



**40-2023-0473**



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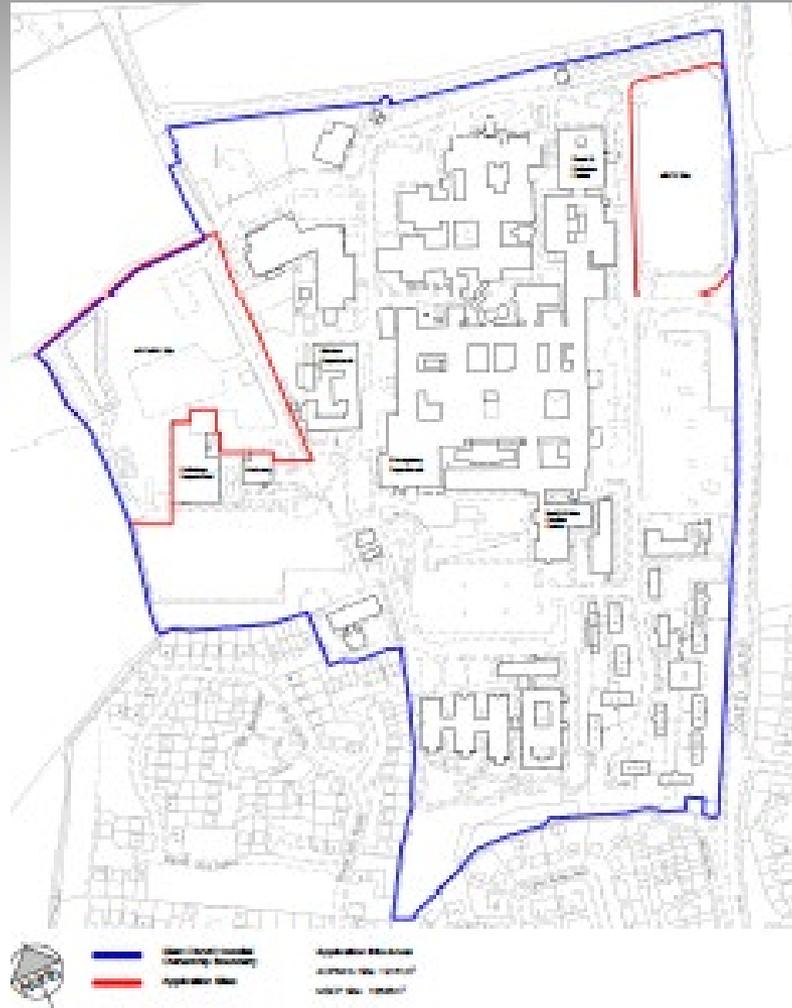


**40/2023/0473**

**Ysbyty Glan Clwyd, Rhuddlan Road,  
Bodelwyddan**

**Erection of new hospital unit (Use Class C2) including associated landscaping, car parking and site vehicular access and the erection of a multi-storey car park and associated works**





Site Location Plan





MHU Site Plan





MHU Proposed elevation axonometric





MHU Site Photos (Carpark 5)





Multi-storey Carpark Site Plan





ELEVATION A-A



ELEVATION B-B



ELEVATION C-C



ELEVATION D-D

## Multi-storey Carpark Elevations



Multi-storey Carpark site images

**WARD :** Bodelwyddan

**WARD MEMBER(S):** Cllr Raj Metri (c)

**APPLICATION NO:** 40/2023/0473/ PF

**PROPOSAL:** Erection of new hospital unit (Use Class C2) including associated landscaping, car parking and site vehicular access and the erection of a multi-storey car park and associated works

**LOCATION:** Glan Clwyd Hospital, Rhuddlan Road, Bodelwyddan, LL18 5UJ

**APPLICANT:** Betsi Cadwaladr University Health Board

**CONSTRAINTS:** None

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
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

No reply received.

NATURAL RESOURCES WALES

No objection subject to conditions.

DWR CYMRU / WELSH WATER

No objection subject to conditions.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer

No objection subject to conditions.

Public Protection Officer

No reply received, advised verbally no objection.

Ecology Officer

No objection subject to conditions.

