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40/2017/1133

Scale: 1:2500

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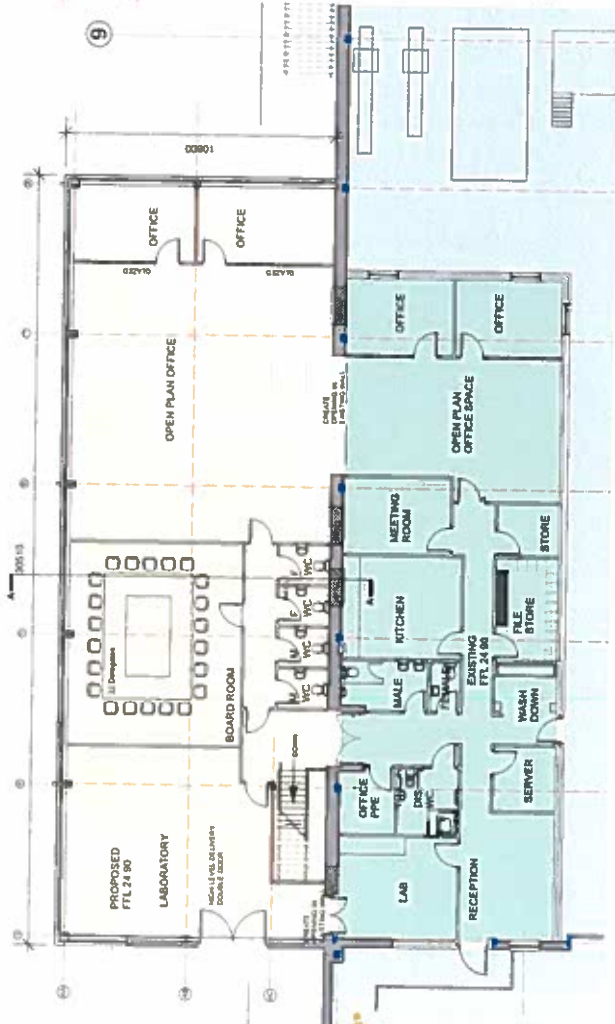
