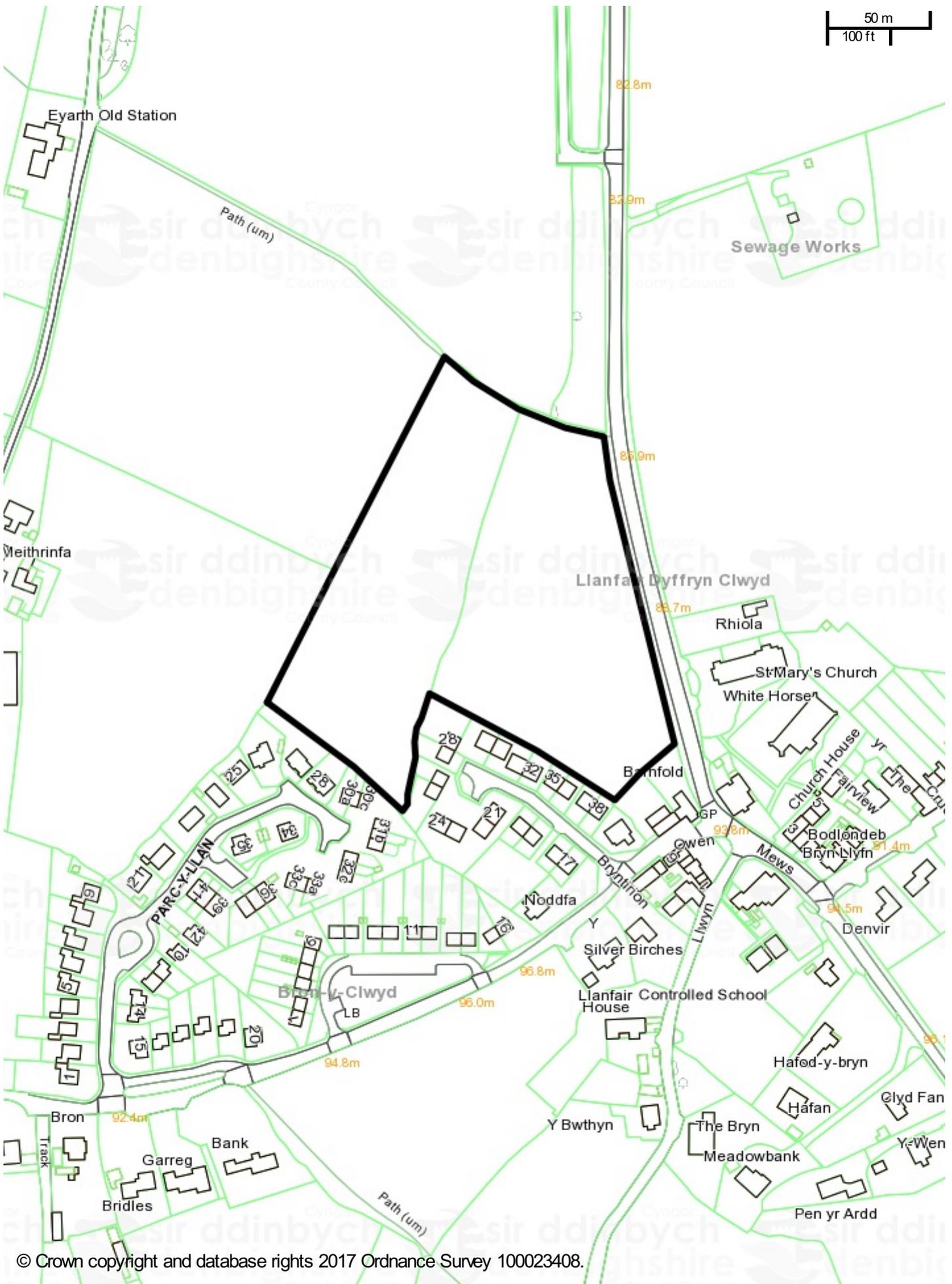


50 m
100 ft



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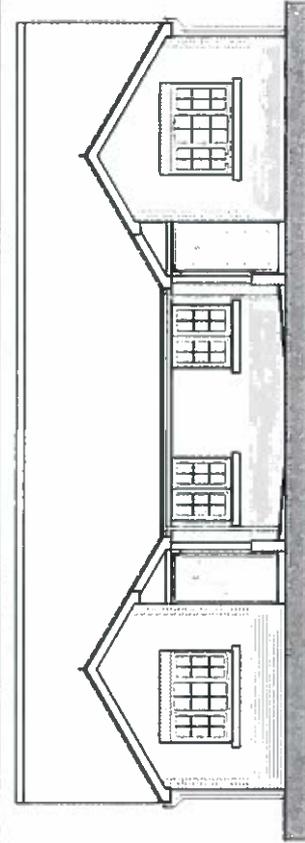
20/2016/1137

Scale: 1:2500

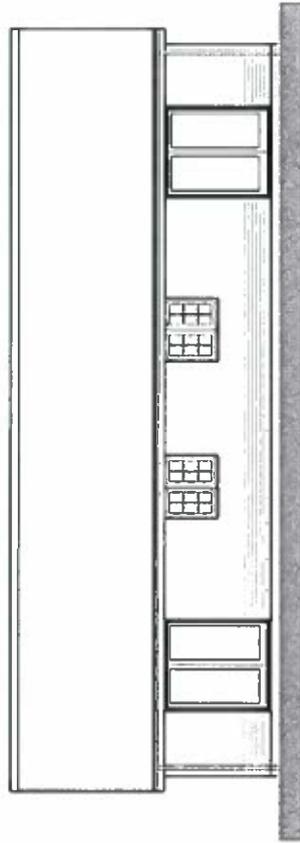
Printed on: 31/5/2017 at 16:41 PM



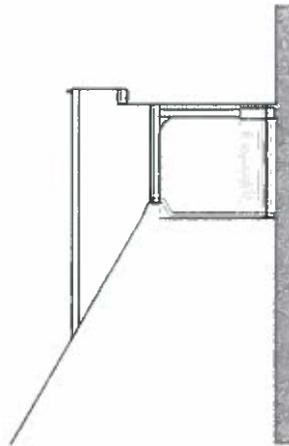
© Denbighshire County Council



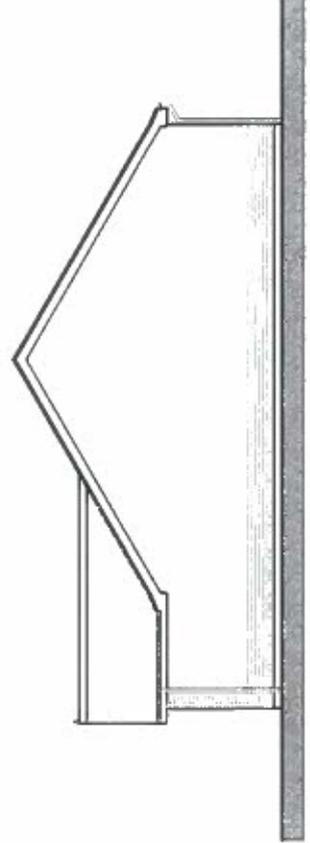
Front Elevation



Rear Elevation



**Side Elevation
(internal)**



**Side Elevation
(external gable)**

NOTES:
Do not scale from this drawing.
Work to / glazed details only. Check all dimensions on site.
Any discrepancies to be notified immediately to relevant parties.
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MATERIALS:

- Roof:**
Interlocking pre-cast concrete tiles
Colour to be grey with matching angled ridges
- External walls:**
To be clay facing brickwork with contrasting feature bands, pilinths and corner details as shown.
- Windows:**
White double glazed upvc windows to profiles shown
- External Doors:**
Front - Insulated composite feature panelled / glazed doors. Colour to be agreed
Rear - white upvc glazed / insulated panelled door
- Fascias, Soffits and Barge Boards:**
White upvc.
- RW Goods:**
Black upvc gutters with black upvc circular downpipes

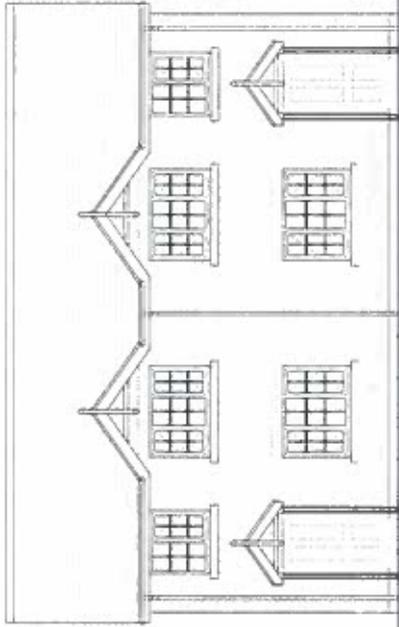
Pure Residential & Commercial Ltd	
Proposed Residential Development at Llanfair DC	
PROPOSED DWELLING TYPE B ELEVATIONS	
11200943	GC 11/11/16
New Llanfair House New Llanfair Road Glanrhyd Road St. Asaph Denbighshire LL17 6LP E: 01248 341176 W: www.purehomes.co.uk	
PRC 034 /L(2)004	
PURE	

HOUSE TYPE D

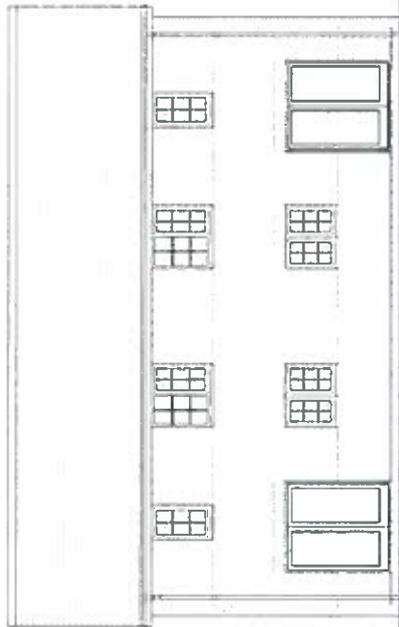
NOTES:
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MATERIALS:

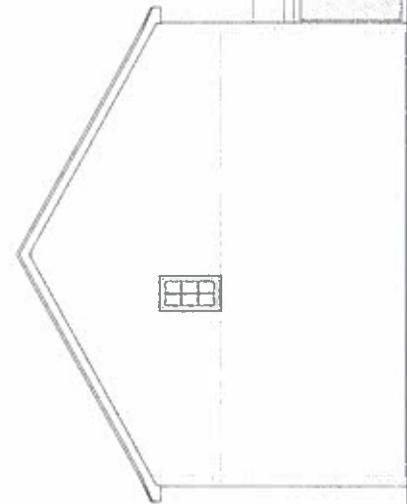
- Roof:**
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- External walls:**
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Black upvc gutters with black upvc circular downpipes.