Flood Risk Officer

No objection, SAB required.

Strategic Housing & Policy Officer

No objection.

North Wales Police

No objection.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

George Meigh, Ger Y Faenol, Rhuddlan Road, Bodelwyddan

Summary of planning based representations in objection:  
Residential amenity- concerns over lighting impacts from proposed carpark.

**EXPIRY DATE OF APPLICATION: 10/09/2023**

**EXTENSION OF TIME AGREED: 08/11/2023**

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

- re-consultations / further publicity necessary on amended plans
- awaiting consideration at Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The application seeks planning permission for the erection of new hospital unit (Use Class C2) including associated landscaping, car parking and site vehicular access and the erection of a multi-storey car park and associated works.
- 1.1.2 The hospital unit is proposed on an area currently used for parking to the west of the site (known as Carpark 5), to the rear of the existing Pathology Department and Mortuary.
- 1.1.3 The hospital unit would serve as a Mental Health Unit (MHU). It would be a 2 and 3-storey building with roof plant with an internal area of some 9,794m<sup>2</sup>. The building has been designed in the form of two interconnected blocks, built around a central courtyard space. The main eastern entrance block would be 3 storey, the connected western block would step down to 2 storey in height.
- 1.1.4 The plans include a landscaped courtyard and external garden spaces to provide safe and secure outdoor amenity space for patients. Internally the MHU would comprise of patient accommodation and complementary support facilities including therapy rooms, social spaces, gym rooms, visitor facilities, reception space with café and a staff administration floor.
- 1.1.5 The MHU accommodation would provide a total of 59 patient beds in 4 new inpatient wards: with 2 Adult Acute Wards and 2 Older Persons Wards. The proposed MHU unit would replace the existing facility known as the Ablett Unit on the site. Thirteen patient beds from the Older People's Mental Health inpatient services at Bryn Hesketh facility at Colwyn Bay would also be incorporated into the unit to consolidate the mental health service provision at the one site.
- 1.1.6 The existing Ablett Unit would be retained to accommodate alternative ancillary hospital administrative functions which are presently accommodated elsewhere within the hospital site.
- 1.1.7 A multi-storey car park is proposed in the north-eastern corner of the hospital site utilising an area of existing surface car parking. The multi story car park would balance the loss of parking resulting from the development of the MHU (some 233 spaces would be lost at car park no. 5). The car park would be three storey facility accessed from the existing carpark internal estate roads.
- 1.1.8 Drainage proposals include connection to the existing foul sewer system serving the Hospital site. Surface water for the mental health unit would be directed to Suds facility to discharge to an adjacent ditch. Surface water for the carpark facility would also be dealt with via Suds. Of note is that the surface water strategy for both the mental health unit site and multi-storey car park site is to achieve a betterment/reduction on the pre-development run-off rates.

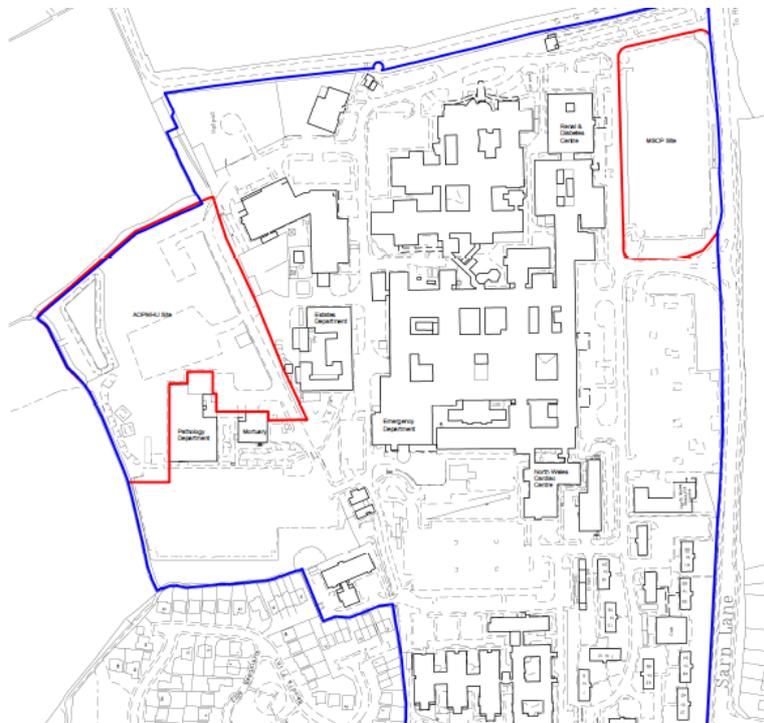
See plans (\*not to scale)