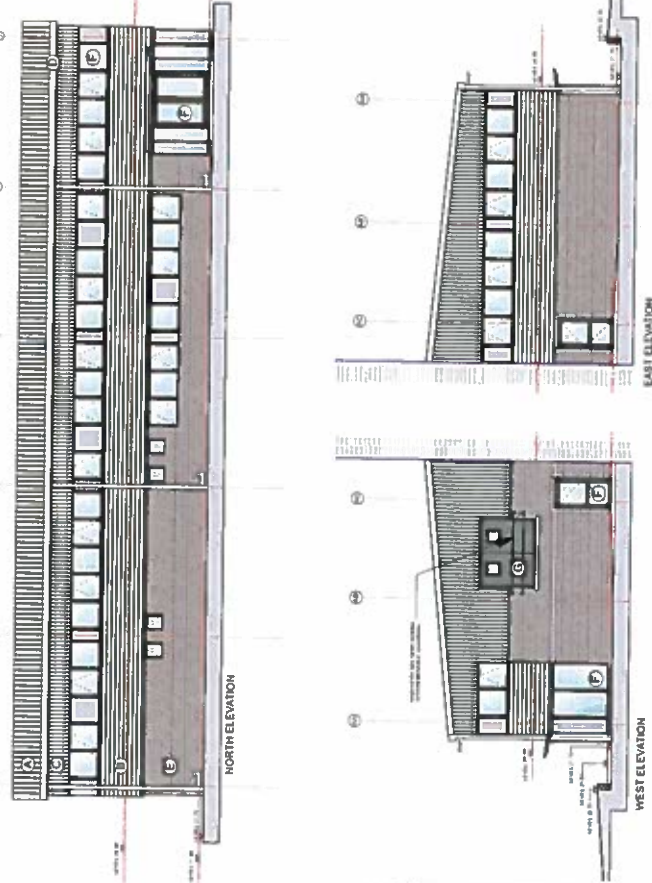
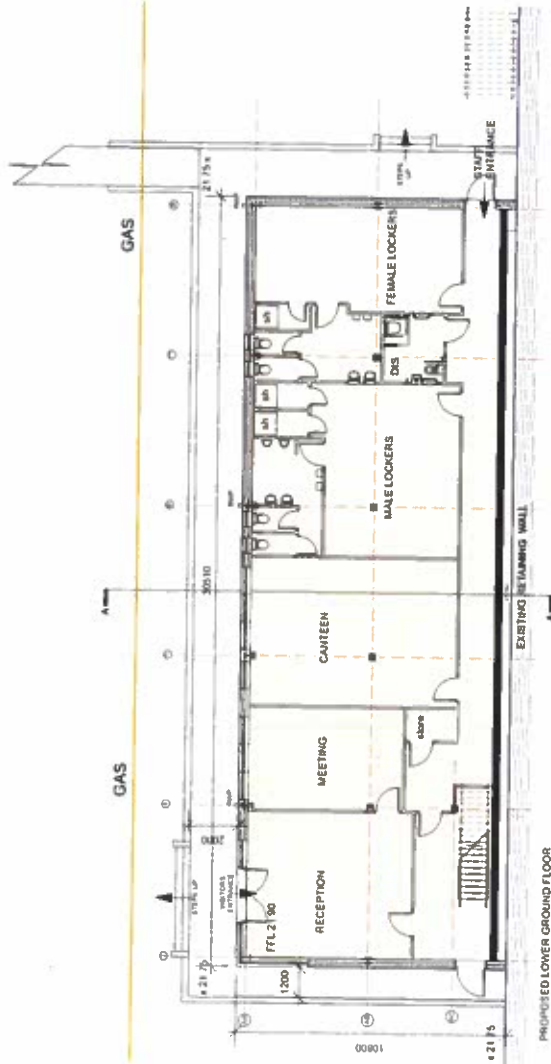
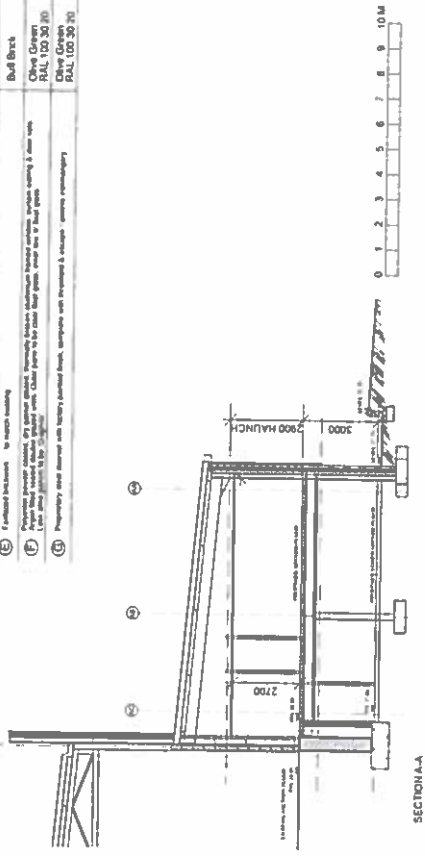
# FLOOR PLANS & ELEVATIONS OF OFFICE