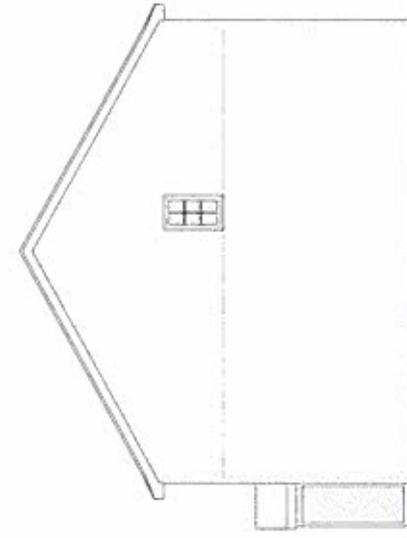
TYPE D
 Front Elevations (Semi-Detached)



TYPE D
 Rear Elevations (Semi-Detached)



TYPE D
 Side Elevation (Semi-Detached)



TYPE D
 Side Elevation (Semi-Detached)

A 05 05 17 General update to layout		GC	CP3
Pure Residential & Commercial Ltd			
Proposed Residential Development at Llanfair DC			
PROPOSED DWELLING TYPE D ELEVATIONS - SEMI DETACHED			
1:1000/3	CC	PRC 034 /L(2)008	
10/11/16	10/11/16	A	
New York House New York House Glascoed Road St. Asaph Denbighshire LL17 0DP T: 01745 513115 E: enquiries@purecommercial.co.uk W: www.purecommercial.co.uk			
			PURE

NOTES:
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Work to figured dimensions only. Check all dimensions on site.
Any discrepancies to be notified immediately to relevant parties.
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MATERIALS:
Roof:
Interlocking pre-cast concrete tiles.
Colour to be grey with matching angled ridges

External walls:
To be clay facing brickwork with contrasting feature bands, plinths and corner details as shown.

Windows:
White double glazed upvc windows to profiles shown

External Doors:
Front - Insulated composite feature panelled / glazed doors Colour to be agreed.
Rear - White upvc glazed / insulated panelled door

Fascias, Soffits and Barge Boards:
White upvc.

RW Goods:
Black upvc gutters with black upvc circular downpipes.

Front Elevation

Rear Elevation

Side Elevation (detached version)

Front Elevation

Rear Elevation

Side Elevation (detached version)

Front Elevation

Rear Elevation

Side Elevation (detached version)

HOUSE TYPE F

NOTES:
 Do not scale from this drawing
 Work to figured dimensions only. Check all dimensions on site
 Any discrepancies to be notified immediately to relevant parties
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MATERIALS:
Roof:
 Interlocking pre-cast concrete tiles.
 Colour to be grey with matching angled ridges.

External walls:
 To be clay facing brickwork with contrasting feature bands, plinths and corner details as shown.

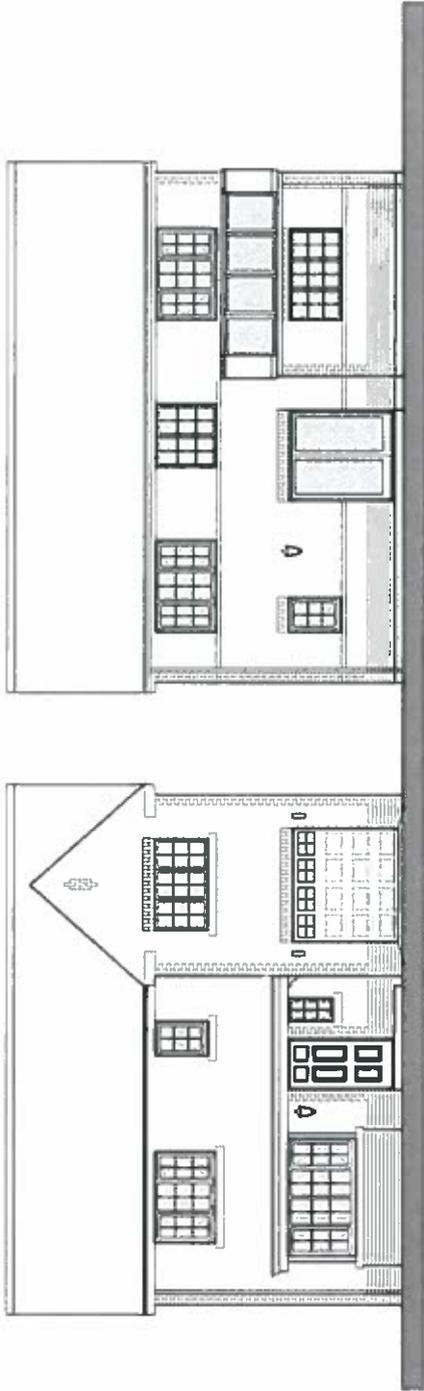
Windows:
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External Doors:
 Front - insulated composite feature panelled / glazed doors. Colour to be agreed

Rear - white upvc glazed / insulated panelled door

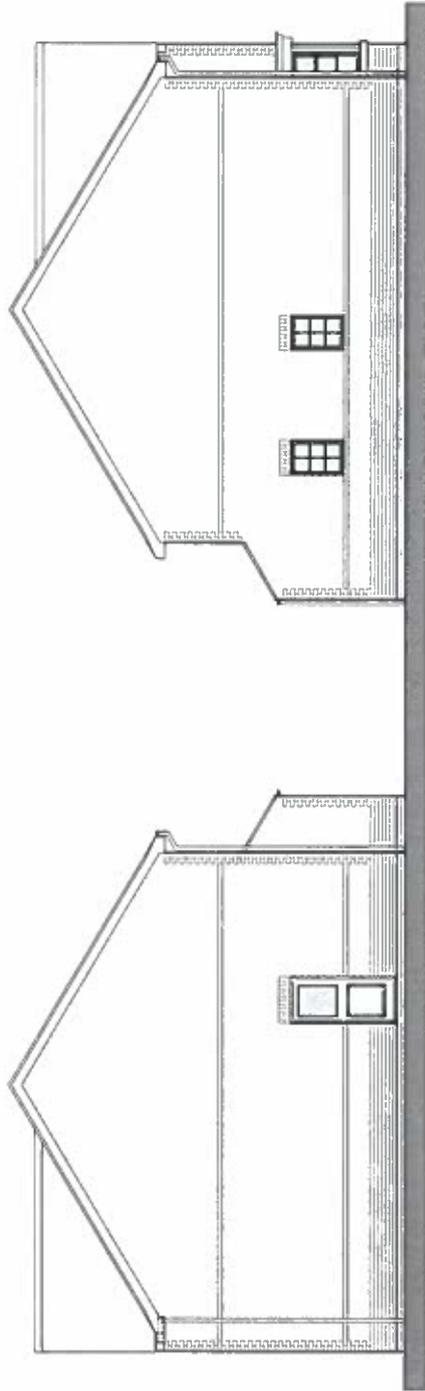
Fascias, Soffits and Barge Boards:
 White upvc.

RW Goods:
 Black upvc gutters with black upvc circular downpipes.



Rear Elevation

Front Elevation



Side Elevation

Side Elevation

Pure Residential & Commercial Ltd.

Proposed Residential Development at
 Llanfair DC

PROPOSED DWELLING TYPE F
 ELEVATIONS

1:100 @ A3
 Date: 10/11/16
 Ref: PRC 034 /L(2)013

New Vision House
 New Vision House Business Park
 Gwynedd Road
 St. Asaph
 Denbighshire
 LL17 0XP
 T: 01248 18816
 E: info@pureandcommercial.co.uk
 W: www.pureandcommercial.co.uk



WARD : Llanfair Dyffryn Clwyd / Gwyddelwern

WARD MEMBER(S): Cllr Hugh Evans

APPLICATION NO: 20/2016/1137/ PF

PROPOSAL: Erection of 63 dwellings with formation of new vehicular access and associated works

LOCATION: Land West of Wrexham Road Llanfair Dyffryn Clwyd Ruthin

APPLICANT: Mr.G. Owen Pure Residential And Commercial Ltd.

CONSTRAINTS: Tree Preservation Order
PROW
Conservation Area

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

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

- Recommendation to grant / approve – 4 or more objections received

CONSULTATION RESPONSES:
LLANFAIR DYFFRYN COMMUNITY COUNCIL

Comments on original submission

“The main concerns arising from these meetings which need to be addressed are listed as follows:

- 1.1 Size of development – too large*
- 1.2 Lack of integration with the rest of the village, the need for easy access to and from Parc y Llan and Bron y Clwyd which does not involve crossing the A525. There must, therefore, be pedestrian access into the village other than onto the A525*
- 1.3 Quality of design and technical issues regarding infrastructure, gas, water and drainage*
- 1.4 Clarity on affordable housing and the need for it to be aligned to community demand*
- 1.5 Impact on wildlife/natural environment*
- 1.6 Siting of the open space area.*

2 Discussions with the Senior Planning Officer

The Chairman of the Community Council, Councillor John Pugh together with Councillor Keith Mouldsdales and the Clerk, Eirwen Godden, met with Sarah Stubbs, Senior Planning Officer on 21 December 2016. The Community Council welcomed the opportunity to discuss items of concern already highlighted with particular reference to the Supplementary Planning Guidance – Planning Obligations dated November 2016 and Policy RD1 [Sustainable Development and Good Standard Design]. The Community Council would also ask that the County Council speaks to the developers about a statement contained in their report on the pre-application consultation [para 3.1]. This gives the impression that the developers may ignore residents' views.

3 Community Council's Response

In conclusion, therefore, the Community Council's observations are listed below:

3.1 Size of Development - The proposed development is too large, residents want a village setting not a town. The need for this many houses in the village is being questioned. A report was commissioned some time ago with regard to a development of 15 houses which did not go ahead. A new up to date survey is required to justify the number of 63 properties now. Although the planning guidance on density could allow more than the 63 proposed, the developer should have regard to the character of the area. RD1 refers and SPG adds more detail.