*Mental Health Unit Site Axonometric (looking into the site from the west/ rear)*



*Carpark elevations*



*Site location showing location of MHU to the west of the site and proposed carpark to the north east of the site.*

1.1 Other relevant information/supporting documents in the application.

- 1.2.1 The application is supported by a range of documents including;
- Design and Access Statement (Powell Dobson)
  - Planning Statement (Tetra Tech)
  - Transport Assessment (including Travel Plan, VIA Solutions)
  - Community and Linguistics Impact Assessment (Tetra Tech)
  - Arboricultural Impact Assessment, (TEP)
  - Green Infrastructure Statement, (Rev B) (Soltys Brewster)
  - Ecology Assessment (Site 1) – Mental Health Unit Site, ref.8166.007 v3
  - Ecology Assessment (Site 2) – MSCP, ref.8166.003 v5
  - Sustainable Drainage Statement (Ramboll)
  - Flood Consequences Assessment (Ramboll)
  - Noise Assessment (AEC)
  - Topographical Survey
  - Phase 1 Contaminated Land and Geotechnical Desk Study (Ramboll);
  - Phase 2 Environmental Site Investigation (Ramboll)
  - Pre-application Consultation Statement (Tetra Tech)
  - Lighting Study (incorporating Lighting Proposals) (Arup)
  - BREEAM Planning Report (Arup)
  - Construction Environmental Management Plan (BAM)
  - Water Conservation Statement (Tetra Tech).

1.2 Description of site and surroundings

- 1.2.1 The application site comprises of two parcels of land within the wider Glan Clwyd Hospital site which is located off Sarn Lane/Rhuddlan Road in Bodelwyddan. The Betsi Cadwaladr University Health Board run hospital is a well-established community facility established in the 1980's.
- 1.2.2 The MHU is proposed on the northwest periphery of the site in an area currently used for carparking (Carpark No. 5). To the south of the carpark site are the relatively new buildings housing the Pathology Department and the Mortuary. West and north of the site beyond a small drainage pond are open agricultural fields.
- 1.2.3 The proposed multi-storey car park is located on the northeast periphery of the site, at the front of the site. The area is currently used as a parking area and is abutted by Sarn Lane/Rhuddlan Road to the east and a feeder access point to the hospital on the north.
- 1.2.4 For reference the existing Ablett Unit is located within the southern section of the existing hospital site.
- 1.2.5 The main Hospital buildings range from single story up to 5 storey in height. They range in age and design but are all quite utilitarian in appearance. The buildings closest to the proposed mental health unit are two storey.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Bodelwyddan. Glan Clwyd Hospital is designated under Policy BSC 12 for the provision of community facilities.

1.4 Relevant planning history

- 1.4.1 There is a substantial amount of planning history on the Hospital site owing to the nature and volume of development associated with the healthcare use since its establishment.
- 1.4.2 Members may recall an application in 2021 for a similar development to replace the Ablett Unit and build a new car-park. At that time the replacement MHU was located on the southeast of the site (closest to the boundary with Parc Castell). There were

significant local concerns relating to the proximity of that proposal to neighbours and planning permission for the proposal was refused by members of the Planning Committee on the basis that it would have had significant impacts on the amenity of the adjacent occupiers to the south (see reason below). The carpark was not considered to be problematic at the time although formed part of the application and was also refused.

- 1.4.3 Following the 2021 refusal, the Health Board and Agents engaged with Officers to address the issue raised with the earlier application, specifically the amenity concerns associated to developing a plot which bounded neighbouring residential properties. The proposed site was chosen as it was located at the maximum distance from the residential area to the south, and a similar distance to the development to the north, and would remain within the curtilage of the existing hospital and not extend beyond the existing allocation or development boundary.

