

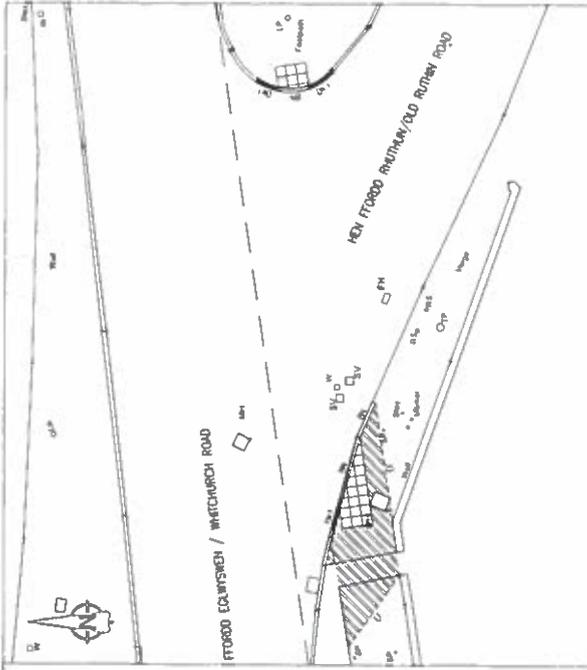
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01/2015/1240