3.2 Access/Links - There must be pedestrian access into the village other than onto the A525. People feel very strongly that there is no pedestrian access/connection to the present village and that the suggested pedestrian access/exit crossing the A525 is extremely dangerous [RD1 [vii] and [xii] refers]. There could be a pathway link near to the existing pensioners' bungalows [plan attached]. SPG Section 17 Community Safety para 17.2 makes reference to "measures to improve community safety in the vicinity of developments may include: [inter alia] pedestrian improvements required to address community safety".

The A525 is a busy road. There are major concerns about increased traffic through the village. Although the 30 mph limit will be moved, a compulsory 20 mph would be preferred for the school approach. RD1 [vii] refers].

A link needs to be established between the development and the village hall as a local hub. The secretary of the village hall committee is due to start a fundraising campaign in 2017 to raise £100,000 needed to upgrade facilities in the hall. Would the developer consider some investment funding for the benefit of the whole community? SPG Section 15 on Community Development, para 15.1 states "community facilities play an important role in meeting the needs of society and lend support to building a cohesive community". A recent development in the Llangollen area is a good example of collaboration."

3.3 [a] Quality of Design - Quality of design and technical issues regarding infrastructure, gas, water and drainage need to be addressed. The new development should

3.3.1 Respect the site and its surroundings

3.3.2 Make the most efficient use of land

3.3.3 Promote good design

3.3.4 Improve the local economy, especially in more rural areas

3.3.5 Integrate land uses to improve travel efficiency

3.3.6 Not unacceptably affect the amenities of existing residents

3.3.7 Provide safe and convenient access for all

3.3.8 Respect established rights-of-way

3.3.9 Avoid creating traffic danger

3.3.10 Not compromise adjacent land use development

3.3.11 Be sustainable

3.3.12 Avoid flood risk

3.3.13 Offer good quality landscaping where this is achievable

Policy RD1 supports the above aims, including providing safe and convenient access for all groups and individuals, including adequate provision for parking, servicing and manoeuvring.

The basic design of the majority of the dwellings is not in keeping with present houses in the area. There are many stone faced houses abutting the site and there are no flats in the village [RD1 [i] refers]. The Community Council suggests that the houses alongside the A525 main road should be more in keeping with the rest of the village, that is, built with stone facing.

[b] Gas Services - Rather than have an LPG tank installed on the site it is requested that the proposed development and the whole community is connected to the mains gas service. Some residents have indicated that they are willing to contribute towards the cost. SPG Para 2.1 "seeks to ensure that the development makes an appropriate contribution to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development."

[c] Drainage - It is felt that the investigation into drainage of the site is flawed and that further investigations need to be undertaken to alleviate the risk of flooding on this site and further towards Ruthin [RD1 [xi] refers]. Please see appendix 1 attached relating to drainage.

3.4 Affordable Housing – needs to be aligned to community demand. Denbighshire County Council's report on the housing market in the Llanfair D C area dated December 2016 refers. This shows that the social housing waiting list is currently 24 [general needs] and 9 [sheltered accommodation]. Can commuted funds be used to increase the number of affordable homes on the site? An assurance is also being sought that people with links to the area [especially young people] can have preference to affordable housing.

3.5 Natural Environment and Local Wildlife – Not enough account has been taken of comments already submitted. If specific habitat is needed for certain species based on evidence the developer will need to be reminded of this including balances required. It is noted that the archaeological report indicates some Roman remains and that the County Council has suggested to the developer that a geological survey is carried out. However it appears that there is no longer evidence to back this up and that this survey is now unnecessary.

3.6 Location of Open Space – The open space is out of the way and purely for the new development. It would be better placed in the centre of the site, away from the A525 minimising the danger of children, for example, chasing stray balls onto the main road [RD1 [xii] refers]. Consideration should also be given to establishing a quiet area with seating on the plan. The only piece of green area in the village at present is in front of Bron y Clwyd. SPG Para 11.13 states "developers are encouraged to provide safe to use open space on site that caters for the needs of different users and age groups".

I trust that these comments and recommendations will be taken into account when the application is being determined.

Comments in relation to the reconsultation May 2017:-

"The Chair met with the residents following the meeting they had with Sarah Stubbs, Senior Planning Officer, at the Village Hall in Llanfair D C on Thursday evening 18th May 2017. We set out below the concerns raised by the residents and by the Community Council. In general whilst the development drawing is more acceptable the details below need to be addressed before planning consent is given.

1. Sarah expressed that the access shown through to the existing village via the bungalow area of the existing village will not form part of the application but will depend on another planning application yet to be submitted. The Community Council and the residents have expressed their concern that without this access the new development is a separate village at the side of the existing when it should be integrated as one. If this walkway is not constructed then we would suggest that a condition be placed on the development that the houses should not be occupied until such time the link is constructed.

Another alternative would be to explore the possibility of providing a path along the west side of the site which would come into Bron-Y-Clwyd at the mini roundabout.

2. The fencing shown to the south side of the open space is a high fence. The security of the public path and the open space is compromised by such a high fence. It is recommended that the best form of security is to have the areas overlooked by the houses. With this in mind the houses on the north east could face towards the open space - this would give a much more pleasant outlook.

3. It was suggested that the houses along the frontage to the A525 would have stonework facing details, this is important as you will be entering into the conservation area of the village and would be more pleasing visually than brick or render.

4. On the south of the site there is shown an area for gas tanks and the electrical transformer. We as a Council would like confirmation that the regulations concerning large gas storage tanks are being met. The transformer should be encased in a stone wall as a continuation of the front stone wall to Barnfold the house on the corner, this would enhance the corner provide privacy to the house and reduce the sound from the transformer.

5. The removal of the memorial trees should be done so that the whole tree is transplanted into new positions adjacent to the line of trees that form the memorial.

6. As this is a re-consultation we would like to see that the design and access statement is amended accordingly.

7. We would request a construction method statement showing how they intend to develop the site. The Community would like the frontage to the A525 completed first so that the approach through the village is not a messy building site for ever and a day.

8. We would suggest a condition that no occupation of any dwelling takes place until the entrance, walkway and open spaces have been fully completed.”

NATURAL RESOURCES WALES

No objection to the proposal in flood risk, landscape, biodiversity or geoscientific terms.

DWR CYMRU / WELSH WATER

No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Strategic Planning and Housing Officer

Original response

The application site has been designated for a mixed use development, including elements of residential and recreation/ open space use. That means the principle of residential development on that particular piece of land has already been established, and should not be subject to further scrutiny.

Local policy BSC 1 (policy justification) indicates an overall figure of 59 dwellings for the site. The applicant proposes 63 dwellings which is an acceptable number considering the fact that the LDP does not specify the amount of recreation and open space to be part of the proposed development. It is nevertheless welcomed that the full amount of recreation and open space is going to be provided on site.

During the pre-application discussions with the Council, it was indicated that there is no need for contributions towards education facilities. This position has changed with DCC Cabinet's decision to progress with providing a new primary school in Llanfair DC. Report papers from the meeting on the 24th of January 2017 can be found on the DCC website:. In light of this decision the Education department advises that there is a need for funding three additional spaces in the new primary education facility as part of the proposed development; i.e. seeking a total amount of £48,000 in developer's contributions towards Education. Further details can be obtained from DCC Education.

The Strategic Housing Officer would like to point out the following aspects with regard to affordable housing provision (detailed comments are set out in Appendix 1):

There is good demand shown on the affordable housing waiting list, for a small village and there are applicants for the neighbouring villages of Llanbedr DC & Graigfechan, and we would expect these applicants to be interested in a development in the Llanfair DC area, along with any new applicants that may apply, once the development is in progress. There is also considerable demand for the town of Ruthin.

From a Strategic Housing perspective smaller family type, 2 & 3 bedroom housing of Shared Equity tenure would be welcomed on this site. The evidenced tenure need for housing in this area is for social rent and Shared Equity properties.

Comments on revised submission

Having reviewed the additional information provided by the applicant, there aren't any matters that raise concern from a Strategic Planning & Housing viewpoint. Hence our original response provided on the 25th of January 2017 remains valid.

As part of reviewing the provided information the DCC Education department was also contacted regarding the latest changes to pupil numbers and school capacity in the area. It has been confirmed that there is no need to seek any developer contributions towards Education from this development.

Head of Highways and Infrastructure

Highways Development Control Officer

Highways Officers have given consideration to the following elements of the proposals;

- Capacity of existing network
- Accessibility
- Site access
- Site Layout
- Parking

The following information has been reviewed as part of the assessment of the proposals;

- Site Plans
- Transport Assessment

Capacity of Existing Network

Criteria viii) of Policy RD 1 advises that proposals should not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate.

The submitted site plan illustrates the 30mph speed limit and associated street lighting and road marking into the village are to be extended in a northerly direction to encompass the full site frontage and new access into the development (the extent of which is to be confirmed/agreed with Denbighshire County Council Traffic Section). Having regard to the scale of the proposed development, the existing highways network and the submitted layout plans, it is considered that the proposals would not have an unacceptable impact on the local highways network in terms of capacity.

Accessibility

At 8.7.1 Planning Policy Wales (PPW) specifies that when local planning authorities determine planning applications they should take account of the accessibility of a site by a range of different transport modes. TAN 18 at 6.2 states that walking should be promoted as the main mode of transport for shorter trips. Section 6.2 goes on to specify that when determining planning applications local planning authorities should;

- ensure that new development encourages walking as a prime means for local journeys by giving careful consideration to location, access arrangements and design, including the siting of buildings close to the main footway, public transport stops and pedestrian desire lines;
- ensure that pedestrian routes provide a safe and fully inclusive pedestrian environment, particularly for routes to primary schools;
- ensure the adoption of suitable measures, such as wide pavements, adequate lighting, pedestrian friendly desire lines and road crossings, and traffic calming;

Policy RD1 of the LDP states that development should provide safe and convenient access for disabled people, pedestrians and cyclists. Policy ASA 2 of the LDP identifies that schemes may be required to provide or contribute to the following;

- Capacity improvements or connection to the cycle network;

- Provision of walking and cycling links with public transport facilities;
- Improvement of public transport services

A new pedestrian link to the existing PROW to the north of the site is to be delivered. Similarly a new pedestrian link between the new vehicular access into the development and the new pedestrian access point to the south of the development boundary is to be provided. It is also noted a future pedestrian link (location of which is to be determined by Denbighshire County Council) has been identified which will provide a direct route for pedestrians between the development and Bron Y Clwyd estate. A pedestrian crossing point located at the southerly access point the will provide pedestrians with a crossing of the A525. Existing route arrangements to the primary school are to be utilised.