**LEGEND**

- (A) Slanted metal roof system, gutter, built-up roofing system, color coated steel decking
- (B) Slanted metal roof system, gutter, built-up roofing system, color coated steel decking
- (C) Slanted metal roof system, gutter, built-up roofing system, color coated steel decking
- (D) Slanted metal roof system, gutter, built-up roofing system, color coated steel decking
- (E) Slanted metal roof system, gutter, built-up roofing system, color coated steel decking
- (F) Slanted metal roof system, gutter, built-up roofing system, color coated steel decking

**COLOR**

Blue-Green  
RAL 100 60 20  
Light Blue-Green  
RAL 100 60 20  
Medium Green  
RAL 100 60 20  
Dark Green  
RAL 100 60 20



**GROSS INTERNAL FLOOR AREAS**

LOWER GROUND FLOOR - 290 m² (3100 ft²)  
GROUND FLOOR - 310 m² (3300 ft²)  
EXISTING WELFARE FACILITIES - 228 m² (2450 ft²)

PROPOSED 2 STOREY EXTENSION  
EXISTING WELFARE FACILITIES  
EXISTING FACTORY

**htarchitects**  
1111111111  
1111111111  
1111111111

**PROJECT**  
The Real Period Company  
Unit 2, Kennel Park

**DATE**  
11.10.2017

**PHASE**  
Planning

**SCALE**  
1:100 @ A1

**DESIGNER**  
MINI TC

**DRAWN**  
A1008

**CHECKED**  
A1008

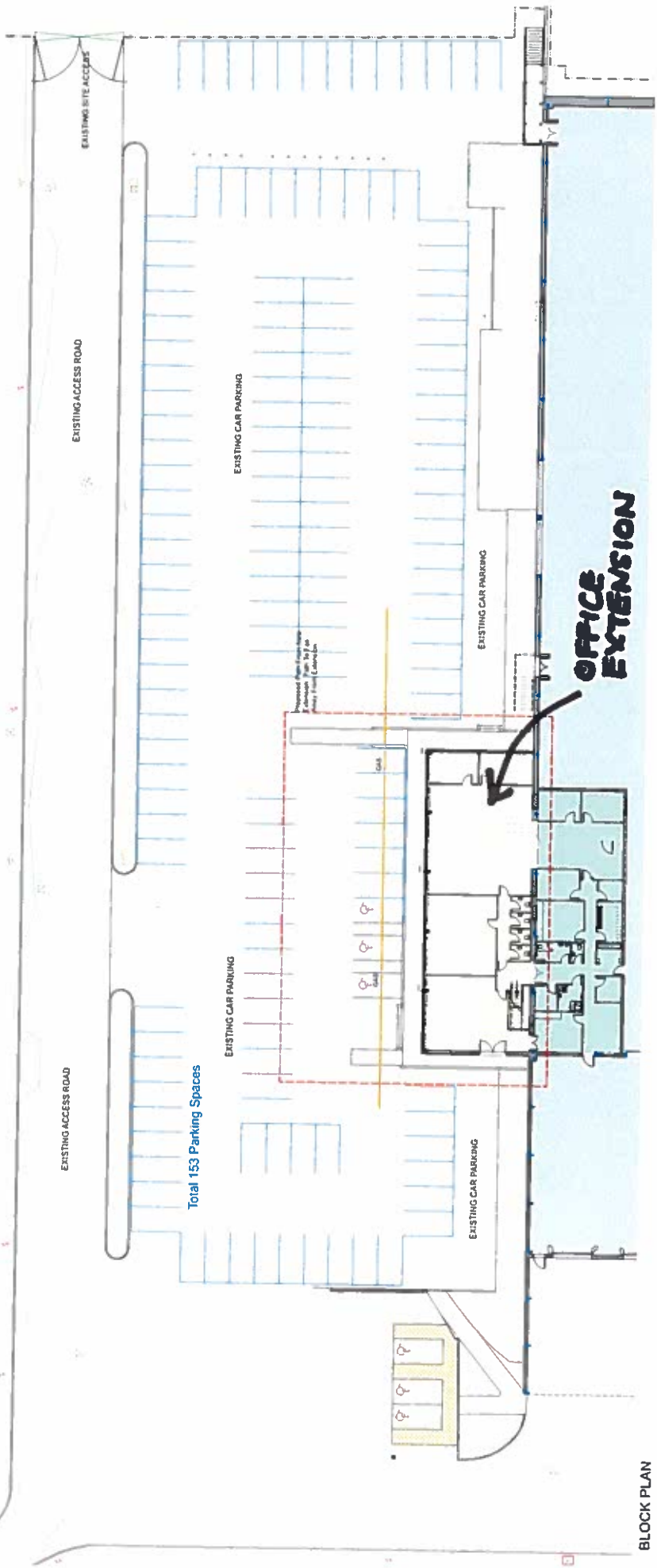
**DATE**  
11.10.2017

**PROJECT NO.**  
A1008



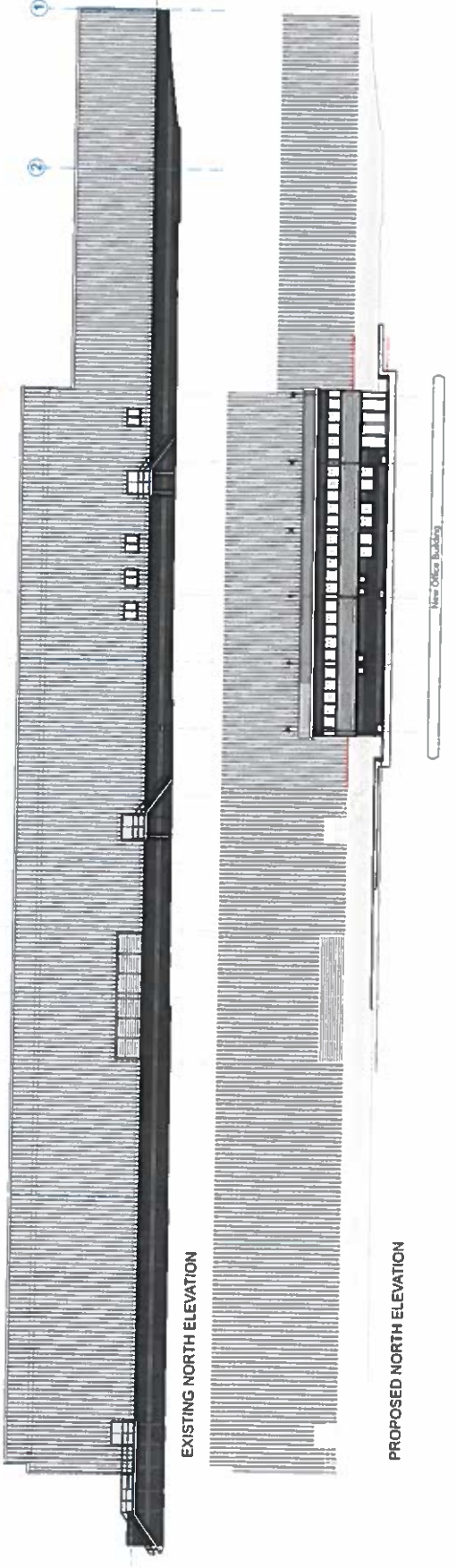
# SITE PLAN SHOWING PARKING AREA ILLUSTRATIVE

client: The Real Estate Company  
 project: Unit 2, Kinross  
 location: Extension of Existing Facilities  