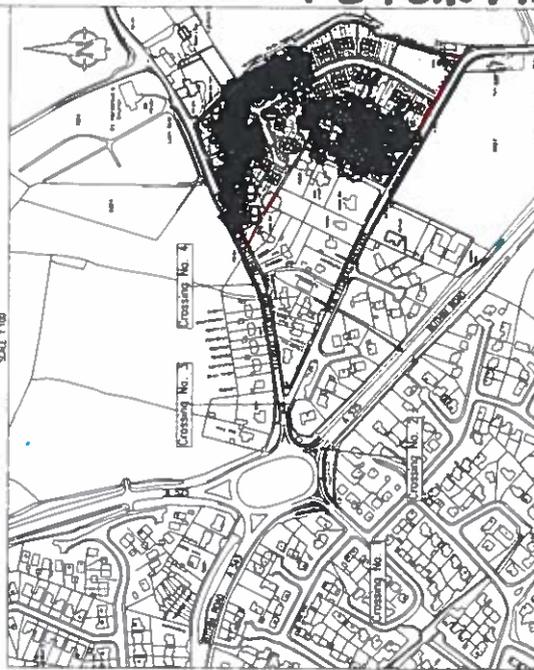
Scale: 1:2500

Printed on: 30/1/2018 at 11:40 AM

CROSSING POINT IMPROVEMENTS



3 - OLD RUNN ROAD TACTILE CROSSING POINT
SCALE 1:100



LOCATION PLAN
SCALE 1:250

PLANNING

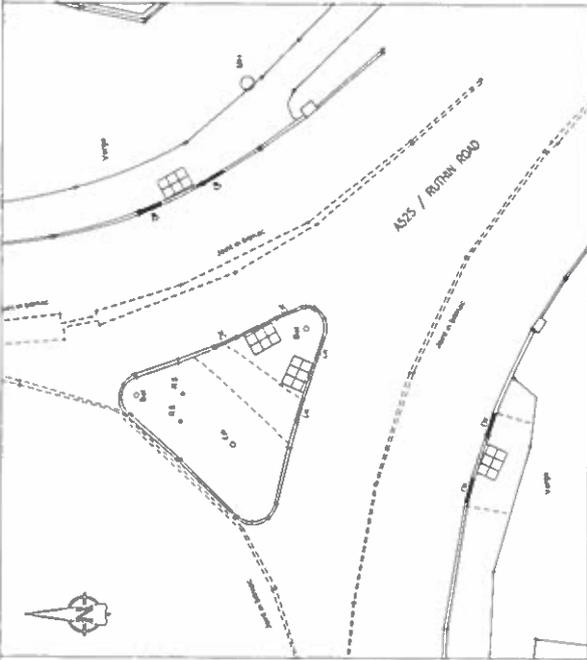
Consulting Civil & Structural Engineers

IPPE RESURANTAU & KUMBERGALD

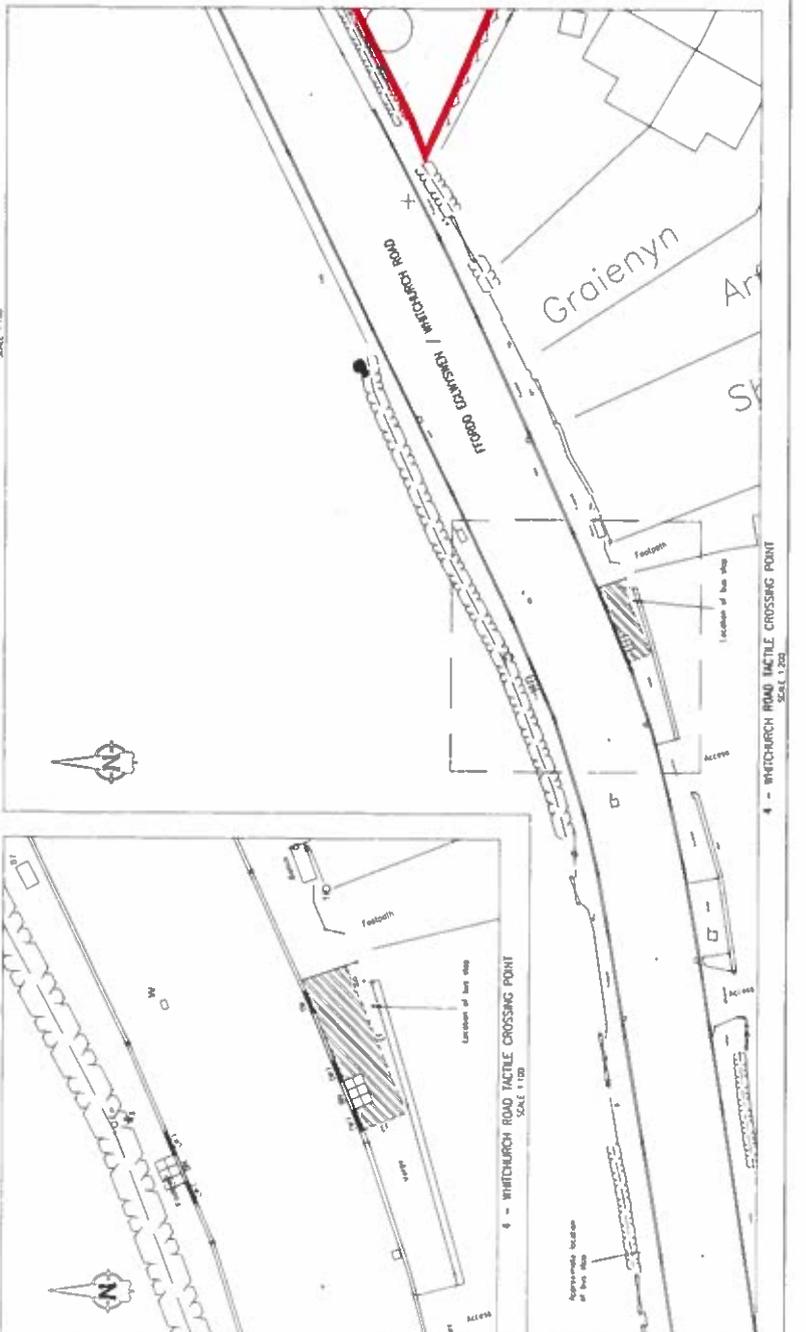
100, NANTIA IMVARTANEN JAU LAPIN
KIVIKORU & VAINEN, DENSMÄKILÄ 01400
FINLAND

IPPE RESURANTAU & KUMBERGALD
KIVIKORU & VAINEN DENSMÄKILÄ 01400
FINLAND

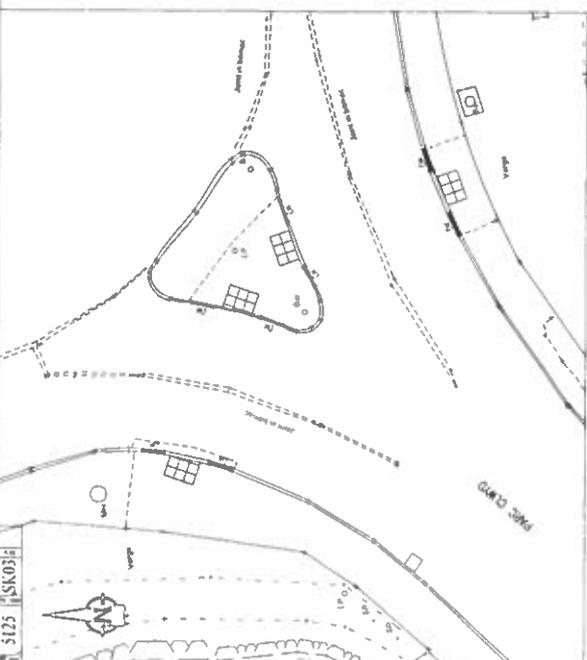
- LEGEND**
- Site Boundary
 - Existing Drop kerb - Super
 - New kerb - Half Battered
 - New kerb - Full Battered
 - New Drop kerb - Super
 - New Lip kerb
 - New Kerb Construction
 - New Tactile Kerb & Fencing Construction
 - New Tactile Planning
- Notes**
- All dimensions are in metres unless otherwise stated
 - All levels are in metres above OD
 - See the site plan for details of the site



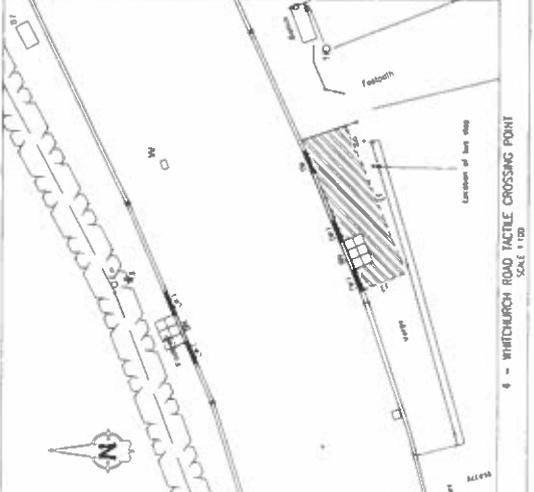
2 - RUNN ROAD TACTILE CROSSING POINTS AT ROUNDABOUT
SCALE 1:100



4 - WHITCHURCH ROAD TACTILE CROSSING POINT
SCALE 1:250



1 - PARC CNTO TACTILE CROSSING POINTS AT ROUNDABOUT
SCALE 1:100



4 - WHITCHURCH ROAD TACTILE CROSSING POINT
SCALE 1:100

5125 SK03

WARD : Denbigh Lower

WARD MEMBER(S): Mark Young (c)
Rhys Thomas

APPLICATION NO: 01/2015/1240/ PO

PROPOSAL: Development of 2.1 ha of land for residential purposes (outline application including details of access)

LOCATION: Land between Old & New Ruthin Road Denbigh

APPLICANT: Mr.Nick Davies, Quad Architects Ltd.

CONSTRAINTS: None

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
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

DENBIGH TOWN COUNCIL:

Response to initial consultation:

“This particular matter was deferred by the planning committee to the full council meeting on the 25th April for a decision.

The full council at its meeting last night discussed the application.

Several concerns were expressed with regard to the proposed development with regard to biodiversity, environmental matters and the impact on the infrastructure in Denbigh.

Concerns were also expressed regarding the substantial impact the development would have on the A525 and the Llandyrnog Road.

I am instructed to inform you that Denbigh Town Council would wish to object to the application on the grounds of the lack of information and safety.”

Response to consultation on additional information:

“Objections were made to the above application together with the information received from Eiddwen Watkins. (noted by DCC)

Lack of safe crossing points to local amenities to include Schools, hospital and shops.

Distance to school and other facilities.

Flooding issue – inadequate drainage assessment.

Failure to adhere to planning brief.

Traffic issue – to include traffic density.

Greed from contractors, insufficient money being spent on development.

Several concerns were expressed with regard to the proposed development with regard to biodiversity, environmental matters and the impact on the infrastructure in Denbigh. Concerns were also expressed regarding the substantial impact the development would have on the A525 and the Llandyrnog Road.

I am instructed to inform you that Denbigh Town Council would wish to object to the application on the grounds of the lack of information and safety.”

NATURAL RESOURCES WALES:

No objections

DWR CYMRU / WELSH WATER:

No objections

CLWYD POWYS ARCHAEOLOGICAL TRUST:

Following on from our previous advice in September 2016, which recommended a pre-determination evaluation, I have now received the results in a report from CR Archaeology. The report clearly indicates the presence of an important prehistoric site at the north-west end of the development plot which will require additional excavation driven by a condition. The archaeology consists of a number of domestic cooking and rubbish pits of the later Neolithic period (c.3000 -2500 BC) which all contained substantial amounts of highly decorated prehistoric Mortlake type pottery and other artefacts. The pit group continues out beyond the confines of the area investigated and seems to spread north-west up the slope. The pit group and artefacts suggest either a Neolithic camp site, or a more permanent settlement, in the immediate area. This north-west area of the development site will therefore require further detailed investigation before construction can commence.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer:

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.

A site development brief was adopted by DCC Planning Committee on 16th March 2016 for the two sites either side of Old Ruthin Road, the current application relates to site 1 in the brief. A Transport Assessment would be required should planning applications be submitted separately for the 2 sites. In such a case, the TA should take account of the adjacent site and not prevent its delivery. This would involve assessing the combined impact of both sites when complete (at a range of housing densities) on the local highway network.

A planning application was submitted for site 2 under planning code number 01/2016/0374/PF and granted permission after a planning appeal on 28th November 2017. That application was supported by a Transport Assessment which based its figures on 133 units the combined total of sites 1 and 2 in the development brief, it is therefore considered that a new Transport Assessment is not required for the current application for site 1, as it clearly been demonstrated that the surrounding junctions can accommodate the development.

Various local issues were raised in the development brief as outlined below, I have included my comments below each point.