Site Access

Criteria vii) of Policy RD 1 of the Denbighshire Local Development Plan (LDP) requires that developments provide safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles. In order to comply with this requirement site accesses should meet relevant standards. Technical Advice Note 18: Transport (TAN 18) specifies at 5.11 that new junctions must have adequate visibility and identifies Annex B as providing further advice on required standards.

The general layout of the proposed site access arrangements demonstrate compliance with the visibility standards set out in Annex B TAN 18 with the extension of the 30mph zone. Achievable visibility distances comfortably exceeds the requirements of Tan 18.

Site Layout

Criteria vii) of Policy RD1 of the LDP states that development should provide safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space.

Specific design guidance is contained within the following documents;

- Manual for Streets
- Denbighshire County Council Highways and Infrastructure: Minimum Specification for the Construction of Roads Serving Residential Development and Industrial Estates
- Denbighshire County Council: Specification for Highway Lighting Installations
- Denbighshire County Council: General Requirement for Traffic Signs and Road Markings

Having regard to the details provided and guidance identified above, it is considered that the on-site highways arrangements **are acceptable**.

Parking

Policy ASA 3 requires that development proposals, including changes of use, will be expected to provide appropriate parking spaces for cars and bicycles. Supplementary Planning Guidance Note: Parking Requirements in New Developments (Parking SPG) identifies the required standards.

Policy ASA 3 also identifies circumstances that will be given consideration when determining parking provision. These circumstances are;

- The site is located within a high-densely populated area;
- Access to and availability of public transport is secured;
- Parking is available within reasonable distance of the site;
- Alternative forms of transport are available in the area

The proposed parking arrangements are compliant with the standards set out in the Parking SPG 21 and are therefore considered acceptable.

Having regard to the detailed assessments above, **Highways Officers would not object to the proposed development**, subject to the inclusion of a conditions to deal with the following:

Conditions

1. Full details of the vehicular access and associated highway works as indicated on the approved plan including the detailed design, layout, construction, visibility splays, street

lighting, signing, drainage and the extent of the proposed 30mph zone shall be submitted to and approved in writing by the Highway Authority before the commencement of any site works and the works shall be completed in accordance with the approved plans before any dwelling is occupied

2. Facilities shall be provided and retained within the site for the parking and turning of vehicles as indicated on the approved plan, and which shall be completed prior to the proposed development being brought into use.
3. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - 1) Site compound location
 - 2) Traffic management scheme
 - 3) The parking of vehicles of site operatives and visitors;
 - 4) Loading and unloading of plant and materials;
 - 5) Storage of plant and materials used in constructing the development;
 - 6) The management and operation of construction vehicles and the construction vehicle routes
 - 7) wheel washing facilities;
 - 8) Measures to control the emission of dust and dirt during construction

In addition, Highways Officers also recommend suitably worded conditions are imposed relating to the following:

- The phasing of the development and the pedestrian link into Bron Y Clwyd to serve any future development
- Future maintenance of the surface water attenuation system and commuted sum should Welsh Water not adopt the proposed system

Please be aware that in addition to planning permission the following agreement will need to be secured in order for the highways works related to the scheme to be authorised;

Highways Act 1980 Combined Section 38/278 Agreement

These agreements relate to the adoption of any new highways proposed and works required to existing highways which are proposed to be improved as part of the development.

Footpaths Officer

No objection subject to standard notes to applicant

Pollution Control Officer

No objection subject to the inclusion of a condition requiring the submission of lighting details and a Construction Management Plan.

Tree Specialist

No objection, subject to the inclusion of conditions requiring the submission of an Arboricultural Method Statement and detailed replanting and soft landscaping details.

No comments on the amended plans.

County Archaeologist

No objection, has checked the Historic Environment Record and there are no known archaeological sites in this immediate area. Although Roman artefacts have been found some distance away, has no objections to this application.

Flood Risk Manager

No objection subject to the inclusion of a condition requiring the submission of management details

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Rose & David Hislop, 34 Parc y Llan, Llanfair DC Nick & Veronica Webb, Crossways, Llanfair DC
Petition c/o Alan & Moira Edwards Barnfold - 109 signatures Alan & Moira Edwards, Barnfold, Llanfair D C Paul & Sera Weston, 3 Parc y Llan, Llanfair D C
Brian Lewis, 10 Parc y Llan, Llanfair D C Mrs Sue Lewis, 10 Parc y Llan, Llanfair DC Mr & Mrs Hennessey, 37 Bron y Clwyd, Llanfair D.C.
Philip Bennett-Lloyd, Bryn, Llanfair D.C. C. & G. Foulkes, 28 Bron y Clwyd, Llanfair S. C.
Coulthard, Moedl y Don, 27, Parc y Llan, Llanfair D.C
Karen Potter, 9 Parc y Llan, Llanfair DC
Paul Hodgkiss, 9 Parc y Lland, Llanfair DC
David & Heulwen Jones, 32 Bron y Clwyd, Llanfair DC
Ann Hughes, Clover Bank, Llanfair DC
Alfred Barker, 41 Parc y Llan, Llanfair DC
Kathleen Rocke, Ty'n y Bryn, Llanfair DC
Judith Bennett, Noddfa, Llanfair DC
David & Lillian Morris, 27 Parc y Llan, , Llanfair DC
Ann Teeson, 25 Bron y Clwyd , Llanfair DC
Gordon Shaw, 29 Bron y Clwyd , Llanfair DC

Summary of planning based representations in objection:

Principle and size of development

63 new houses is far too many, it will destroy the village identity; questions the housing need in the area when there are a number of houses already for sale in the area;

General concerns

The development does not appear to be integrated into the village being more a satellite development; there are no facilities within the village – no youth club, café, shop, nowhere for local people to meet; is there additional employment and healthcare provision for the increase in population of the village;

Highways

Concerns about the safety for disabled people, pedestrians and cyclists, pedestrian crossing not considered to be a safe and convenient access for disabled people and pedestrians to the various facilities of the village; walking alongside the busy road on a narrow footpath; inevitable increase in traffic on an already busy road; poor pedestrian and cycle links; safety of proposed link through Bron y Clwyd

Visual amenity

Proximity of Conservation Area, detailing of dwellings and boundaries should be in keeping

Residential amenity

Outlook of properties in the village in close proximity to the site affected; glare from headlights of cars within the site into adjacent dwellings;

Type of development

Questions over appropriateness of apartments for a village setting

Drainage/flooding

Risk of flooding to surrounding areas; questions the surface water drainage proposals

Wildlife/tree loss

Impact of hedgerow removal; smooth newts on the land; questions acceptability of the survey submitted with the application; TPO trees should not be removed and stand as a reminder as a war memorial.

Landscaping/Boundary treatments

Questions appropriateness of some of the boundary treatments; possibility of the trees along the frontage of the site with Wrexham Road becoming a War Memorial in remembrance of a local resident who lost his life in the Second World War.

Open Space

Questions location of open space within the development; accessibility of the open space;

Gas Supply/LPG tanks

Installing gas more appropriate and less impact on the environment; the provision of mains gas would be of more benefit to the community

Local school

Questions over the capacity of the local school to cope with the development; considers this site more appropriate for the new school.

Pre application consultation

Criticism of the exercise/process undertaken by the applicants.

Well being of Future Generations Act

Questions how the development supports the principles of the Act.

The petition received sets out 6 main points:

1. Creating a separate settlement outside of the village
2. Pedestrian and vehicle access onto A525 road is considered by residents to be too dangerous
3. The size of the development of 63 houses is seen as being excessive and enlarges the village by 63%
4. No demonstration has been given for the market for these houses
5. The residents fail to see why they should be forced to live by a building site with noise, disturbance, stress and dust for up to 5 years, which could affect health and well-being.
6. Since starting to collate signatures, another concern mentioned on numerous occasions is the potential affect on wildlife caused by potentially 5 years of construction activity on the development site, which will result in loss of habitat, disturbance and loss of nesting sites that may not be replaced for a considerable time.

Re-consultation Comments (in addition to above points):

Fail to see how many of the points raised by residents have been addressed.

Design and Access Statement not updated.

EXPIRY DATE OF APPLICATION: 14/6/2017

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for a residential development on land west of Wrexham Road in Llanfair Dyffryn Clwyd.
- 1.1.2 The main elements of the scheme, as revised in May 2017 are:
 - The erection of 63 dwellings

- Associated highway works including a new main access into the site off Wrexham Road with a pavement along the frontage of most of the site linking to a pedestrian crossing adjoining Neuadd Eleanor; internal estate roads, sewers, and gravity drainage system.
- Provision of open space within the site, strategic and hard / soft landscaping.
- Indication of a future pedestrian link by Denbighshire County Council adjoining 28/29 Bron y Clwyd

1.1.3 In terms of detail, the application for determination involves:-

- The formation of a main vehicular access into the site off Wrexham Road to the northern end of the site
- The layout of 63 dwellings, including 5 different house types:
 - 10 x 2 bed semi detached bungalows
 - 8 x 2 bed terraced houses
 - 41 x 3 bed terraced/semi detached houses (2 different house types)
 - 4 x 4 bed detached houses
- Associated open space, a total of 5663sqm in 3 separate areas: 1 area to the northern end of the site approx. 3457sqm, 1 area to the southern end of the site approx. 1175sqm and a strip along the frontage of the site along Wrexham Road approx. 1031sqm.
- A total of 6 affordable dwellings: 2 x 2 bed terraced houses at Plots 5 & 6; 2 x 3 bed terraced houses at Plots 4 & 7 and 2 x 2 bed semi detached bungalows at Plots 15 & 16.
- The layout plan illustrates proposals for surfacing materials, boundary treatments and soft landscaping details.

A copy of the site plan along with the house types proposed is attached at the front of the report.

1.1.4 The supporting documents submitted with the application include:

- Planning, Design and Access Statement,
- Transport Statement
- Ecological Assessment
- Arboricultural Impact Assessment
- Community and Linguistic Impact Assessment
- Geological, Geotechnical and Porosity Test Investigation Report
- Drainage Strategy.
- Report on Pre-Application Consultation
- Landscape Management Plan

There are a range of plans showing house type details, highway and drainage proposals.

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

In the Planning, Design and Access Statement, it states that:

“The starting point for the consideration of these proposals is that the complete site is allocated in the Local Development Plan (LDP) for residential development (described in two parts as land rear of Bron y Clwyd and land to rear of crossroads and Bron y Clwyd, with an indicative, combined, potential for 59 dwellings). It, therefore, follows that the principle of residential development is not at issue and this Statement does not address this point further.