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

- 1.5.1 Additional information was requested from NRW and Welsh Water around detailing and access to their assets on site. This was provided and they have accepted the updated plans.

#### 1.7 Other relevant background information

- 1.7.1 The proposal is being part funded by Welsh Government. As such the MHU is targeting to achieve a BREEAM assessment rating of 'Excellent' through adopting sustainability measures and practices across the design (photovoltaics, led/ smart lighting, air source heating, Suds, general water efficiency etc). This would include achieving the mandatory credits to achieve an 'Excellent' rating for category ENE1 'Reduction of CO2 Emissions', in accordance with requirements set by the Welsh Government.
- 1.7.2 Cllr Martyn Hogg and Cllr Jon Harland have requested this application be considered by Planning Committee owing to sustainability concerns.

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

- 2.1 40/2020/0813 Development of 2.8ha of land by the erection of a Use Class C2 hospital building (mental health unit to replace the existing Ablett Unit) with associated landscaping, car parking and site vehicular access. and the erection of a multi-storey car park with associated works (outline application - all matters reserved) Refused 13/01/2021 for the following reason:

*"It is the opinion of the Local Planning Authority that the proposed parameters for the mental health building, by reason of the identified upper height limits and the proximity to neighbouring boundaries, would result in an unacceptable impact on residential amenity. As such the proposal is considered to be in conflict with Criteria i) and v) of Planning Policy RD1 of Denbighshire's adopted Local Development Plan."*

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

The main planning policies and guidance are considered to be:

### **Local Policy/Guidance**

Denbighshire Local Development Plan (adopted 4<sup>th</sup> 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 BSC12** – Community facilities

**Policy VOE5** – Conservation of natural resources

## **Policy ASA3 – Parking standards**

### **Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Trees & Landscaping

### **Government Policy / Guidance**

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

#### Technical Advice Notes

TAN 5 Nature Conservation and Planning (2009)

TAN 6 Planning for Sustainable Rural Communities (2010)

TAN 15 Development and Flood Risk (2004)

TAN 18 Transport (2007)

TAN 20 Planning and the Welsh Language (2017)

## **4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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.

The DMM further 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 11 (February 2021) and other relevant legislation.

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and material planning considerations which are considered to be of relevance to the proposal.

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

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application site is located within the development boundary of Bodelwyddan, as per the Local Development Plan Proposals Maps for Bodelwyddan. Welsh Government 'Development Plans Manual. Edition 3' (March 2020) sets out that, "...the use of settlement boundaries on the Proposals Map makes a clear distinction to plan users as to where development is acceptable, or not." Accordingly, the principle of development within the development boundary was established at plan making stage; subject to detail or policy criteria that are defined for a particular form of land use.

The hospital site is also allocated as a BSC 12 Community Facility in the LDP. Health care is highlighted as a key facility for communities in the policy justification. BCUHB serve the North Wales region, accordingly Glan Clwyd Hospital is an important health facility for Denbighshire residents and regionally. Accessibility and public transport are key to service users. The planning proposal is in line with the LDP spatial strategy which directs development to the north of the County with better public transport opportunities. It also addresses two LDP Objectives, nos. 5 and 6, by locating the new facility on the grounds of the existing hospital complex in close proximity to key transport routes in the north.

As mentioned in the application description above the proposed MHU facility is "...to primarily replace the existing Ablett Unit at the hospital", and as set out clearly in the Planning Statement "the new unit would deliver significantly improved facilities and environments specifically designed to support patient recovery".

The MHU or carpark would not result in an intensification of use at the hospital site. It would provide a direct replacement for the existing Ablett Unit which had a capacity of 72 beds. With the proposed new unit providing 59 patient beds, even with the consolidation of services (and 13 bed spaces) from Bryn Hesketh there would be a net reduction in the maximum number of patient beds at the site.

The new MHU, a replacement hospital facility is proposed on part of the site that is already specifically designated for the erection of a new community facility in the adopted LDP under BSC 12. Policy BSC 12 "Proposals for the provision of community facilities will be supported: i) they are located within existing development boundaries."