1. Myddleton Park Roundabout

The capacity of the roundabout at peak traffic times to accommodate extra traffic generated by the sites. This assessment should assess the type of traffic using the roundabout. This includes large lorries and the speed of cars travelling through the roundabout because of the relatively direct route of the A525. Improvements to pedestrian safety shall also be considered, such as by increasing the size of the roundabout splitter islands (subject to the ARCADY/JUNCTIONS 9 model indicating there is sufficient geometric capacity to allow this).

After dealing with the previous consented application for site 2 and the submitted Transport Assessment it is concluded that the level of vehicular traffic generated by the development can be accommodated by the existing highway network. Improvements to the pedestrian crossing facilities on the roundabout have also been proposed as part of the application.

2. Old Ruthin Road and Whitchurch Road junction

The adequacy of visibility for vehicles exiting and entering Old Ruthin Road and the impact increased traffic would have on this junction. Currently, vehicles approaching this junction from Old Ruthin Road are not visible to road users on Whitchurch Road.

It is considered that the development will not significantly increase traffic in this location, vehicles are visible from vehicles approaching from the Llandyrnog direction although the junction does not meet the full visibility standards as set out in manual for streets. There have been no recorded accidents at this location and the limited increase in traffic at this junction will not be detrimental to highway safety.

3. Old Ruthin Road (brow of slope)

Ensure access and highway arrangements take account of the topography of Old Ruthin Road which slopes downwards west to east. In combination with on road parked vehicles, this creates a blind spot for road users on the brow of the hill. Parking restrictions may be necessary to prohibit on-street parking in those locations which reduce forward visibility or require vehicles to manoeuvre into the oncoming vehicle lane where forward visibility is impaired.

The visibility splays for the accesses onto Old Ruthin will be assessed when the detailed design is submitted subject to planning permission being granted,, there is no evidence that there will be a safety problem with vehicles parked on the brow of the hill which relate to the site traffic. This may be an existing problem caused by existing properties on Old Ruthin Road.

4. Approximate location of access for both sites

Following discussions with the Highway Authority, it is anticipated that vehicular access would be achieved at Old Ruthin Road for both sites.

This road has a speed limit of 30mph the access complies with the visibility standards set out in Manual for Streets and therefore I do not consider this to be detrimental to highway safety.

5. Whitchurch Road/ St Marcella's Church

The TA should assess whether the development proposal would add any additional strain to this area. This should include taking into account traffic and parking need from the Church on days of worship, weddings and funerals etc. The TA should assess the suitability of achieving access off Whitchurch Road if this point of access is proposed. This development should have no impact on this.

6. Old Ruthin Road (corner)

Because Old Ruthin Road is narrow, larger vehicles and buses tend to accommodate both lanes of the road in order to navigate the corner opposite Brook house Chapel (annotation number 6). Highway & pedestrian safety at this corner is exacerbated further during heavy rainfall when flooding occurs. Brook house Chapel is used regularly generating traffic and a need for on road parking. The TA should include swept path analysis of the bend by the Chapel and consider whether the footway on the outside of the bend could be offset to

allow some localised widening. Provision shall be made for some parking for the Chapel in the south east corner of Site 2. The TA should assess these points and provide design solutions as necessary.

I have assessed the likely daily hgv/public transport traffic using the bend on Old Ruthin Road adjacent to the chapel, it is considered that the likelihood of two of these types of vehicles passing at the same time is extremely low, and in the event of this happening each vehicle will have good forward visibility due to the driver position and will wait until one passes and it is ok to carry on, I do not consider this to be a danger to highway safety. Calculations have been carried out for the parking requirements of the chapel, it is proposed to assess the requirement for some parking for the chapel in the detailed design stage if planning permission is granted, I do not consider this is unacceptable.

7. Old Ruthin Road and New Ruthin Road junction

The capacity of this junction and the potential to relocate the 30 mph speed limit sign to the south of this area should be considered in the TA. The relocation of the 30mph sign should incorporate provision of street lighting to mark the change in speed and so as to not require a legal Order to be made.

We have assessed the junction in accordance with TD42/95 (from the Design Manual for Roads and Bridges). For the level of flows predicted in the TA, we conclude that the Old Ruthin Road/A525 Ruthin Road junction should be upgraded to a ghost island layout (right turn lane with hatching). The level of extra traffic generated by the developments will require this i.e. the existing flows alone don't justify a right turn lane but one is required once the development traffic is included). It is proposed that the applicant will contribute half the cost for this facility and the other half will be secured through the granting of planning for the adjacent site.

8. Parking requirements.

Denbighshire's Parking Requirements in New Developments SPG divides the County into 2 parking zones (based on urban and rural areas) to set standards. The site is located in parking zone 1 (an urban area and allocated settlement in the LDP). Therefore the parking requirements outlined in section 6.13 of the SPG apply.

When the detailed design comes before us it will be assessed in accordance with Denbighshire's SPG 21.

9. Accessibility

Pedestrian access from the sites to the centre of Denbigh is currently unsatisfactory. The roundabout, the A525 and Old Ruthin Road do not offer an inviting, pleasant or positive perception on walking safely to Denbigh centre. This presents a barrier for new residents to be connected to Denbigh for important community, employment opportunities, education and retail services. It is likely this barrier will increase car dependency.

Footway and pedestrian crossing improvements are being proposed adjacent to the site, on Whitchurch road and on the A525 roundabout, it is considered that these are acceptable to serve the development and improve the links to the local amenities.

10. Drainage

It is not clear from the information supplied that the proposed highway surface water soakaway system would be adopted by the Highway Authority and who would maintain it, any design of the soakaway would require witnessed percolation tests carried out at a suitable time of year, it has been indicated that the ground is suitable, taking the submitted information into account there is no reason to refuse this application on highway grounds subject to Wayne Hope making his formal comments on the drainage and the detailed design being approved by means of a Grampian style condition.

Taking all the above into account and the recent Planning Inspectors appeal decision on the adjacent site dated 28th November 2017, there are no clear reasons on highway grounds to refuse planning permission subject to the imposition of suitable conditions:

Archaeologist:

Pre determination archaeological evaluation identified important prehistoric activity on the site. The application, should it be approved, should have an archaeological condition attached such that a programme of archaeological investigation takes place pre commencement of the development, in order that that these important remains are preserved by record.

Ecologist:

No objections

Land Drainage Engineer:

No objections

Strategic Housing and Planning Officer:

There is a housing need in Denbigh as demonstrated by current Housing market, affordable and social housing lists. From a Housing Strategy point of view would welcome any housing development in the area, with an emphasis on smaller two and three bedroom family type accommodation, to meet local housing need. Flats/apartments are not the housing required for this area as the evidence shows the demand is for couples wanting to start families and young families predominantly. The waiting list information demonstrates there is a need and demand for all types of affordable housing (social, intermediate rental and shared equity) in the area, which we would want to see reflected in any affordable housing on-site contribution.