It also follows that, in allocating the land for residential development, consideration was given by the LPA to related issues such as sustainability, access etc and it would

be inappropriate to conclude other than that the development was concluded to be acceptable in principle by reference to these related considerations because they have informed the decision to allocate the site."

There is reference to a number of LDP policies and in relation to specific policies it is stated that;

In relation to Policy RD 1 in relation to sustainable development and good standard design which has been a key consideration in relation to the development of proposals for this site.

In relation to Policy RD 5 consideration has been given to needs and interests of the Welsh language and a Community and Linguistic Impact Assessment has been submitted.

In relation to Policy BSC 1 it states that in addition to allocating the site, this policy requires development to provide a range of house types, sizes and tenures. The proposal provides a broad range of accommodation which it is considered will appeal to all parts of the housing market.

In relation to Policy BSC 2, this policy directs development in villages such as Llanfair DC towards brownfield sites within development boundaries, except where greenfield land is allocated for development. The application site is entirely within the development boundary of Llanfair DC and therefore the proposals are entirely consistent with this requirement.

In relation to Policy BSC 4 which requires development to provide 10% affordable housing unless in accordance with the SPG, the financial implications of doing so would render the development unviable. The application indicates the intention to comply with the affordable housing policy, with 6 units identified on site.

In relation to Policy BSC 11 which requires the provision of open space, it is noted that part of the site is specifically allocated under Policy BSC 11 as well however the LDP does not explain how this allocation is intended to sit alongside the residential allocation. However, the detailed design has paid particular regard to the amenity value of open space within the development.

In conclusion, it is stated that:

- The application site is allocated for residential development and, therefore, the principle of development on the site is already firmly established.
- There is a serious housing land shortage in Denbighshire which adds weight to the need to bring forward sites such as the application site as soon as possible.
- In the course of the preparation of the application proposals, close regard has been paid to the requirements of the relevant policies of the LDP which have informed the design of the layout.
- In addition, particular regard has been had to arboricultural and access considerations in developing the basic form of the proposed layout.
- The proposal provides a range of different housetypes, including affordable housing, that will provide housing for a broad range of different requirements.
- There are no significant highway, arboricultural, ecological, or other issues concerning the site that have a significant impact on its development potential.
- The development will have no detrimental impact on the local community or the use of the Welsh language.
- The proposals would result in an attractive form of residential development that should in the circumstances be granted planning permission.

In the Transport Statement:

- The statement includes sections providing a review of national and local policy context, existing site conditions, development proposals, accessibility review, trip generation with summary and conclusions.
- The Summary and Conclusion section emphasises that the development site is entirely consistent with all relevant national, regional and local transport policies.
- The layout of the site and the provision for pedestrians, cyclists and disabled are entirely consistent with the local development control policies which promote good design and encourage accessibility and sustainability.
- The proposed site access junction is designed as a simple priority junction onto the A525 Wrexham Road with a kerbed footway to cater for pedestrian movements.
- The accessibility review illustrates that this site is well situated in terms of accessibility by non- car modes, the potential therefore exists to encourage journeys by foot, cycle and public transport and to provide better linkages between the site and the village centre.
- Anticipated traffic flows are summarised, and its impact to the surrounding highway. The level of traffic generated by the development indicates that the surrounding highway will continue to operate satisfactory without any detriment to highway safety.
- Overall it has been concluded that the proposals are consistent with all current transportation policy and that they do not lead to any material impact on the free- flow of traffic or on highway safety. The proposals have been considered under a robust set of conditions in order to suitably inform and assist the assessment of the proposals.

In the Ecological Assessment

- An initial survey was undertaken in June 2014 and a resurvey undertaken in August 2016.
- None of the habitats or flora species recorded on site are considered to be of local or national importance. The dominant feature is the improved grassland which is comprised of standard agricultural species – rye, yorkshire fog, creeping buttercup, clover etc.
- The features of interest are the mature trees within the northern boundary, the inter planted trees in the road side hedgerow, which offer good screening to the site and the individual Walnut tree, all of which should be retained in any development proposals. The scheme should include a management plan for the retention and long term site safeguard for these linear features. Root protection zones should be included also in any development process. The hedgerows are considered to be species poor, however they retain a thick base line and good shape and are considered to offer wildlife corridors, refuge, nest sites and foraging for multiple species. The central hedgerow is likely to be lost as part of development scheme, any scheme put forward should offset by equivalent alternative landscape planting within the development plan.
- The conclusion of the report is that the development of the site is unlikely to have a large impact on local biodiversity.

In the Arboricultural Impact Assessment

- All individual and groups of trees have been surveyed along with 4 hedges.
- The trees protected by the linear group TPO fronting Wrexham Road would be retained, with the exception of 4 trees, (3 beech and 1 silver birch) that require removal to form a vehicular access off Wrexham Road.
- Sections of hedges will be removed to facilitate the development
- The trees and hedges that would be lost can be appropriately compensated for by providing new planting at the landscaping stage of the development.
- Given the existing site, it is likely that the development will result in an improvement of the level of tree cover in the local landscape and significant biodiversity enhancements can also be achieved through the landscape proposals.
- Normal 'Best Practice' protective measures need to be taken to avoid damage to trees at construction stage with periodic inspections required by the project arboriculturalist to ensure compliance with the specification.

In the Drainage Strategy

- The amended drainage strategy sets out the foul and surface water drainage strategies for the development
- The intention is to discharge the foul flows to the Dwr Cymru Welsh Water public foul sewers which crosses the eastern extent of the site.
- All methods of surface water discharges have been assessed. Porosity testing has been undertaken and shows that infiltration techniques are not feasible for this site.
- Surface water would be discharged to the existing ditch adjacent to the northern site boundary. Discharge would be restricted to the greenfield runoff rate of 5.4l/s with attenuation required on site to restrict the surface water discharge to 5.4 l/s. The attenuation storage is proposed below ground in a modular attenuation storage within the open space to the north of the site, where there will be the need to raise the land levels in order to facilitate a gravity drainage system.
- In terms of maintenance of the surface water drainage system, firstly it will be offered to Dwr Cymru Welsh Water however where it is to remain private, the maintenance will be the responsibility of the site owner which can be arranged through the appointment of a site management company

In the Geological, geotechnical and porosity test investigation Report

- The report has been prepared to obtain and assess information on the geological and geotechnical characteristics of the site to determine the load bearing capacity of the ground strata and gives recommendations for ground bearing capacity and foundation design criteria, and ground permeability values for soakaway designs.

In the Community Linguistic / linguistic Assessment

- The conclusions of the report indicate that the proposed development would have an overall positive impact on the Welsh language.
- Whilst no negative impacts have been identified through the assessment, there is nevertheless a need to consider measures in order to maximise the benefits of the scheme in terms of the Welsh Language, these could include: promotion of Welsh education amongst children and adults in the area; strong local advertising/marketing with bilingual adverts; adverts in local press to include Welsh medium publications; support for charity organisations and initiatives such as Menter Iaith.

In the Landscape Management Plan

- The objectives of the management plan is to ensure successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass. To ensure the continued health and vigour of any existing trees and retained elements and to achieve a clean, tidy conditions and appearance of all external areas.

1.2 Description of site and surroundings

- 1.2.1 The application site is comprised of 2 field parcels extending to 2.6 hectares of agricultural land. It is located on the edge of the village of Llanfair Dyffryn Clwyd, to the west of the A525 Ruthin - Wrexham Road, which runs through the village.
- 1.2.2 With the exception of a field gate to the northern end of the site, there is no current vehicular access to the site.
- 1.2.3 Most of the other site boundaries are formed by long established hedgerows with some trees. Along the site frontage with Wrexham Road there is hedgerow with a linear group of mature trees.

- 1.2.4 Land levels fall generally down from south to north, and rise from west to east, the highest part of the site being the far south eastern corner of the site adjacent to the property 'Barnfold'.
- 1.2.5 To the north of the site is a public footpath and ditch running along the entire northern boundary with a woodland and open countryside beyond; to the eastern boundary of the site is Wrexham Road; to the south are existing residential properties within the centre of the village, and existing housing estates/streets of Bron y Clwyd and Parc y Llan; to the western boundary is open agricultural land which slopes down away from the site.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Llanfair Dyffryn Clwyd and is allocated for housing and open space in the adopted Denbighshire Local Development Plan.

1.3.2 Llanfair Dyffryn Clwyd is located within the Vale of Clwyd Historic Landscape.

1.4 Relevant planning history

1.4.1 None of relevance to the current application.

1.5 Developments/changes since the original submission

1.5.1 The plans have been revised following feedback to the applicants on a range of issues. The main changes are in relation to the positioning of open space within the development, which has resulted in changes to the layout of the proposed dwellings. The changes would allow for a possible safe route/ link through Bron y Clwyd along with amendments to highway and drainage details.

1.6 Other relevant background information

1.6.1 A pre-application enquiry was submitted by the applicant prior to the submission of the formal planning application.

2. DETAILS OF PLANNING HISTORY:

2.1 None of relevance

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy RD5 – The Welsh language and the social and cultural fabric of communities

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC10 – Gypsy and traveller sites

Policy BSC11 – Recreation and open space

Policy VOE1 - Key areas of importance

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance: Recreational Public Open Space

Supplementary Planning Guidance: Access for All

Supplementary Planning Guidance: Planning Obligations

Supplementary Planning Guidance: Affordable Housing in New Developments

Supplementary Planning Guidance: Residential Development
Supplementary Planning Guidance: Residential Development Design Guide
Supplementary Planning Guidance: Nature and Protected Species
Supplementary Planning Guidance: Parking requirements in new developments

Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016
Development Control Manual November 2016

Technical Advice Notes

TAN 1 Joint Housing Land Availability Studies
TAN 2 Planning and Affordable Housing
TAN 5 Nature Conservation and Planning
TAN 12 Design
TAN 18 Transport
TAN 20 The Welsh language – Unitary Development Plans and Planning Control

WGC 16/2014 The Use of Planning Conditions for Development Management

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, December 2016 (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 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, towards the aim of sustainability.

Development Management Manual 2016 states that material considerations 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 (DMM section 9.4).