Hence there is strong policy support for the erection of the new MHU facility in terms of the LDP Spatial Strategy, LDP Objectives and local policy.

The proposal also involves the erection of a multi-storey car park and associated works. The justification around the provision of the parking facility is to replace existing parking spaces that would be lost with the MHU unit being developed on Carpark 5. The proposed multi-story car park would be erected on the grounds of an existing car park and would not result in the loss of agricultural or amenity land on adjacent sites.

Members attention is drawn to paragraphs Planning Statement, paragraphs 7.4.11, 7.4.17 to 7.4.24 in terms of decarbonisation and sustainable forms of accessing the hospital facilities. Paragraph 7.4.11, "The capacity for the multi-storey car park has needed to be designed with consideration to NHS Wales Decarbonisation Strategic

Delivery Plan (2021-2030) and Welsh Government's target for the public sector to be net zero by 2030. The Decarbonisation Strategic Delivery Plan establishes that carbon reduction will need to be a high priority in business case decision making.", paragraph 7.4.20 "As part of efforts to reduce the carbon impact of the Health Board's activities and demand for parking, measures are also being looked at as to how greater use can be made of cycle to work and car share options, public and community transport schemes, agile and home working, and increased use of video and online technology for remote consultations, where appropriate.", and paragraph 7.4.21 "To support decarbonisation, electric vehicle charging points are to be incorporated. At the outset 25 electric vehicle charging points would be provided. Future-proofing for the necessary electrical infrastructure would be incorporated within the multi-storey car park to allow for an expansion of the number of electric charging points in the future, once planned upgrades to the electrical network are able to support the associated additional electrical load demands. The approach taken allows for the Future Wales policy requirement to be met for 10% of the new parking spaces being created to be equipped for electrical vehicle charging. Secure cycle parking would also be incorporated within the development."

It is the opinion of Officers that the proposals for the developments for improvement and investment in community facilities at Glan Clwyd Hospital are wholly acceptable in principle. The detailed impacts 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.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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, and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

There are no representations in relation to the potential impacts of the mental health unit on visual amenity.

The application is for two new buildings on the existing hospital site. Both buildings would be a mixture of 2 and 3 storeys in height (with roof top plant). The MHU would be of contemporary design, similar to some of the other modern facilities at the hospital site and materials take reference from the existing buildings. It is supported by a detailed hard and soft landscaping scheme. As Members can see from the plans, the carpark would be relatively utilitarian flat roof standard structure of a scale and form to be expected for a parking facility.

Subject to control of final details (of materials and finish of the carpark) and the implementation of landscaping proposed the development is considered acceptable on visual amenity grounds. It is not considered that the application conflicts with the visual impact policies of RD1.

#### 4.2.3 Residential amenity

Criteria vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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, and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

The impact of the proposals on amenity is therefore a basic test in the policies of the development plan.

There is one representation in relation to the potential impacts of the car park on residential amenity, namely the potential for headlights to shine towards the neighbouring property Ger Y Faenol to the north of the site.

The neighbouring property to the north is approximately 120 metres away from the proposed multi-storey car park. It would be sited across a fairly level field and although there is some landscaping along the boundary the carpark would be a multistorey structure, so this is a valid concern. However, it is noted that the car park would have a screening/cladding treatment to the north elevation and there would also be a vehicle barrier screen around the perimeter which would extend above the height of vehicle headlights at each level to prevent against undesirable light spill from headlights.

Turning to the residential amenity impact of the proposed MHU as set out above the application is a resubmission of a previously refused scheme which was considered to be located too close to the occupiers of Parc Castell to the south of the site. The new MHU would be some 150 metres from the southern boundary of the site and Parc Castell and the direct line of sight would be broken by the existing Pathology and Mortuary buildings. To the north Faenol Fawr would be a similar distance.

In terms of the nature of the use and amenity of proposed occupiers, the MHU would replace the outdated existing facility on the site, resulting in a significantly improved MHU facility for the benefit of patients and staff, with a modernised and secure environment, and improved internal and external amenity areas.