In response to questions from the local member, Officers have recently prepared an update on housing completions, housing strategy, the review of the Local Development Plan, and the relevance of the development of the North Wales Hospital site, which may assist the Committee's consideration of matters concerning the principle of developing this allocated site in the current LDP:

Housing completions over LDP plan period

- Denbighshire's LDP covers the period 2006 - 2021
- The LDP set a growth level of **7,500** new dwellings to be completed over the plan period 2006 – 2021. This figure has not been changed. It equates to an average of 500 completions per year.
- Between April 2006 - April 2016 a total of 2,227 new dwellings had been completed at an average of 223 per year. Last year (2015-16) only 127 new homes were built.
- The average annual completion rate achieved so far is less than half of the number of dwellings required per annum by the LDP and leaves 5,264 to be completed over the remaining 5 years of the plan period. To achieve this figure, the number required to be completed each year is therefore 1,055.

Housing Strategy

- The Housing Strategy covers the period 2016 - 2021
- The Housing Strategy includes reference to background data including reference to 2013 based projected household change 2015-2020.
- Updated household projections are due to be published by Welsh Government within the next few months and we will take account of the most up to date household projections in work on the revised/ replacement LDP.

LDP Review

- We have to commence a full review of the LDP no later than 4 years after adoption of the Plan (ie later this year).
- The first step in the Review process is to draft a Review Report. The purpose of the LDP Review Report is to highlight policies or other elements of the adopted LDP that the Council considers should be reviewed and potentially revised. The Review Report will not outline the actual revisions. Key stakeholders will be engaged in the

development of the LDP Review Report and there will be an opportunity for local residents to get involved at this stage.

- The Council must engage with stakeholders and consult on the Review Report before finalising and submitting the document to Welsh Government. The LDP Review Report must be submitted to Welsh Government before any LDP revision can be undertaken. We anticipate public engagement as part of producing the LDP Review Report in Summer / Autumn 2017, with document submission to Welsh Government in Autumn/Winter 2017.

LDP Revision/ replacement LDP

- Once the LDP Review Report has been submitted and published on the Council's website, work on the revision/ replacement LDP can start. This would have to go through a similar process as that required for preparing the original LDP so will be subject to public consultation, with opportunities for local residents to be involved, at a number of stages. It will also be subject to a Public Examination. This process is likely to take several years, with adoption of a replacement LDP anticipated in 2021.
- Until a replacement LDP is adopted, the current LDP will provide the policy framework for making decisions on planning applications.

Former North Wales Hospital

- The former North Wales Hospital site is identified in the LDP for 'enabling development' so any development would only be allowed if it enabled the restoration/redevelopment of the old hospital buildings through profit generated by the development. Any houses built at the site would be classified as 'windfall' because the site is not specifically allocated for housing development in the LDP. Whilst the site was not allocated for housing, a figure for the potential number of 'windfall' houses was accounted for in the background calculations which projected how many homes might be built on windfall sites across the County (including the Former North Wales Hospital site). This was referred to in background LDP papers which were presented to the Inspector (details were previously circulated to the local residents). Therefore, account has been taken of the potential for housing on the Former North Wales Hospital site contributing to the County's overall housing supply through the LDP adoption process. It would therefore not be appropriate to offset the potential housing on the Hospital "windfall" site against the allocated housing sites at Brookhouse.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Meirion a Gwenda Wynne 3 Karen Court, Dinbych
Chris Kaye, Cae Derw, 2809 Applachee Way, St Johns's, Florida
Linda Kaye, 2809 Applachee Way, St. Johns, Florida
Rhianwen Williams ar ran Capel Brwcws, Hen Ffordd Rhuthun Dinbych
Damian Mee, 3 Springfield Road, Altrinham
E Parry, Bod Hafod, Bryn Dedwydd, Dinbych
Glenda Lloyd Bibby, Plas Rhos, Denbigh
Raouf Michael, 4 Springfield Lane, Rhiwderin
Nadia Michael, 4 Springfield Lane, Newport
Huw Waters, 3 Bryn Ithel, Abergele
Ruth Williams, Plas Panton, Bylchau
Daron Pierce, Plas Panton, Bylchau
Lynne Williams, 45 Trewen, Dinbych
Alistair Moulden, 75 Vale Street, Denbigh
Mr. Colin Hughes, 10 Castle View, Denbigh
Councillor Colin Hughes
Joyce Jones, Upper Picton Farm, Picton
W G & E W Roberts, Gwynfa, Ruthin Road, Denbigh
I & P Howarth, 19 Dalar Wen, Denbigh
Rhian Cattell, Peniarth, Hen Ffordd Rhuthun, Denbigh
Ros Owen, 1, Hen Ffordd Rhuthun, Dinbych
Meinir Michael, Caer Delyn, Hen Ffordd Rhuthun, Denbigh
Philip Michael, Caer Delyn, Hen Ffordd Rhuthun, Denbigh

Darren and Annick Cummings, 2 Hen Ffordd Rhuthun, Denbigh
Chris Roberts, 17 Hen Ffordd Rhuthun
Elgan Jones, Caerwen, Hen Ffordd Ruthin, Denbigh
Glenda LI Bibby, 5 Hen Ffordd Rhuthun, Dinbych
Hedd ap Emlyn, Annedd Wen, Hen Ffordd Rhuthun, Dinbych
Non ap Emlyn, Annedd Wen, Hen Ffordd Rhuthun, Dinbych
Carole Roxburgh, 21 Hen Ffordd Rhuthun, Denbigh
Ellie Roxburgh, Nant Y Coed, Old Ruthin Road, Denbigh
Nigel Roxburgh, Nant Y Coed, Old Ruthin Road, Denbigh
Edna Williams, 21 Old Ruthin Road, Denbigh
Gwilym Williams, 21 Hen Ffordd Rhuthun, Denbigh
Mrs Kathleen Mee, Cottage 2, Plas Bach, Old Ruthin Road, Brookhouse
Mrs Kathleen Mee, Plas Bach, Old Ruthin Rd, Brookhouse
Mrs Kathleen Mee, Cottage 1, Plas Bach, Old Ruthin Rd, Brookhouse
Rhian Roberts, Rossa Bach, Prion
Owain Roberts, Rossa Bach, Prion
Hywel Watkin, Tanrallt, Brookhouse
Mrs Eiddwen Watkin, Tanrallt, Brookhouse, Dinbych
Mrs D Roberts, Brookfields, Brookhouse, Denbigh
Mr & Mrs J E Roberts, Drws y Coed, Ffordd Eglwyswen, Dinbych
Raymond Cartwright, Graienyn, Whitchurch Road, Denbigh
Anne Roberts, Hendre, Whitchurch Road, Denbigh
Walter Roberts, Hendre, Whitchurch Road, Denbigh
Kim Cooke, Gwynllys, Whitchurch Road, Denbigh
Bryn & Annwen Jones, Llestwen, Whitchurch Road, Denbigh
Erfyl Williams, 12 Crud y Castell, Dinbych
D. Garnsey, 52, Crud y Castell, Denbigh
Gill Pierce, 68 Crud Y Castell, Denbigh
Cemlyn Roberts, 143 Crud y Castell, Denbigh
Andrew Madog, 87 Crud y Castell, Denbigh
Gwerfyl Williams, 18 Crud y Castell, Dinbych
Robert H Griffiths, 32 Crud y Castell, Denbigh
Ruth Griffiths, 32 Crud y Castell, Denbigh
Gwenann Parry, 46 Crud y Castell, Denbigh
Jonathan Parry, 46 Crud y Castell, Denbigh
Russell Morris, 20 Crud y Castell, Denbigh
David Jones, 1 Crud y Castell, Ruthin Road, Denbigh
Graham and Elizabeth Floyd, 70 Crud y Castell, Dinbych
M. Evans, 6, Karen Court, Denbigh
Harriet King, 9 Tower Terrace, Denbigh
Alison Smith, 7 Cwm Arthur, Myddleton Park, Denbigh
David Smith, 7 Cwm Arthur, Myddleton Park
Angela Todd, 4, Cwm Arthur, Denbigh
I. Jones, 4, Cwm Llewenni, Myddleton Park, Denbigh
C Jones, 12 Crud yr Awel, Denbigh
Kate Roberts - (address supplied)
Nigel Morris, 30 Brookhouse Road, Denbigh
Janice Jones, 14 Lon Tywysog, Denbigh
Phillip Blackmore, 5 Lon Nant, Myddleton Park, Denbigh
Dewi Thomas, 3 Rose Villas, Middle Lane, Denbigh
Catrin Floyd-Decke, Heulwynt, Ruthun Road, Denbigh
Patricia Connell, Y Fedw Arian, Ruthin Road, Denbigh
Rhys Thomas, Ystrad Isa, Denbigh
R W Mortimer, Cwm, 2 Llys Catrin, Denbigh
Sian Rogers, Bryn Llewenni, 47 Rhyl Road, Denbigh
Guto Lloyd-Davies, Foel Gaer, 49 Rhyl Road, Denbigh
Tom Williams, 6 Llys Tudur, Denbigh
E J Jones, Clyd Annedd, 12 Lon Howell, Denbigh
Richard Snelson, 1 Llys Dyffryn, Parc Myddleton
Alison Godwin, Tryfan, Ruthin Road, Denbigh