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 Density of development
- 4.1.3 Mix and Tenure
- 4.1.4 Affordable Housing
- 4.1.5 Visual amenity/setting of Conservation Area and Landscape Impact
- 4.1.6 Residential amenity
- 4.1.7 Open Space
- 4.1.8 Education
- 4.1.9 Ecology
- 4.1.10 Drainage (including flooding)
- 4.1.11 Highways (including access and parking)
- 4.1.12 Archaeology
- 4.1.13 Impact on Welsh Language and Social and Cultural Fabric

Other matters

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 cities, towns and villages, and it states developers will be expected to provide a range of house sizes, types and tenure.

Factually, the site is located within the development boundary of Llanfair Dyffryn Clwyd. It is allocated as a housing site with open space on the proposals map accompanying the Plan. The LDP Proposals map partly delineates the application site for residential use and partly as mixed-use –residential and open space.

With reference to the Development Plan and housing need, it is to be noted that at the time of drafting this report, the latest Joint Housing Land Availability Study (JHLAS) 2016 has concluded that Denbighshire has a 2.02 years supply of available housing land against a minimum National requirement of five years. This shortage and the positive contribution which a site of 63 dwellings would make to improving supply are also material considerations in respect of determining the application.

The fact that the site is allocated for housing in an adopted plan and that there is a clear shortage of housing land in the County based on the current method of calculation inevitably lead officers to conclude that it would be inappropriate to oppose the application in principle. It is therefore suggested that the determination of the application should rest primarily on the acceptability or otherwise of the local impacts of the proposal.

4.2.2 Density of development

Local Development Plan Policy RD 1 test (ii) requires due consideration of the efficiency of use of land through achieving a suitable density of residential development, referring to a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density

For allocated housing sites, Policy BSC 1 provides indicative figures for how many dwellings each allocated site is expected to provide. The figures are referred to as broadly identifying the likely distribution of dwellings across the County. The indicative total for this site in the LDP is 59 dwellings.

There are local concerns raised in respect of the 'size' of the development and that it is too large for the village.

The proposal is for the erection of 63 dwellings on a site area of 2.6ha, representing a density of 24.2d/ha based on the gross site area. This is clearly below the 35d/ha figure sought in Policy RD1, but having regard to the context of the surrounding area, the extensive areas of open space proposed, alongside the nature and density of existing housing development on the fringe of the village, it is considered that the density of development proposed would be in keeping with the character of existing housing in the area, and is acceptable having regard to local circumstances.

4.2.3 Mix and Tenure

Local policy BSC1 sets out that 'Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.' This requirement goes beyond the provision of market and affordable houses, and includes the mix of houses addressing the findings and results of the latest local housing market assessment (LHMA). The LHMA identifies a need for more two/three bed dwellings, amongst other issues.

The application proposes:

10 x 2 bed semi detached bungalows
8 x 2 bed terraced houses
41 x 3 bed terraced/semi detached houses (2 different house types)
4 x 4 bed detached houses

It is considered that the proposed mix of dwelling types is acceptable, the inclusion of 8 bungalows is welcomed as the Council receives few proposals that include single storey dwellings. The mix proposed makes a positive contribution to and takes into account the need for 2 and 3 bed dwellings, as identified in the Local Housing Market Assessment.

4.2.4 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure that all developments of 3 or more residential units provide a minimum of 10% affordable housing. Developments of 10 or more are expected to make on site provision and development of less than 10 residential units are expected to make provision by way of a financial contribution.

Submitted information states that it is the intention of the applicant to provide 10% affordable housing on site. The applicants have offered 6 dwellings, identified as 2x 2 bed terraces (Plots 5 and 6), 2 x 3 bed terraced houses (plots 4 and 7) and 2 x 2 bed semi detached bungalows (plots 15 and 16).

In addition to the requirement to provide 6 affordable housing units on site, as the proposal is for 63 units, a financial contribution would be required for the 0.3 proportion. On the basis of the development proposals and latest build costs provided by RICS, the contribution would be £27,816.30. The developer is aware of this required financial contribution.

In Officers' opinion, the proposals meet the requirements of Policy BSC4 and the Supplementary Planning Guidance in relation to affordable housing provision, and there is a reasonable mix of dwelling types and sizes within the development as advocated in Policy BSC1.

A Section 106 agreement is required to secure the provision of affordable housing and the relevant financial contribution at the appropriate time in the development. The agreement would need to be completed prior to the issue of the planning permission

4.2.5 Visual amenity/setting of Conservation Area and Landscape Impact

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.

Alongside policy RD1, Policy VOE 1 (Key Areas of Importance) requires proposals to respect and where possible enhance built heritage sites and historic landscapes for their characteristics and local distinctiveness.

Concerns have been raised locally in respect of the visual impact of the proposal in this edge of village location. Further that the proposed detailing of the dwellings is out of keeping with the character of the nearby Conservation Area as well as the loss of 4 TPO trees. It is suggested that these trees may become a War Memorial. General comments have also been made in respect of proposed landscaping and boundary treatments.

Natural Resources Wales (NRW), the main body responsible for protecting the environment from impacts of development, have reviewed the proposals and are satisfied that the landscape treatment to the site's road side frontage, which is considered to be the key visible interface between the development and historic landscape, comprising the retention of existing trees, hedgerows and supplementing these with tree planting and stone walls lining the site access road, would make a positive contribution and help integrate the development into this rural site. NRW are also satisfied with the landscape management proposals, in so far as they address integration with the historic landscape. However, it is considered that more can be done in relation to the open space to improve the range of health and wellbeing functions it provides the future residents of the site. It is considered that a suitably worded planning condition could be imposed in relation to the design, detailing, equipping, landscaping and detailed management of the open spaces within the site to ensure the spaces meet the range of health and wellbeing functions they provide for residents.

In relation to the proposed loss of 4 trees within the linear group of trees on Wrexham Road which are subject of a Tree Preservation Order, the Council's appointed Tree Specialist has raised no objection to the proposal. The trees form an attractive feature on the west side of the road when entering or leaving the village, they provide an element of uniformity and repetition in a natural form above the hedge. Initially the gap created by the access and loss of the trees will appear wide but the Tree Specialist is of the view that replacement planting, comprising of large specimen beech and hedge planting will soon narrow the gap. It is also suggested that a hedge be planted behind the proposed stone wall at the entrance of the site, details of which should be provided within the soft landscaping scheme, and a conditions to ensure the submission of an Arboricultural Method Statement is also requested.

Local residents/Community Council have queried whether it is possible to re-position the existing trees rather than remove and replace. This matter has been raised with the Tree Specialist. He has concluded it is not possible to do this as the trees are far too big and established to stand any chance of being lifted and replanted.

In terms of design detailing for the new dwellings, the proposals involve use of a number of proposed dwelling types with traditional pitched tiled roofs, some with gables and small gable features with brickwork on the external faces of the walls. It is proposed to form a single vehicular access off Wrexham Road with a curved stone wall at the entrance of the site, with dwellings set back from both sides of the access. It is suggested that hedge planting behind the stone wall would further enhance the appearance of the access and approach to the village. The siting of the development fronting Wrexham Road has been set back away from the road with the hedgerow and mature trees retained and a linear area of open space located to the front of the properties.

Whilst acknowledging the concerns raised over the visual impact and character of the development, any form of development on a site of this nature and in this edge of village location will inevitably alter the appearance of the site and the character of the area. However, overall, the layout and submitted detail demonstrates that an acceptable standard of development can be achieved. The choice of materials will be important to the appearance of the dwellings, as will a high quality landscaping scheme. These are standard matters which can be controlled through suitably worded planning conditions.

With respect to the concerns raised, it is Officers opinion that the proposal would not have an unacceptable impact upon the character of the area, the setting of the Conservation Area or the surrounding landscape with the imposition of suitable worded planning conditions to ensure appropriate final materials and landscaping details. The proposal is considered to be in accordance with adopted planning

policies.

4.2.6 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 have been local concerns expressed over the potential loss of privacy which the new residential development will have on existing residents.

In Officers view the layout and detailing of the residential development is such that there is very limited potential for direct physical impacts such as overlooking / loss of privacy for residents of existing properties nearby. Some of the new dwellings will, however, be located in proximity to existing dwellings on Bron y Clwyd and Parc y Llan.

Part of the Bron y Clwyd housing estate backs on to the development site. This part of Bron y Clwyd comprises of predominantly single storey bungalows in Council ownership with 2 pairs of semi detached houses located at the end of the cul de sac. The bungalows on Bron y Clwyd are small bungalows with small rear gardens. To the rear of these dwellings it is proposed to site 4 pairs of semi detached bungalows which will be 5m in height, with rear gardens of at least 10m. It is intended to provide a 1.8m timber fence along the relevant separating boundary to ensure appropriate privacy levels are afforded to existing and proposed residents with the existing hedgerow also to be retained along the boundary with the open space.

The 4 existing properties at the end of Bron y Clwyd are 2 storey properties. The rear elevation of these properties bounds the development site, with the side gable of no 28 located approx. 13m away from the boundary of the site where it is intended to locate some of the open space. The existing rear elevations of the dwellings at the end of Bron y Clwyd would face the side elevation (no windows) of proposed plot 35 , however due to the siting, spacing and orientation of the existing and proposed dwellings in this location it is not considered that there would be any loss of privacy or amenity.

All proposed dwellings meet the Council's minimum space standards set out in the SPG in respect of floorspace and amenity space and therefore all are afforded with sufficient levels of amenity.

With regard to the localised concerns raised relating to potential disturbance resulting from works during the construction process, it is considered such matters can be adequately controlled by the imposition of a planning condition requiring approval of a Construction Method Statement. This will set out construction times and matters such as the location of a site compound.

Having regard to the proposed layout of the site, and the distances between properties – both existing and proposed – the orientation of the dwellings and the fenestration detailing, it is not considered any particular element of the scheme would lead to an unacceptable loss of amenity for existing residents. In Officers opinion, the proposal is acceptable in terms of its impact upon residential amenity. The proposed development complies with guidance in relevant adopted SPG's.

4.2.7 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. Commuted sums in lieu of open space will only be accepted where the full requirement for open space would mean that the proposed development was financially unviable or it is impractical to provide the full requirement for open space on site.

In relation to the consideration of Open Space provision there have been local concerns received pertaining to the surveillance to be afforded to the proposed open space to the north of the site and suggestions made that the proposed dwellings fronting Wrexham Road should be re-orientated, with front elevations facing this open space.

The on-site open space is proposed to be located in 3 areas on the site, providing a total of 5663sqm. One area is located to the northern end of the site which is approximately 3457sqm and has the public footpath running along its boundary. The second area is to the southern end of the site adjoining 28/29 Bron y Clwyd. This on site open space area is approximately 1175sqm and is located adjacent to future pedestrian link to be provided by the Council. Further there is also a strip of open space shown along the frontage of the site along Wrexham Road which is approximately 1031sqm.