 drawing no: Block Plan of  
 date: 11/10/20  
 scale: 1:200  
 drawn: MNN  
 checked: TC  
 title: A1008.dwg rev: P110 rev: A



BLOCK PLAN

## ELEVATIONS



EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

New Office Building



**WARD :** Bodelwyddan

**WARD MEMBER:** Cllr Richard Mainon

**APPLICATION NO:** 40/2017/1133/ PF

**PROPOSAL:** Erection of extension to existing factory to provide additional office accommodation

**LOCATION:** Real Petfood Company Unit 2 Royal Welch Avenue  
Bodelwyddan Rhyl

**APPLICANT:** Mr G Wheeler

**CONSTRAINTS:** Within 67m Of Trunk Road

**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

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

- Member request for referral to Committee

**CONSULTATION RESPONSES:**

BODELWYDDAN TOWN COUNCIL

“ The Town Council, in respect of the above application, would like to query that there is no current existing outstanding restriction for further development on the car park. “

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highway Officer

- No objection. The case officer has advised that there is adequate parking provision for the development

**RESPONSE TO PUBLICITY:**

Representations received from:  
Graham Bloxsome, 4, Clos Dinas Bran, Bodelwyddan

Summary of planning based representations:

Residential amenity concerns

Before any permission for expansion is granted, the current issue with unpleasant smells from the factory should be resolved.

