, and there would need to be an extensive replanting scheme as part of the proposals. It is not possible to assess the detailed visual impact of the dwellings at this stage as the application is in outline form with no approval sought for details of appearance, layout, house types etc.. Whilst Officers would not suggest the development of houses would necessarily be inappropriate having regard to the nature of development in the locality, due consideration can be given to matters of detailed visual impact at reserved matters stage if an outline permission were to be granted.

#### 4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are local concerns expressed over potential for loss of privacy from new development on the site, in particular from any houses which may be built on the site.

Whilst the application contains an illustrative layout indicating a possible format for a development, there are no elevation details or floor plans to allow assessment of the impact on adjacent properties.

In respecting the comments received relating to the amenity of occupiers of neighbouring dwellings, in the absence of the relevant details, it is not possible or appropriate to consider such matters at this point, as these would normally be dealt with at reserved matters stage, when full details of dwelling types, siting, and proximity to existing property can be assessed. At detailed plan stage, careful consideration would be given to the potential residential amenity impacts on adjacent properties, taking account of levels, distances between dwellings, etc.. Officers conclude therefore that it is not possible to assess detailed amenity impacts at this stage given the application seeks only outline planning permission with all matters, other than means of access, reserved for later approval.

#### 4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm

to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

There is an objection expressed over the potential destruction of habitat as a result of development.

Ecological Assessments have been undertaken, and the Council's Biodiversity Officer and Natural Resources Wales have raised no objection in principle subject to the undertaking of bat surveys, with related mitigation and reasonable avoidance measures.

#### 4.2.5 Drainage

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

There are local concerns over highway drainage issues along the B road, and suggestions that permission should not be contemplated unless existing problems are resolved, as the development may exacerbate the situation.

The applicant has not provided any drainage details for approval but Natural Resources Wales, Dwr Cymru / Welsh Water and the Council's Engineer have raised no objection to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

In Officers opinion, the points of concern over surface water drainage issues are to be respected, but the consultation responses suggest there are no reasonable drainage grounds to oppose the development of the application site, as it is not considered that existing problems have any link to the application site, or that the development of the Erw Goed land will in any way exacerbate the situation. Percolation tests have been carried out and suggest ground conditions are acceptable to accommodate a soakaway drainage system. It is considered that it would be unreasonable to withhold the grant of permission pending resolution of an existing drainage problem which does not arise from, or would be worsened by the development proposed.

#### 4.2.6 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The means of access to the site is included for approval as part of this outline application.

There are objections raised by local residents in relation to highway safety and the impact the proposal would have on the local highway network.

The Highways Officer has no objections to the proposal and there are no concerns in respect of the adequacy of the local highway network.

It is not considered, with respect to objections raised, that there are any strong highway grounds to refuse permission here. The scheme has been developed in liaison with the Highways Officer and would bring about improvements including the widening of the narrow B road along the site frontage, and can include for the provision of a footway (preferably within the site rather than alongside the widened road, in order to limit the physical impact of the road widening on the character of this approach to the village).

#### 4.2.7 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units is provided.

The applicant has stated that the Council's Affordable Housing requirement of 10% would be provided, i.e. in the form of a single dwelling on the site. The Council's Housing officer has advised there is little demand in the locality for affordable housing, and would prefer the option of a commuted sum payment.

In accordance with current planning policy, it is now accepted practice to use a 'standard' form of planning condition, as worded by the Planning Inspectorate on appeal decisions in recent years, to establish the requirement for an agreed level of affordable housing or payment of commuted sum prior to the commencement of development. Officers suggest this approach to be appropriate in this instance.

#### 4.2.8 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

The applicant has stated that the Council's Open Space requirement could be met by provision of an open space within the development, and the indicative layout plan shows ideas for an area of open space near the site entrance. Representations on the application question the need for an open space on the site given the proximity to an existing playing field, and express a preference for a commuted sum contribution towards the improvement of that facility. The applicant's agent has indicated a willingness to consider that option.

In Officers opinion, there is some sense in pursuing the commuted sum option in lieu of on site provision of open space in this instance, having regard to the existence of a recreation facility immediately to the south west of the application site. This can be covered by imposition of a planning condition requiring agreement to the mechanism for compliance with the open space requirement.

#### 4.2.9 Sustainability including codes and water management

Sustainable development is a key part of the Local Development Plan Strategy, and has been applied to the land use policies and allocations in the Plan. Planning Policy Wales (Section 4.12) sets out Welsh Government's drive to ensure that development proposals mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use, and eventual demolition, and outlines the requirement to move towards more sustainable and zero carbon buildings in Wales through application of specific standards for construction. The Sustainability Code requirements are referred to in TAN 22 Sustainable Buildings, which confirms the obligation on applicants to demonstrate that building(s) can meet specific standards of construction and carbon emission levels.