The amount of open space required on site for a development of 63 dwellings is 3477sq m, which is a split of 1159sq m Children's Play Space and 2318sq m of Community Recreational Open Space. The proposed development provides 2186sq m of open space **above** what the Council's policy requires. The detailing of the open spaces such as the equipping and landscaping of all of the areas will need to be agreed and a suitably worded planning condition is suggested. In respecting the comments in relation to the surveillance of the open space, the design solution proposed in relation to the surrounding dwellings in close proximity to the development is considered to be appropriate as an overall approach taking into account the pattern of development with dwellings fronting highways.

In Officers' opinion the open space proposals are consistent with accessibility aspirations and the development provides clear links to the open spaces and the existing public footpath running along the northern boundary of the site.

Management arrangements for the open space areas can be secured through a planning condition requiring approval of detailed arrangements for the provision, management and maintenance of the open spaces in perpetuity. As part of the refinement of the scheme, detailed plans of the open space areas and pathways would need to be submitted for approval.

In Officers opinion the proposals in relation to Open space provision are acceptable and compliant with policy.

4.2.8 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

The proposed residential development, based on recognised calculations, is expected to generate a need for 15 primary and 11 secondary pupil places.

It has been confirmed that based on the latest school roll information available, there is a surplus of 20 primary and 268 secondary places within the nearest primary and secondary schools. There is sufficient capacity to accommodate the proposed development and a financial contribution is therefore not required.

For clarification, decisions made by the Council in relation to the new school in

Llanfair is a separate matter, in terms of its capacity the new school proposed in the village has factored in the proposed housing development and will not require a developer contribution.

4.2.9 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 have been local concerns expressed over the impact of the development and potential for loss of wildlife.

An Ecological Assessment has been submitted with the application. The Ecological Assessment undertaken included surveys for great crested newts, badgers, bats, otters, water vole, birds and habitats. No records of great crested newts, badgers, otters or water vole were found on or near the application site. In respect of bats, there are some mature trees to the northern boundary which have potential for use by roosting bats which are to be retained. In respect of birds, the hedging and trees on the site have high potential for use by nesting birds. The loss of the hedgerow within the site should be off-set by equivalent alternative landscaping and a planning condition to secure this is suggested. Natural Resources Wales have raised no objection to the proposals.

The proposals are therefore considered acceptable in relation to impact on ecology.

4.2.10 Drainage (including flooding)

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 have been some concerns raised locally in relation to the impact of the residential development on drainage due to the change in nature of the site which is currently greenfield / agricultural land.

The application has been submitted with a drainage strategy and plan and these have both been amended during the course of the application following discussions with the Local Flood Authority (DCC Officer).

The intention is to discharge the foul flows to the Dwr Cymru Welsh Water public foul sewers which crosses the eastern extent of the site.

Surface water would be discharged to the existing ditch adjacent to the northern site boundary. Discharge would be restricted to the greenfield runoff rate of 5.4l/s with attenuation required on site to restrict the discharge. The attenuation storage is proposed below ground in a modular attenuation storage tank within the proposed area of open space to the north of the site. There will be the need to raise the land levels in this location in order to facilitate a gravity drainage system.

Consultation responses from the main drainage authorities raise no objections to the proposals. Natural Resources Wales (NRW) have advised that the site lies entirely in Flood Zone A which is considered to be at little or no risk of fluvial or tidal/coastal flooding as defined by Welsh Government's Development Advice Map referred to under TAN15: Development & Flood Risk. NRW's own Flood Map information confirms that the site lies outside of the extreme flood risk outline.

Dwr Cymru / Welsh Water has raised no objection to the proposal and confirm the foul sewer which crosses the site can be diverted under Section 185 of the Water Industry Act 1990.

The Council's Flood Risk Manager has discussed the proposals with the applicant and an amended drainage strategy for the site has been submitted to take into account the discussions. The gravity drainage system design of the surface water system is considered sound, and he is satisfied that there are no grounds for concern in respect of the relevant permit/consents for discharge into a watercourse. The Flood Risk Manager sees no reason to refuse the application on the grounds of flood risk and drainage matters, and recommends conditions be imposed to secure legally binding arrangements regarding the management and maintenance of the proposed surface water system prior to the commencement of the development.

In terms of future maintenance of the proposed surface water drainage system, firstly it will be offered to Dwr Cymru Welsh Water to adopt. However, should it be the intention for it to remain private, the future maintenance will be the responsibility of the site owner which can be arranged through the appointment of a site management company.

Officers consider that sufficient information has been submitted to demonstrate that foul and surface water can be acceptably managed. The proposals are therefore considered acceptable in relation to drainage subject to appropriate conditions being imposed.

4.2.11 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 2 requires consideration of the need for measures to improve public transport, walking or cycling infrastructure in connection with a development. 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.

There have been local concerns raised in respect of the impact of the residential development on highway safety and accessibility.

A Transport Statement has been submitted with the application. It contains detailed assessments of the existing highway network and projected traffic volumes and impacts. It concludes that the proposed residential development would not have a detrimental impact on the highway network, and that the proposed development is in accordance with national and local transport policies, and that there are no transport / highways reasons for refusal of planning permission.

The Transport Statement and amended plans have been reviewed by the Highway Officers, and there has been dialogue between Officers and the applicants in relation to the highway aspects of the proposal.

The proposal is to form a single vehicular access point off Wrexham Road, and a new pedestrian link to the existing PROW to the north of the site. Similarly a new pedestrian link between the new vehicular access into the development and the new pedestrian access point to the south of the development boundary is to be provided. It is also noted a future pedestrian link (location of which is to be determined by Denbighshire County Council) has been identified which will provide a direct route for pedestrians between the new residential development and existing Bron Y Clwyd estate. A pedestrian crossing point located at the southerly access point will provide pedestrians with a means of crossing the A525. The existing 30mph speed limit and associated street lighting would be moved further out of the village to the north, specific details of which would be agreed with the Council's Traffic Section.

The general layout of the proposed site access arrangements demonstrate compliance with the visibility standards set out in Annex B TAN 18 with the extension of the 30mph zone. Achievable visibility distances comfortably exceeds the requirements of TAN 18.

In relation to the site layout and parking having regard to the details provided and guidance identified above, it is considered that the on-site highways arrangements and parking provision are acceptable.

The Highway Officer has provided a comprehensive response on the application as set out in the Consultation Responses section of the report. The conclusion is that there are no highway grounds to justify refusal of permission and that conditions could reasonably be imposed which meet the circular tests for the control of highway issues. In reaching this conclusion, the Highway Officer has assessed the detailed contents of the application and has commented on the capacity of the existing network, accessibility, site access, site layout and parking.

Taking all the issues into account, and in fully respecting the representations in relation to the application, it is Officers opinion, based on the conclusions of the Highway Officers, that there are limited technical highway grounds to justify a refusal recommendation in this instance.

In Officers opinion, based on the conclusions of the Highway Officers, the proposal adequately demonstrates that the existing highway infrastructure is capable of accommodating the development, and it includes sufficient improvements and mitigation solutions, subject to relevant controls being imposed through planning conditions.

4.2.12 Archaeology

Policy VOE 1 of the Local Development Plan seeks to protect areas of archaeological and historic importance from development which would adversely affect them, reflecting general advice in Planning Policy Wales (Section 6.5) which sets out a range of considerations to be given to the assessment of archaeological issues, including approaches to recording and investigating potential remains in conjunction with new development.

There is an awareness locally of archaeological potential in the general area.

The County Archaeologist has raised no objection to the proposal and has not requested the submission of any archaeological information with the application. The Historic Environment Record shows that there are no known archaeological sites in this immediate area. Although Roman artefacts have been found some distance away, no objections are raised to this application and it is not considered reasonable to suggest a watching brief condition given the evidence.

4.2.12 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 policy obliges consideration of the potential harm to the character and language balance of a community from the size, scale or location of a development. It indicates developers will be expected to provide bilingual signage as a minimum means of promoting the Welsh language, and that in appropriate circumstances, mitigation against any adverse effect may be secured through a financial contribution.

The Community and Linguistic Impact Assessment submitted with the application concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language and Culture.

The impact of the development of this site on the Welsh language and culture had been assessed during the full public inquiry into the adoption of the Local Development Plan. On the basis of the information submitted with this application and having regard to the site allocation in the Plan it is not considered any negative impacts on the Welsh Language and Culture would be a justifiable reason to refuse this application.

However, in order to ensure that the development would have appropriate regard to the Welsh Language a planning condition is suggested which seeks the submission of a "Welsh Language Strategy". This strategy will ensure Welsh Street names will be used in the development along with other potential enhancements to the culture of the area within the site.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

Underground LPG storage tanks

During the consultation, comments have been raised in relation to the connection to gas mains along with general issues in relation to the proximity of the underground LPG storage tanks to dwellings.

The issue has been raised with the developer. The developer would prefer the development to be connected to mains gas, not least because most potential occupiers are familiar with this source of energy. However, having investigated the cost of bringing the gas main to the development, it was clear that the cost was prohibitive and would have put several thousand pounds on the price of each property, including the affordable properties, this was deemed to be impractical. It is for this reason that it was decided to look to the alternative of LPG which has been used successfully on several other developments.

The developer is not averse to looking at this matter again, especially if alternative solutions were to become available that would reduce the costs involved, but for the time being, the LPG option needs to remain part of the development proposals.

In relation to the location of the LPG tanks on site, the developer has confirmed that, as part of their consultation with Calor LPG, the company has advised that the separation distance from the lid of the underground tanks to buildings/boundaries/ignition sources should be no less than 3m. The proposed location of the underground tanks complies with these parameters. The tanks will be managed and maintained by the gas providers. It is not considered, therefore, that the use and siting of these tanks would warrant any refusal of this application.

Local Employment Strategy

The Denbighshire Corporate Plan 2012-17 identifies developing the local economy as one of the priorities for the Council. The Planning Obligations SPG promotes measures to encourage local training and employment. The SPG identifies that obligations may be sought in relation to major commercial and industrial development. It specifies more significant housing developments may be required to provide or support local apprenticeships, training and employment opportunities.

The applicant is a local developer, who works primarily in Denbighshire. The proposal is for the construction of 63 dwellings.

Having regard to the above it is considered that the proposed development would support the priority of supporting the local economy. However, this is on the understanding that the developer remains to be a local employer. If this were to change, it is important to ensure that local employment opportunities are not lost. It is considered that this can be adequately addressed via a planning condition requiring the submission of a Local Employment Strategy.