**EXPIRY DATE OF APPLICATION: 31/01/2018**

**EXTENSION OF TIME AGREED to 16/02/2018**

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

- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 The application proposes the erection of a 2 storey lean to extension on the north side of an existing factory building, to increase the existing office accommodation, along with refurbishment of existing welfare / office accommodation within the body of the existing building.
- 1.1.2 The building is occupied by the Real Pet Food Company, and has a current floorspace of over 12,000 square metres.
- 1.1.3 The footprint of the proposed extension is shown on the submitted plans as 10.8m by 30.5m, and would therefore create approximately 660 square metres floorspace. The height of the extension would be some 8 metres above ground level, set against the 14 metres height of the existing factory building.
- 1.1.4 The office extension would be located on part of the footprint of substantial silos which were used in connection with the former Hotpoint use, and which were removed as part of the subdivision of the factory following the grant of planning permission in 2014.
- 1.1.5 The Lower ground floor of the extension would incorporate a reception and meeting room, a canteen, and male and female locker rooms. The Ground floor would contain three office areas, a boardroom, laboratory, and toilets.
- 1.1.6 The main external materials proposed for the extension are fairfaced bricks at the lower ground floor level (to match the existing brickwork plinth on the factory building) and Moorland Green coloured profiled cladding sheets on the upper level.
- 1.1.7 There are levels differences between the current internal floors of the building and the land immediately to the north which would mean the lower floor of the extension would be set at least in part slightly below the existing ground level.
- 1.1.8 The Design and Access statement with the application states..." the Real Petfood Company is a specialist in the innovation and manufacture of high quality pet food, specialising in baked semi moist treats and super premium biscuit products" It advises that the Company currently employs 60 full time staff , with the current expansion set to increase staff numbers to 100 in the near future.
- 1.1.9 Its description of the proposals is as follows:

"The layout of the extension is to ease the current flow of staff and visitors in to the building by creating separate access to the building. The current entrance brings both staff and visitors into the facility through the same entrance.  
The visitor entrance will lead to a welcoming reception area and seating with an adjacent meeting room.  
The new staff entrance leads on to the larger modern welfare facilities that in turn lead in to the working area of the unit. Access for both staff and visitors to the factory floor is from a stair well behind the proposed reception area. This also leads to the laboratory and the newly created office space. The first floor will primarily be used by the companies staff. The current car parking is located to the north of the site and both visitors and staff will find the approach to the offices more user friendly."
- 1.1.10 The applicant's agent has submitted an illustrative site layout plan showing the site is capable of accommodating approximately 153 parking spaces. The plan is at the front of the report.

#### 1.1 Description of site and surroundings

- 1.1.1 The Real Petfood Company building is one of 2 industrial units located between the A55 North Wales Expressway (to the south) and Artillery Row (to the north). It was



created as part of the subdivision of the former Hotpoint factory, and was granted planning permission in 2014.

- 1.1.2 There is established residential development on Coronation Close on the western boundary of the site, and Artillery Row and Park Avenue to the north.
- 1.1.3 The main factory unit is located towards the southern boundary of the site and its main parking area is between the building and the northern boundary with Artillery Row. The main access road into the site is Royal Welch Avenue, off Abergele Road, which serves a number of businesses in this employment area, and runs into the site between the parking area and a long established landscaped mound within the site, running parallel with Artillery Row.
- 1.1.4 The existing factory is a substantial building, as will be appreciated from the plans at the front of the report. The rear elevation facing north towards its car park and Artillery Row is some 120m long, the majority of which is in excess of 14m in height, with a section on the north end stepping down to between 8m and 9m height.
- 1.1.5 The factory car park has been marked out previously by the former users and the agent advises it still retains markings for some 120 car spaces (along with areas dedicated to storage and large vehicle parking which are no longer relevant to the mode of operation of the Real Pet Food Company).