In the case of this submission, the application is accompanied by a Design and Access Statement and Code for Sustainable Homes Pre-Assessment which demonstrates that the requirements of TAN 12 and TAN 22 can be satisfactorily



addressed. The Water Conservation Statement provides an outline of steps to be taken to conserve and use water as part of the development. Suitably worded conditions can be attached to ensure development is carried out in accordance with the requirements of the Sustainability Code.

**4.2.10 Impact on Welsh Language and Social and Cultural Fabric**

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan.

The Community Linguistic Statement submitted with the application concludes that the proposals would have no material impact on the needs and interests of the Welsh Language.

In Officers' opinion a residential development on this site would not by virtue of its size, scale, and location cause significant harm to the character and language balance of the community. The site is identified as one suitable for new housing in the development plan in order to meet the County's growth targets, and as part of the allocation process due account would have been taken of the potential for impact on the language and social fabric.

**4.2.11 Area of Outstanding Natural Beauty / Area of Outstanding Beauty**

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for its designation.

There are no objections raised in relation to impacts on the AONB, other than the potential for change to the character of the entrance to the village from the loss of tree cover.

Given the application relates to development on an allocated site within an established village, it is not considered that there would be any unacceptable harm to the character and appearance of the AONB landscape and the reasons for its designation. Matters of detailed design of the highway improvements and the dwellings would be dealt with at reserved matters stage.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The site has been included as a housing allocation within the development boundary of Llanarmon yn Ial as part of the now adopted Denbighshire Local Development Plan. This establishes the acceptability of the principle of the development.

5.2 The report sets out the main planning issues which appear relevant to the consideration of the application. There are concerns raised over highway and drainage implications, but the proposals have been scrutinised by the Highways Officer, drainage engineers and the NRW, and it is not considered that there are any substantive grounds to resist the grant of outline permission.

**RECOMMENDATION: GRANT-** for the following reasons:-

1. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

#### 4. PRE-COMMENCEMENT CONDITION

Prior to the commencement of any site works, details of a bat survey and any associated Reasonable Avoidance measures and mitigation considered necessary to address conflicts with the species including the details of how the measures will be secured shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly in accordance with such approved details.

5. No development shall take place until a scheme of foul drainage, surface water drainage and land drainage has been submitted to, and approved by, the Local Planning Authority. The surface water drainage scheme should be based on sustainable drainage principles and an assessment of hydrological and hydrogeological context of the development. The drainage strategy should demonstrate the surface water run-off will not exceed the run-off from the undeveloped site. The approved scheme shall be completed before the development is completed.

#### 6. PRE COMMENCEMENT CONDITION

No development shall commence until the written approval of the Local Planning Authority has been obtained to a survey to determine the condition of the watercourse on the eastern side of the B5431 and an assessment of its ability to deal with existing and any additional surface water arising from the development, including any mitigation proposals. The development shall proceed strictly in accordance with the approved details.

7. The development shall not begin until arrangements for the delivery of affordable housing, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.

8. The development shall not begin until arrangements for the provision of open space, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.

9. Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010.

10. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

11. Prior to the occupation of each of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes.

12. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.

13. Facilities shall be provided and retained within each plot for the parking of vehicles in accordance with a scheme to be agreed with the Local Planning Authority, and shall be completed prior to the proposed development being brought into use

14. The detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site and the road shall be constructed as the approved drawings before any dwelling is occupied.

15. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed proposals for the highway works along the B5431, including the road widening, provision for a footway, surface water drainage, the design and finish of the retaining wall and related landscaping / planting proposals. The approved works shall be completed strictly in accordance with the approved drawings before any dwelling is occupied.

16. In relation to construction works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound

location, traffic management proposals, vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles. The works shall be carried out strictly in accordance with the approved details.

The reason(s) for the condition(s) is(are):-

1. The application is for outline permission with details of means of access only.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. In the interests of Nature Conservation.
5. To prevent the increased risk of flooding, both on and off site.
6. To mitigate against the consequences of flooding in the area.
7. In order to ensure suitable arrangements for affordable housing in accordance with planning policies.
8. In order to ensure suitable arrangements for open space in accordance with planning policies.
9. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
10. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
11. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
12. In order to ensure that trees and hedges to be retained are not damaged by building or engineering works.
13. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
14. In the interests of the free and safe movement of all user of the highway and to ensure the formation of a safe and satisfactory access.
15. In the interests of the free and safe movement of all user of the highway and to ensure the formation of a safe and satisfactory access.
16. In the interests of the free and safe movement of all users of the highway and to ensure the formation of a safe and satisfactory access.

**NOTES TO APPLICANT:**

None.