Summary of planning based representations in objection:

Principle

- Not acceptable in principle - Green Belt, no need for housing, density too high

Residential amenity

- Impact on residential amenity of existing properties adjacent to the site, including from new garages

Highways

- Impact on highway safety on Old Ruthin Road, the A525 and Whitchurch Road
- Insufficient parking provided for the Chapel and St Marcellas Church
- Transport assessment does not fully assess the impacts of the proposal.
- Poor accessibility to town centre, including for pedestrians

Conflict with Supplementary Planning Guidance

- The proposal does not comply with the requirements in the adopted Site Development Brief (including the revised submission)

Drainage

- Surface water drainage information inadequate
- Development likely to result in additional flooding.

Visual amenity

- Detrimental impact upon the setting of listed buildings
- Loss of hedgerows

Biodiversity

- The development would have an unacceptable impact upon the biodiversity of the site

Open space provision

- Proposed space is limited – nearest play facilities are some distance away

Education provision

- It is questioned if Denbigh can accommodate so many new dwellings in terms of school places

Inadequate assessment of impact on Welsh language

In support

Representations received from:

Llyr Davies, 40 Llex Close, Colchester
Ff M Davies, Celyn, Ffordd Rhuthun, Dinbych
Ian Evans, Efyrydfa, Maerdy, Corwen
RG & ME Davies, Pen y Bwlch, Groes, Dinbych
G. H Davies - 27 Abbey Court, Denbigh
Paul & Sian Blake, 70 Abbey Road, Elworth
R.G. Williams, 30 Abbey Court, Denbigh
M D Davies, Lliwen, Abbey Court, Dinbych
Gwynfor Williams - 32 Dorchester Road, Garstang, Preston
D. Jackson - Afonig, Pont y Bedol, Llanrhaeadr
Mrs M E Jones, 38 Trewen, Denbigh
G Jones, 38 Trewen, Denbigh
H W Roberts, 43 Trewen Dinbych
Glyn Rhys Davies, Dre Goch Isaf, Llandyrnog
Garth Parker, For and on behalf of ProAct International Ltd

Summary of planning based representations in support:
The proposal will deliver housing for the community including affordable housing

EXPIRY DATE OF APPLICATION: 12/05/2016

EXTENSION OF TIME AGREED: 16/02/18

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- re-consultations / further publicity necessary on additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal seeks outline planning permission for the development of 2.1ha of land north of Brookhouse Mill, between the Old Ruthin Road and the A525, for residential purposes.
- 1.1.2 Access to the site is included for consideration, while all other matters (landscaping, scale, appearance and layout) are reserved to be submitted for consideration at a later date.
- 1.1.3 The application is accompanied by an 'indicative' layout plan which also shows the proposed location of the single point of access onto the Old Ruthin Road.
- 1.1.4 Whilst the precise mix of dwelling types and numbers is not known, the indicative plans show 4 different building types to include: 18 detached dwellings, 14 semi detached dwellings, 11 terraced dwellings and 14 apartments, totalling 57 dwellings. However, it should be stressed that this is for illustrative purposes only, and the number of dwellings is not being considered as part of this application.
- 1.1.5 The main access to the site would be from Old Ruthin Road. No other vehicular accesses are proposed.
- 1.1.6 Improvements to pedestrian crossing points along Whitchurch Road, Old Ruthin Road and Myddleton Parc roundabout are also proposed, along with a financial contribution for the future provision of a right turn 'ghost' island on the A525 Denbigh - Ruthin Road into Old Ruthin Road.
- 1.1.7 Surface water drainage is proposed to be dealt with within the site utilising 'infiltration'/soak away methods. Foul drainage is to be dealt with via connection to the mains sewer system.
- 1.1.8 The application is accompanied with reports on the following:
 - Ecology,
 - Arboriculture,
 - Highways,
 - Archaeology,
 - Drainage strategy and water conservation
 - Community and Linguistic impact statement
- 1.1.9 The plans at the front of the report show the indicative layout and the proposed point of access.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the south eastern fringe of Denbigh. It is bound to the north by dwellings on Old Ruthin Road, and to the south by the cluster of dwellings at Brookhouse. To the west is the A525. To the east of the site are open fields, and immediately south of the site is Brookhouse Chapel. To the west is residential development at Karen Court, Llys and other dwellings along Old Ruthin Road and Whitchurch Road.
- 1.2.2 The site boundaries are predominantly defined by hedges. The land rises gently from the south western corner to the north eastern corner.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is allocated for housing development in the adopted Local Development Plan. The table in the plan giving indicative figures for allocated sites refers to 73 dwellings for this site.
- 1.3.2 A Site Development Brief was adopted in March 2016 by the Council for the two allocated sites in this location, i.e. this site and the Cae Topyn site immediately to the east.

1.4 Relevant planning history

- 1.4.1 There is no relevant planning history to this site. However, members will be familiar with recent events surrounding proposals for the development of the adjacent allocated housing site at Cae Topyn, which has some relevance to matters arising on this application.
- 1.4.2 The Cae Topyn site was the subject of a planning application for residential development in 2017, refused permission by planning committee in March 2017. The decision was subsequently the subject of a planning appeal, which was allowed in November 2017. Although the application was refused on two grounds (visual/landscape impact and highways), the appeal Inspector considered a range of material considerations, including drainage, education contributions, impact on settings of listed building, highways, visual/landscape impact. The Inspector concluded that in all respects the development of the site was acceptable and in doing so considered that the Council's refusal was unreasonable. A costs award has been made against the Council in connection with the appeal.