#### 1.2 Relevant planning constraints/considerations

- 1.2.1 The site is within the development boundary of Bodelwyddan and an allocated employment site on the proposals map in the Local Development Plan.

#### 1.3 Relevant planning history

- 1.3.1 The main application of relevance is the one granted permission at Committee in July 2014 for the subdivision of the former Hotpoint factory into two employment units. The only condition attached to this permission which is of relevance to issues arising on the current application was No.4, which required the proposed arrangements for the loading, unloading, parking, and turning of vehicles to be made available prior to the units being brought into use and being retained thereafter.

#### 1.4 Developments/changes since the original submission

- 1.4.1 None.

#### 1.5 Other relevant background information

- 1.5.1 The application has been referred to Committee at the request of the local member to allow for consideration of the proximity of the extension to the neighbouring residential dwellings and encroachment onto the car parking area, the latter being a matter raised by the Town Council.
- 1.5.2 The applicant's agent has advised that the company are not aware of any legal restrictions on use of the parking area.
- 1.5.3 In relation to the concerns over odours from the existing factory use, the applicant's agent has asked that the following information be conveyed to Members:

"This extension is simply to improve and extend the management facilities of the factory and will in turn create more employment opportunities within the company.

Whilst it is clear that there have been issues raised by the local community relating to odours from the factory, provision of this office extension has zero impact on the Odour issue. The office extension is about creating more employment opportunities. The Real Petfood Company already employs some 70 persons in the factory – far exceeding our initial plans – and expects this to rise in the next 12-18 months to in excess of 100 persons.

As a local employer, The Real PetFood Company is committed to overcoming the odour concerns that from time to time arise, weather dependent. We are taking robust action to alleviate the situation. To this end we have taken the following steps towards making a detailed planning application to address the issues:

1. Appointed an Air Quality Specialist to design a system to dissipate the odours, thereby reducing the issue.  
A suitable system has now been designed.

2. Appointed an Urban / Landscape designer, to ensure that the visual impact of the above system is acceptable.  
Survey work is currently underway.

3. Appointed HTC Architects to lodge a planning application on completion of the above.

This work is now well progressed and we anticipate a Planning Application being made in the near term. "

## **2. DETAILS OF PLANNING HISTORY:**

2.1 40/2014/0666

Part demolition and refurbishment of existing industrial unit to create two separate employment units - Former Hotpoint Site.

GRANTED at Committee 22/07/2014

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

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

Policy RD1 – Sustainable development and good standard design

Policy PSE2 – Land for employment uses

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Parking Requirements in new developments

3.3 Government Policy / Guidance

Planning Policy Wales Edition 9, 2016

Development Control Manual November 2016

Technical Advice Notes

TAN 12: Design

TAN 22: Sustainable Buildings

TAN 23: Economic Development

3.4 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 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Highways/parking/access

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application involves an extension to an established factory unit on an allocated employment site within the development boundary of Bodelwyddan as identified in the adopted Local Development Plan.

The policy in the Local Development Plan which is relevant to the principle of employment development is Policy PSE 2, which relates to employment sites on the LDP's proposals maps and supports employment development in use classes B1, B2 and B8. The policy reflects one of the LDP's key objectives, to provide employment opportunities within the County.

The principle of development in support / expansion of employment uses is in accord with the LDP and the approach to development in Planning Policy Wales, supporting sustainable economic development. The prospect of additional jobs arising from the development and future expansion of the business is a positive factor to be weighed in an application of this nature.

The issues to address in this instance are considered to be the local impacts of the particular proposals, and are reviewed in the following sections of the report.

4.2.2 Visual amenity

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

There are no consultation responses raising concerns over the visual impacts of the proposed office extension.