War Memorial

It is understood that the trees fronting Wrexham Road are close to being a designated as a War Memorial. A War Memorial is not a planning designation and the proposed loss and replacement of these trees has been dealt with earlier in this report.

Design and Access Statement

Local comments have been received in relation to the Design and Access Statement. The applicant has advised that it is not necessary to revise the submission as it is clear from dialogue with Officers and Community Council why amendments have been made to the scheme.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The site has been included as a housing allocation within the development boundary of Llanfair Dyffryn Clwyd as part of the adopted Denbighshire Local Development Plan.
- 5.2 The report sets out the main planning issues which appear relevant to the consideration of the application. There are strong representations over the impacts of the development, in particular in respect of a number of localised issues.
- 5.3 The proposals have been revised following consideration of matters raised in relation to the original detailing, and there has been a comprehensive re-consultation exercise. The report refers to the responses of consultees and to the basis of local objections.
- 5.3 Ultimately, on the basis of responses from the key 'technical' consultees, it is the opinion of Officers that there are limited land use planning grounds to oppose the grant of permission. As always, consideration has to be given to the possibility of imposing planning conditions

and securing contributions etc, through a suitable legal agreement to mitigate impacts, and it is suggested that with such measures the development would be acceptable, in line with policy and guidance.

5.4 It is therefore recommended that Members resolve to grant permission subject to:-

1. Completion of a Section 106 Obligation to secure the affordable housing provision and contribution (£27,816.30).

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

The Certificate of Decision would not be released until the completion of the Section 106

2. Compliance with the following Conditions:

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th June 2022.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission: -
Existing Site Plan (Survey) (Dwg. No. PRC 034/L(9)100) received 14 November 2016
Proposed Elevations Plan Type B (Dwg. No. PRC 034/L(2)004) received 14 November 2016
Proposed Floor Plan Type B (Dwg. No. PRC 034/L(2)003) received 14 November 2016
Proposed Elevations Plan Type C (Dwg. No. PRC 034/L(2)006 Revision A) received 5th May 2017
Proposed Floor Plan Type C (Dwg. No. PRC 034/L(2) 005 Revision A) received 5th May 2017
Proposed Elevations Plan Type D - Semi Detached (Dwg. No. PRC 034/L(2)008 Revision A) received 5th May 2017
Proposed Elevations Plan Type D - Terraced (Dwg. No. PRC 034/L(2)009 Revision A) 5th May 2017
Proposed Floor Plan Type D (Dwg. No. PRC 034/L(2)007 Revision A) received 5th May 2017
Proposed Elevations Plan Type E (Dwg. No. PRC 034/L(2)011 Revision A) received 5th May 2017
Proposed Floor Plan Type E (Dwg. No. PRC 034/L(2)010 Revision A) received 5th May 2017
Proposed Elevations Plan Type F (Dwg. No. PRC 034/L(2)013) received 14 November 2016
Proposed Floor Plan Type F (Dwg. No. PRC 034/L(2)012) received 14 November 2016
Proposed Drainage Plan (Dwg. No. PRC 034/L(9)010 Revision D) received 8th May 2017
Proposed Site Sections through Public Open Space (Dwg. No PRC 034/L (9) 03 Revision A) received 9th May, 2017.
Proposed Site Plan (Dwg. No. PRC 034/L(9)02 Revision H) received 8th May 2017 Location Plan received 14 November 2016
3. **PRE-COMMENCEMENT CONDITION**
No development shall be permitted to commence on the construction of the dwellings until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.
4. **PRE-COMMENCEMENT CONDITION**
Prior to the commencement of any development an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in strict accordance with the AMS unless the Local Planning Authority agrees to a variation to this condition in writing.
5. **PRE-COMMENCEMENT CONDITION**

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location.
- (c) the timing of completion of the hard and soft landscaping in relation to the phasing of the development;
- (d) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
- (e) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (f) proposed positions, design, materials and type of all boundary treatments including details of the the elec substation and boundary with Barnfold;

The development shall be carried out strictly in accordance with the approved details.

- 6. Any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 7. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the final phase of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.
- 8. An updated landscape management plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas including the open spaces other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.
- 9. None of the dwellings shall be occupied until the written approval of the Local Planning Authority has been obtained to the details of the open space areas within the site to include details of the laying out/equipping of all areas, landscaping details, minor artefacts and structures (e.g. furniture/seating, refuse or other storage units, signs, etc.) associated with the open spaces, and to the arrangements for the provision, future management and maintenance of the open spaces.

The development shall only proceed in accordance with the approved arrangements / scheme.

- 10. No site works shall be permitted to commence until full details of the vehicular access and associated highway works as indicated on the approved plan including the detailed design, layout, construction, visibility splays, street lighting, signing, drainage and the extent of the proposed 30mph zone has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved plans before any dwelling is occupied.
- 11. Facilities shall be provided and retained within the site for the parking and turning of vehicles as indicated on the approved plan, and which shall be completed prior to the proposed development being brought into use.
- 12. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - "" Site compound location
 - "" Traffic management scheme
 - "" The parking of vehicles of site operatives and visitors;

- "" Loading and unloading of plant and materials;
 - "" Storage of plant and materials used in constructing the development;
 - "" The management and operation of construction vehicles and the construction vehicle routes
 - "" wheel washing facilities;
 - "" Measures to control the emission of dust and dirt during construction
 - "" the hours of site works and deliveries.
13. No building shall be occupied until the sustainable drainage system for the site has been completed in accordance with the details first submitted to and agreed in writing by the local planning authority. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan (which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.)
 14. No development shall be permitted to commence on the external faces of the walls or roofs of any buildings (inc proposed new elec substation) until the written approval of the Local Planning Authority has been obtained to the details of all the materials and finishes it is proposed to use . The development shall be undertaken strictly in accordance with such approved details.
 15. Notwithstanding the submitted housetype detail C and D (terraces only), prior to their construction, the finished external appearance of these dwellings shall be further agreed in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.
 16. The development hereby approved shall be undertaken in accordance with the proposed mitigation, compensation and enhancement set out in section 9 of the submitted ecological assessment.
 17. No external lighting shall be installed without the formal written approval of the local planning authority to the detailing of the proposed lighting, including emergency/security lighting. The details shall include the design of the lighting and associated columns / means of fixture to buildings, their position, height, the means and intensity of illumination, hooding, the extent of illumination and the anticipated spread of light, the hours of operation of the lights, and any proposals for use of reduced intensity outside hours of operation of the business. The approved scheme shall be implemented strictly in accordance with the approved details.
 18. If piling is to be used on site in connection with the development, no piling shall commence until the method has been submitted to and approved in writing by the Local Planning Authority. The piling shall be undertaken only in accordance with the approved method.
 19. **PRE-COMMENCEMENT CONDITION**
No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a Local Employment Strategy. The Strategy should contain details of measures which contribute to the promotion and enhancement of the Welsh language and local employment in association with the development.

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

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To enable the Local Planning Authority to control the level of development in the area.
4. To safeguard existing trees on the site.
5. In the interest of visual amenity and to ensure the delivery of open space in connection with the development.
6. In the interest of visual amenity.
7. In the interest of visual amenity.
8. In the interest of visual amenity.

9. To ensure appropriate delivery of open space in connection with the development, and that there is an acceptable arrangement for the future management and maintenance of the open space.
10. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
11. To provide for the parking 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.
12. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
13. To ensure satisfactory drainage of the site and to avoid flooding.
14. In the interests of visual amenity and character of the area.
15. in the interests of visual amenity and the character of the area.
16. In the interests of nature conservation
17. In the interests of visual amenity.
18. In the interests of the amenities of occupiers / users of nearby properties.
19. In the interests of promoting the Welsh Language.

NOTES TO APPLICANT:

In relation to condition 15 please contact the Case Officer to discuss.

Notification of Commencement of Development and Display of Site Notice

The Development Management Procedure (Wales) (Amendment) Order 2016 places a duty on you to notify the Local Planning Authority of the commencement of development and to display a notice on site. You must complete and return a 'Notification of initiation of development' form and display a site notice (please find blank forms/notice attached). Further information relating to the requirements is available on the Planning pages at www.denbighshire.gov.uk or www.gov.wales/topics/planning.

Public Footpath

Public Footpath 1 (Llanfair DC Community) runs through the development area.

It appear that the Footpath will not need to be altered, although drainage work will be tiered down to the existing Footpath level. Hence, if this work requires the Footpath to be temporarily closed, please refer the applicant to the Paul Owen of the Public Rights of Way Unit on 01824 706872. Please note that if a temporary closure order is required for up to 6 months, a notice period of 6 - 8 weeks is required for the order to be created

Highways

Please be aware that in addition to planning permission the following agreement will need to be secured in order for the highways works related to the scheme to be authorised;

Highways Act 1980 Combined Section 38/278 Agreement

These agreements relate to the adoption of any new highways proposed and works required to existing highways which are proposed to be improved as part of the development

The applicant can contact Joe Baker on 07833522504 for further information

The following matters shall be drawn to the applicant's attention as Advisory Notes

- I. Highway Supplementary Notes Nos. 1, 2, 3, 4, 5 & 10
- II. New Roads and Street Works Act 1991-Part N Form
- III. Denbighshire County Council Specification for Road Construction
- IV. Denbighshire County Council General Notes for Highway Lighting Installations.
- V. Denbighshire County Councils General Requirement for Traffic Signs and Road Markings

Noise and Pollution Control

You are advised that the Council will expect the following measures to be taken during building operations to control noise and pollution:

Work which is audible beyond the site boundary shall only be carried out between 08:00 hrs to 18:00 hrs Monday to Friday, 08:00 hrs to 13:00 hrs Saturday and not at all on Sundays or Bank Holidays.

The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

Deliveries shall only be received within the hours detailed above.

Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary.

These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

There shall be no burning on site.

Only minimal security lighting shall be used outside the hours stated above. Further details of these measures can be obtained from the Council's Environmental Health Team.

The use of radio / portable music players shall not be permitted on site (unless they are kept at a volume which does not cause a Nuisance to nearby residential properties.)

Guidance Notes for the Reduction of Obtrusive Light GN01:2011 is available at <https://www.theilp.org.uk/documents/obtrusive-light/>

Dwr Cymru Welsh Water Advisory Notes

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Assessment based on discharge into Llanfair DC WwTWs.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve

the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com