1.5 Developments/changes since the original submission

- 1.5.1 Following the initial submission to the planning authority and having regard to subsequent consultation responses, additional information was sought from the applicants on a number of issues in order to progress the application, including in relation to Transport, Drainage, Ecology, and Archaeology.
- 1.5.2 This information has been submitted and assessed by the relevant technical consultees in drafting their responses.

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

- 2.1 01/2016/0374 - Erection of 75 no. dwellings, together with associated roads, open space and related works. REFUSED by Planning Committee in March 2017, ALLOWED at appeal with full costs awarded against the council.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

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 BSC11** – Recreation and open space
- Policy VOE1** – Key Areas of Importance
- Policy VOE5** – Conservation of natural resources
- Policy VOE6** - Water management
- Policy ASA1** – New transport infrastructure
- Policy ASA3** – Parking standards

3.1 Supplementary Planning Guidance

- Supplementary Planning Guidance Note: Access for all
- Supplementary Planning Guidance Note: Planning Obligations
- Supplementary Planning Guidance Note: Affordable Housing
- Supplementary Planning Guidance Note: Residential Development
- Supplementary Planning Guidance Note: Residential Space Standards
- Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity
- Supplementary Planning Guidance Note: Landscaping New Developments
- Supplementary Planning Guidance Note: Listed Buildings
- Supplementary Planning Guidance Note: Archaeology
- Supplementary Planning Guidance Note: Planning and the Welsh Language

Site Development Brief: Residential Development – Brookhouse Sites, Denbigh

This Brief relates to the site forming the subject of the current application and the one at Cae Topyn. It reviews the site context, sets out the planning policies relevant to the consideration of any applications, and provides a site appraisal and outline of requirements for a submission.

The 'requirements' refer to the need for a Transport Assessment and consideration of highway impacts on the locality, including roads and potentially affected junctions in the area (Myddleton Parc Roundabout, Whitchurch Road, Old Ruthin Road and New Ruthin Road), planning permissions in the surrounding area; parking requirements; accessibility; access for all; archaeology; biodiversity; boundaries; built heritage and surrounding character; community safety; education; flood risk; landscape and open space; utilities; Welsh language. These are referred to in the Main Planning Considerations section of the report.

Section 6 of the Brief sets out six Design Objectives / principles any proposals should meet. These include consideration of provision for walking, cycling and public transport; designing in the context of the surrounding area and edge of settlement location; enhancing biodiversity and human health; providing satisfactory infrastructure; and adopting a 'Welsh branded' scheme with affordable housing to help the community and language to grow in the area.

3.2 Government Policy / Guidance

Planning Policy Wales Edition 9

Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 18: Transport

TAN 20: Planning and the Welsh Language

TAN 24: The Historic Environment

Development Management Manual 2016

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

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 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' (PPW 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, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

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 (including setting of listed buildings)
- 4.1.6 Residential Amenity
- 4.1.7 Ecology
- 4.1.8 Drainage (including flooding)
- 4.1.9 Highways (including access and parking)
- 4.1.10 Impact on Welsh Language and Social and Cultural Fabric
- 4.1.11 Archaeology
- 4.1.12 Education
- 4.1.13 Open Space

Other matters
Well-being of Future Generations
Local Employment Strategy

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy BSC 1 states that new housing within the County is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

The site is allocated for housing development in the Denbighshire Local Development Plan, and the application proposes the development of the entire site for residential purposes.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 1.79 years supply of available housing land against a minimum National requirement of five years. Technical Advice Note 1, strongly highlights that such shortages are significant material considerations in determining planning applications for residential development.

In acknowledging concerns over the need for the development, it has to be recognised that the site is allocated in the adopted Development Plan for housing purposes, and would make a positive contribution to meeting identified housing needs.

It should also be noted that the Denbighshire County Council Corporate Plan (2017-2022) commits the Council to supporting the development of 1000 homes in the county over the next 4 years. This proposal would make a noticeable contribution to meeting that target.

With respect to comments received, and having regard to the shortage of housing land within Denbighshire, it is considered that the principle of developing this allocated housing site within the development boundary of the town is acceptable, and the determination of the application should rest primarily on the assessment of the local impacts of the proposal, such as those identified in the adopted Site Development Brief (referred to in paragraph 3.1 of this report).

4.2.2 Density of Development

Planning Policy Wales, Chapter 4, outlines how the planning system implements the objectives set out in the Well-being of Future Generations (Wales) Act 2015'. Well-being goal 'A prospective Wales' recognises that land is a finite resource that needs to be planned for in an efficient way.

Policy RD1 test ii) seeks to make the most efficient use of land and advocates a minimum density of 35 dwellings per hectare unless there are local circumstances that dictate a lower density.

Comments received suggest that local residents would prefer a lower density than that proposed.

Supplementary Planning Guidance Note 'Residential Development' reinforces the need for developments to make the best use of land available for residential development in line with Policy RD 1. The Site Development Brief for the site advises that a lower density may be permissible given the prominent nature of the site.

The table in Policy BSC 1 refers to an indicative number of 73 dwellings on the site, which would equate to approximately 35 dwellings per hectare. The indicative layout suggests that 57 dwellings could be provided across the 2.1ha site - a density of approximately 27.1 dwellings per ha.

With respect to the comments received, the Local Planning Authority has to balance the need for efficient use of land, delivering sufficient housing and respecting the character of the area. However, specific numbers of dwellings are not proposed at this stage. Nevertheless it is within the LPA's remit to consider if density should be limited on the site, given the site's position on the edge of the settlement. It is to be noted that the Cae Topyn site adjacent has been granted permission to be developed at a density of 25 dwellings per hectare. The Appeal Inspector considered this to be a reasonable density for the site, achieving a balance between the need to make efficient use of land and to protect the amenity of the area.

It is therefore suggested that in the absence of detailed plans of the siting and appearance of the dwellings, a condition be attached to any permission to limit the density of the development to that of the adjacent site, i.e. no more than 25 dwellings per hectare. This would equate to a development of 53 dwellings maximum on the site.

4.2.3 Mix of dwelling types

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 bed dwellings, amongst other issues.

As the application is made in outline form, the mix of the development is not yet known. It is therefore necessary, should permission be granted, to attach a planning condition securing the LPAs agreement of the mix of dwelling types, and sizes to ensure that at detailed design stage a suitable mix can be provided.

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 are expected to make provision by way of financial contribution.

The Council's Strategic Planning and Housing section has advised there is an identified need for affordable housing in the area. The application specifies that the development will meet the Council's Affordable Housing policy, the number and tenure of which would be agreed with the Council.

In accordance with current planning policy, it is now accepted practice on outline planning applications to use a 'standard' form of planning condition to require further approval of the arrangements for provision of Affordable Housing prior to the commencement of development. Officers suggest this approach to be appropriate in this instance.

4.2.5 Visual Amenity.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally that the proposed dwellings appear out of character with the rural setting in terms of layout and density. Concern is also raised regarding the setting of the listed building.