The plans at the front of the report show the details of the proposed office extension. This would project out from the largely 'blank' north facing elevation of what is a substantial factory building, and whilst it would have a width of 30m, this would appear a relatively minor feature set against the bulk of the existing main building which is over 120m long. The nearest dwellings at Artillery Row would be over 60m from the extension, and as a consequence of the mounding / planting along the northern boundary of the site, public views of the extension would be limited. The scale of the extension and the proposed use of external materials would be wholly in keeping with the existing development. The extension would, if anything introduce more visual interest to the northern side of a development which is relatively featureless.

It is not considered that the proposal would result in any adverse impact on visual amenity.

#### 4.2.3 Residential amenity

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

There is a single representation raising concerns over smells arising from the existing factory use, suggesting this should be resolved before any expansion is allowed.

In respecting the basis of the representation over the incidence of smells arising from the existing use, Officers would strongly recommend against this being considered as a matter of relevance to the determination of the application in front of the Council. The Committee has to determine whether an office extension, which would have no direct impact on industrial processes, is acceptable. Public Protection Officers have been investigating complaints over emissions from the factory and the applicant's agent has provided a clear statement (reproduced in paragraph 1.5.3) that plans are in preparation for specific measures to address issues of local concern. The merits of proposals to address emissions issues would have to be considered as part of any separate planning application which may follow. Action can be taken under separate legislation in connection with nuisance from emissions, where this is justified.

In relation to other impacts on residential amenity from the proposed office extension, Officers believe the distances between the proposed building and dwellings (nearest would be 60m from the extension), in addition to the presence of intervening planting, mean there would be no unacceptable effects on occupiers. There are no representations received raising issues over the proximity of the office extension to existing dwellings.

#### 4.2.4 Highways /access /parking

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

The Town Council have asked whether ... 'there is no current existing outstanding restriction for further development on the car park.' The Highway Officer has no objections to the application.

In relation to the Town Council's comments, the only relevant 'planning' restrictions which may apply to the erection of an extension taking up a small section of the car park area are the conditions of the 2014 permission to subdivide the original factory into two units, and whether the loss of parking spaces as the result of the extension would reduce the number of spaces to a point where there would be inadequate provision to accommodate the factory use.

In respect of:

- a) The 2014 planning permission – this required the provision of the parking arrangements proposed before the bringing into use of the units, but did not restrict further development on the car park. It is suggested the current application has to

be determined on its own merits, with due consideration to the potential impacts on the parking situation.

- b) The loss of parking spaces as a consequence of the office extension – as described previously, the extension is at least in part on the footprint of an area occupied previously by a number of silos used in connection with the Hotpoint factory. The loss of parking spaces would be negligible. The applicant's agent has provided a plan confirming a layout can still accommodate 153 parking spaces, accounting for the office extension.
- c) The Real Pet Food Company operates on a shift system, hence even if the anticipated expansion to 100 staff were to take place, demand for parking spaces would be spread over a 24 hour period.

The Highways Officer has raised no objection to the proposal, and it is Officers' opinion that there would be no highway or parking issues arising from the development.

Officers' conclusions based on the above are that there is comfortably adequate space for the parking of vehicles to service the factory and the office extension which is the subject of the application.

#### 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.

## **5. SUMMARY AND CONCLUSIONS:**

- 5.1 In respecting the matters raised by the Town Council and the private individual, Officers do not consider there are reasonable grounds for opposing the application. Issues relating to emissions from the existing factory are under separate investigation and are considered to be matters for resolution outside the current application.
- 5.2 The proposal is for relatively modest additional office accommodation in connection with an established employment use, representing investment in the business and a prospect for further job creation, in line with the Council's basic economic aspirations and objectives.
- 5.3 Officers consider the application merits support, hence the recommendation is to grant permission.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

- 1. The development to which this permission relates shall be begun no later than 14th February 2023.



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:
  - (i) Context elevations, block plan of site (Drawing No. P110) received 28 November 2017
  - (ii) Proposed floor and elevations (Drawing No. P100 Rev. C) received 28 November 2017
  - (iii) Location plan received 7 December 2017
  - (iv) Car park layout plan ( Drawing A100B - 110A) received 22 January 2018

The reasons for the conditions 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.