Officers accept that there will inevitably be some visual amenity impact from housing development in this location, but in respecting the concerns expressed, it is not considered reasonable to oppose the application on this basis, given the allocation of the site for residential development. The recent appeal decision on the adjacent site concluded that the impact of the development on the character and appearance of the site must be taken in the context of it being allocated for housing, and the need to develop

Whilst it is not possible to assess the detailed visual impact of the dwellings at this stage as the application is in outline form with no approval sought for details of appearance etc., it is not considered that the development proposed would give rise to visual impacts sufficient to merit a refusal of outline permission. Key to the proposal will be the detailing and landscaping of the road elevations. This is to be assessed and controlled at reserved matters stage.

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. Supplementary Planning Guidance 'Residential Development Design Guide' offers guidance on what are separation distances are usually considered acceptable in residential developments.

Concerns have been raised in relation to the potential impact of the development on the amenity of existing neighbouring properties. Specific reference is made to the distances between houses, notable plots 42, 43 and the rear of Tanrallt.

With regard to concerns relating to disturbance resulting from works during the construction process, it is considered reasonable to condition the submission of a Construction Environment Management Plan to cover details such as hours of operation etc.

Whilst noting the comments received in relation to residential amenity, in the absence of full details of the dwelling types, it is not possible or appropriate to consider specific residential amenity issues at this point. These would normally be dealt with at reserved matters stage, when the full impact of development and proximity to existing property can be fully assessed. However, it should be noted that the indicative layout suggests that, with the exception of the distance between plot 42 and Tanrallt, adequate separation distances (as advised in SPG Residential Development) can be achieved. At this stage, therefore, the application is considered acceptable in terms of residential amenity.

4.2.7 Ecology

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.

An ecological survey has been submitted and neither NRW nor the County Ecologist have raised an objection to the proposal.

The site development brief requires the site to be surveyed for the presence of wildlife. It requires a wildlife corridor to be incorporated into the proposal and indicates where this should be located.

A wildlife corridor is annotated as proposed along the southern and western boundary of the site.

The proposals are therefore considered acceptable in relation to impact on ecology. Final details of the wildlife corridor can be secured through planning condition.

4.2.8 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 are individual objections from residents on drainage grounds.

The site development brief identifies possible localised issues of surface water flooding. It advises that, to reduce risk, any proposed development should be required to minimise water runoff in order to maintain or reduce pre-development rates as per policy VOE 6 Water Management. The use of SuDS (Sustainable Drainage systems) is encouraged as a means of dealing with surface water run-off. It also states that details of adoption and management for the proposed SuDS should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

Regarding surface water run-off, a combined system to deal with roof water and highway surface water is proposed. This would feed into a soakaway area located beneath the proposed public open space. The submitted drainage strategy advises that this has been designed to ensure that surface water run-off rates will be lower than the existing 'green field' run off rates. Details of the future management and maintenance of the private soakaways have not been submitted, but can be controlled through planning condition. Denbighshire Highways would only adopt the highway gulleys and connection drains. This can be adequately controlled through planning conditions as advised in WGC 16/2014 (The use of planning conditions in development management).

In respect of surface water drainage, NRW and the County Land Drainage Engineer have not raised an objection to the proposed means of dealing with surface water drainage.

Foul sewage is proposed to be dealt with via main sewers. It is suggested that the sewage would be piped to the lowest point of the site, and then pumped to the nearest mains sewers on Llys Catrin. However, these details are not submitted at this stage and will be considered later. It is noted that there is an opportunity for the development of this site to link up with the adjacent site in terms of utilising a shared pumping station. Officers can make this suggestion to the developers at the appropriate time, although it is not a matter that the LPA can insist upon.

In respect of foul drainage, Dwr Cymru confirm there are no capacity issues in the public sewerage system or the treatment works in connection with the proposal to develop the site. Dwr Cymru have not raised an objection to the proposed means of foul drainage and have confirmed that the foul sewage system (including pumping station) would be adopted by Dwr Cymru, and would be subject to through its own legislation.

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.

4.2.9 Highways (including accessibility and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be

given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Concerns have been raised that the local highway infrastructure would not be able to accommodate the development and that the proposal does not adequately demonstrate how the impacts of the development can be mitigated.

The site development brief identifies the need for a Transport Assessment to be submitted with any development proposal which should set out how the development proposal would mitigate transport impact through design and the imposition of planning conditions or obligations. The Brief also specifically refers to assessing the impact upon Myddleton Park Roundabout, Old Ruthin Road/Whitchurch Road Junction, Old Ruthin Road (brow of hill), Whitchurch Road/St Marcella's Church, Old Ruthin Road (corner), Old Ruthin Road and New Ruthin Road Junction. The brief also identifies the need to take into account parking for Brookhouse Chapel. The brief also suggests proposals should demonstrate how any scheme prioritises walking, cycling and public transport over the use of private vehicles. In particular it suggests that the proposed site layout should fit in with and enhance existing walking routes in the area. The proposed site layout should encourage walking and make it easier and preferable to get around the area by foot. The brief suggests that 2.0 metre wide footways on either side of Old Ruthin Road shall be provided along the frontages of both potential development sites and enhancements to the roundabout area shall be considered.

The application is accompanied by a transport assessment, and includes layout plans showing the proposed vehicular access/egress point. Plans have been submitted showing proposed improved pedestrian crossings at Myddleton Park Roundabout, foot paths to bus stops etc. and these mirror the improvements suggested on the adjacent site. The applicants have confirmed that they are prepared to contribute financially towards the cost of providing a right turn lane from the A525 (New Ruthin Road) into Old Ruthin Road should it be needed.

The Transport Assessment and associated plans have been assessed by the Highway Officers, and extensive negotiations have taken place between Officers and the Applicants / agents to ensure there is adequate information to assess the highway impacts of the proposals on the locality.

The Highway Officer has provided a comprehensive response on the application, including a review of the detailed considerations highlighted in the Site Development Brief. This is quoted in full 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 acceptability of the submitted information and has commented on impacts on the local road network, specific junctions/corners/ roundabout, the topography, access and parking arrangements, and highway drainage. The Highway Officer has also had regard to the Cea Topyn Appeal Inspector's decision and the Transport Assessment that was submitted with that application. That Transport Assessment based its figures on 133 units as a combined total of sites 1 and 2. The Inspectorate found the TA to be wholly satisfactory and demonstrated the site(s) could be developed by way of 133 dwellings.

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 to make it acceptable, subject to relevant controls being imposed through planning conditions.

4.2.10 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan. However, subsequent to the adoption of the Local Development Plan the Welsh Government has issued further advice and policy on the subject. It is no longer justified to expect a planning application on an allocated housing site to demonstrate its impact upon the Welsh language and community as that will have been assessed at allocation stage.

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

The impact of development on the Welsh language has been assessed during deliberations on the Local Development Plan. On the basis of the information submitted, in Officers' opinion a residential development on this site would not by virtue of its size, scale, and location give rise to significant harm to the character and language balance of the community.

4.2.11 Archaeology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Planning Policy Wales (Section 6.5) 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.

Comments have been made by objectors in relation to potential impact on archaeology. The Clwyd Powys Archaeological Trust and the County Archaeologist both requested additional survey work to be undertaken prior to determination. This has been done, and the results have been considered by both CPAT and the County Archaeologist. On the basis of the additional survey work, it has been concluded that the development, if permitted, should be subject to a watching brief during the initial phases of construction.

The site development brief identifies the need for pre-determination investigation.

Having regard to the comments of CPAT and the County Archaeologist, it is considered that the proposals would not give rise to any unacceptable impacts in relation to archaeology. Therefore regarding the site's archaeology, in officers' opinion, there is no conflict with the Site Development Brief, Local Development Plan or national policy which could not be dealt with by imposing a suitably worded relevant planning condition.

4.2.12 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.

Paragraph 5.30 of the site development brief states that financial contributions towards education provision will be required, in line with the calculation guidance provided.

The Education Authority have provided the latest capacity figures for the nearest schools:

Primary:

Ysgol y Parc / Ysgol Frongoch : spare places 12

Ysgol Twm o'r Nant : spare places 12

Secondary:
Denbigh High School : spare places 479
Ysgol Glan Clwyd : spare places 153

In Officers opinion, there is the potential for there to be a shortfall in education provision within the area by the time the reserved matters are submitted. In the absence of dwelling numbers it is considered reasonable to reserve the consideration of this matter to such time as the final details are determined. A suitably worded condition is therefore suggested.

4.2.13 Open Space

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

The precise number of dwellings is not known at this point, and without that it is not possible to calculate the precise requirement. It is therefore considered reasonable to impose a suitably worded planning condition requiring agreement to the mechanism for compliance with the open space requirement.

Other matters

Well – being of Future Generations

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.

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.

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.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable having regard to relevant policies and guidance.
- 5.2 Members are reminded that the application is an Outline planning application on a site allocated for housing in the adopted Local Development Plan. Members are also reminded that the previous appeal decision is a material consideration in determining this application.
- 5.3 In officers opinion the amount of information presented with the application is proportionate to the nature of the proposal. The site is allocated, and therefore the principle of development must be accepted, as must impacts of the proposal that would have been considered and found to be acceptable when the site was allocated. There is no evidence or information provided on this application to suggest the site could not be developed. Officers therefore recommend that outline planning permission be granted for the proposal.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), layout, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 14th February 2021.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. 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:
 - (i) Landscape Plan (Dwg. No. DW/SD/QA/P1HS/A) received 18 December 2015
 - (ii) Block Plan as Existing (Dwg. No. P 419 02) received 18 December 2015
 - (iii) Location Plan as Existing (Dwg. No. P 419 03A) received 18 December 2015
 - (iv) Location Plan as Existing (Dwg. No. P 419 01) received 18 December 2015
 - (v) Location Plan as Proposed (Dwg. No. P 419 04A) received 18 December 2015
 - (vi) Block Plan as Proposed (Dwg. No. P 419 03B) received 20 January 2016
 - (vii) Location Plan as Proposed (Dwg. No. P 419 04B) received 20 January 2016
 - (viii) Crossing Points Improvement Plan (Drwg. No. SK03) received 17 October 2017
 - (viii) Landscape Review Plan (Drwg. No. DW/SD/QA/P1HS/A) received 17 October 2017
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
6. 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 development shall be replaced in the next planting season with trees or hedgerow plants of size and species which shall first be agreed in writing with the local planning authority.
7. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected at least 1 metre outside the outermost limits of the branch spread. No construction materials or other items shall be placed or burned within such fenced areas; nor shall the existing ground levels be altered or any trenches or pipe runs formed within such areas without the prior written consent of the local planning authority.
8. Construction shall not commence on any individual building until details of the materials to be used in the construction of the external surfaces of that building have been submitted to and approved in writing by the local planning authority. Development shall be carried out in

accordance with the approved details.

HIGHWAYS

9. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from construction works;
- viii) the hours of site works and deliveries; and
- ix) a route plan for all vehicles connected with the development arriving at and leaving the site.

The approved Statement shall be adhered to throughout the construction period.

10. No development shall be permitted to commence until the detailed layout, design, street lighting, signing, drainage and construction of the internal estate road, access to the site, footway adjacent to the existing highway and associated highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
11. Full details of the highway works related to the improvement of the pedestrian crossing facilities on Whitchurch Road, the A525 roundabout as indicated on the approved plans and the mechanism for the provision of a right turn ghost island from the A525 into Old Ruthin Road, including the detailed design, layout, construction and street lighting shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any site works and the works shall be completed in accordance with the approved plans prior to the construction of any of the dwellings hereby approved.
12. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.

AFFORDABLE HOUSING

13. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Affordable Housing. The development shall proceed strictly in accordance with the approved arrangements.

DRAINAGE

14. No development shall commence until details of a scheme for the disposal of foul and surface water from the development, incorporating sustainable drainage principles and including phasing/timing of provision and subsequent management and maintenance arrangements, has been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed in accordance with the approved details.

OPEN SPACE

15. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space. The development shall proceed strictly in accordance with the approved arrangements.
16. A landscape and public open space management plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas, 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.

LOCAL EMPLOYMENT STRATEGY

17. Prior to the commencement of any development a local employment strategy, containing details of measures which contribute to the promotion of local employment and training in association with the development, shall be submitted to and approved by the local planning authority. The local employment strategy shall be implemented in accordance with the approved details.

BIODIVERSITY

18. The development hereby approved shall be undertaken in accordance with the mitigation, compensation and enhancement measures set out in section 9 of the submitted ecological assessment (Etive Ecology Ltd Preliminary Ecological Appraisal dated November 2017).
19. Prior to the installation of any lighting an external lighting scheme and light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

DENSITY AND DWELLING TYPE MIX

20. Prior to the commencement of development details of the range of house sizes and types shall be submitted for approval to the Local Planning Authority. Any subsequently approved details shall be implemented in full.
21. The site shall be developed at no less than 23 dwelling per hectare and no more than 27 dwellings per hectare.

ARCHAEOLOGY

22. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological excavation work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The archaeological programme of work shall be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report shall also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record. The digital archive will be sent to the National Monuments Record, National Library of Wales, Aberystwyth. The finds archive will be sent to the Denbighshire Museums Service.

EDUCATION

23. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Education Provision. The development shall proceed strictly in accordance with the approved arrangements.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. In the interest of visual amenity
6. In the interest of visual amenity.
7. In the interest of visual amenity.
8. In the interest of visual amenity.
9. 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.

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 ensure that adequate visibility is provided at the proposed point of access to the highway.
12. 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.
13. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
14. To ensure the development is served by a satisfactory drainage system.
15. To ensure the development is in compliance with the Council's adopted Open Space policies and guidance.
16. To ensure the Public Open Space provided is maintained and operational in perpetuity in the interests of amenity.
17. In the interest of protection of the local employment.
18. In the interests of nature conservation.
19. In the interests of nature conservation.
20. In the interest of ensuring the development is accordance with the current local housing needs assessment.
21. In the interest of ensuring the site is developed in an efficient manner, whilst protecting the character of the area.
22. To secure preservation by record of all archaeological remains which will be impacted by the development.
23. To ensure the development is in compliance with the Council's Education Provision policies and guidance.