Noise and lighting information has been submitted in support of the application setting out the potential for noise from plant and machinery and light pollution. The Public Protection Officer has advised information that there is no concerns relating to these matters at this point.

Given the fact this is an existing community facility, the proposed site layout and spacing as set out above, it is considered that proposals would not have an unacceptable impact on residential amenity and would therefore be in general compliance with the tests in the policies referred to.

#### 4.2.4 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 (PPW 11) Section 6.4 'Biodiversity and Ecological Networks', current legislation and the Conservation and Enhancement of Biodiversity SPG, 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.

Planning Policy Wales (PPW 11) sets out that “planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity” (Section 6.4.5). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (Section 6.4.4).

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The ecological impacts of development should therefore be regarded as a potential material consideration.

Future Wales – The National Plan 2040 (2021) advises that 'In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment'. It is therefore recommended that these are included and form part of any planning application.

The proposal is supported by Ecology Surveys. Great crested newts and water voles have previously been found to be present at pond and ditch habitats in the vicinity of the site for the new mental health unit. A development licence from Natural Resource Wales has therefore been identified as a requirement prior to the construction phase commencing to suitably identify mitigation measures to ensure against any negative impacts for these species.

The application proposes various enhancements through the introduction of native and wildlife friendly planting across the soft landscaping scheme; to native hedgerow and boundary planting enhancements, aiding connectivity between habitats on site; additional native scrub planting to create habitat thickets, ecological improvements to the drainage pond through additional aquatic plant species, introduction of amphibian hibernacula, inclusion of a new shallow ditch feature on the northern boundary as a habitat enhancement for water voles; and provision of bat and bird boxes to be incorporated into the building to provide roosting opportunities.

The Ecologist and NRW have raised no objection to the application subject to the imposition of a number of conditions.

Subject to the imposition of an appropriately worded condition or conditions, it is considered that the proposals are in line with the advice contained in PPW 11 and would provide enhancement measures to increase the biodiversity opportunities at the site.

#### 4.2.5 Drainage (including flooding)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for

example, health, public safety and crime. The drainage and flood risk impacts of development should therefore be regarded as potential material considerations.

The intentions for drainage and floor risk have been assessed by Natural Resources Wales and Welsh Water who have raised no objection to the proposals.

The Drainage Strategy refers to the intention to deal with surface water by way of SUDS (with attenuation) and foul water via the existing mains.

Having regard to the above, Officers do not consider there are any drainage or flooding issues of concern. Therefore is no conflict with the drainage considerations of Policy RD1.

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

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require 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.

Highway Officers have raised no objection to the proposal. A condition for a Construction Management Plan is suggested.

The proposals would not alter the existing access arrangements to or from the site from Rhuddlan Road. The proposed MHU would result in the loss of Carpark No. 5. To reduce the impact of the loss of parking within the application site, it is proposed to provide two additional upper decks over part of the existing surface car park to the north-eastern corner of the Hospital site. The two additional upper decks are estimated to provide 276 spaces over part of the existing parking area. In total the application would only provide for an additional 16 parking space on site. The submission shows secure cycle parking and electric vehicle charging would be accommodated within the new MHU and carpark.

In Officers opinion the highways impact would not be significant and parking provision would be adequate to accommodate the use. A condition is proposed to control the use of the existing Ablett unit to ensure it is not repurposed resulting in a more intensive use on the site. It is not considered that there is a conflict with highways considerations of Policy RD1 or ASA 3.

#### 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 taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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.

### Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. A public authority must, in the exercise of its functions, have due regard to advancing equality.

Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

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

5.1 It is the opinion of Officers that the proposal for the replacement MHU on this allocated community facility site is acceptable in terms of the provisions of the Local Development Plan and national policy in PPW. The carpark would balance the loss of parking for the proposed MHU. Officers consider the proposal wholly acceptable and recommend Members grant permission for the scheme.

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

1. The development to which this permission relates shall be begun no later than 8th November 2028
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) Site Location Plan (Drawing No. AOPMHU-PDA-ZZ-ZZ-DR-A-05111 Rev P03) - Received 4 July 2023
  - (ii) Topographical Survey (Drawings No. LS000772-01 Rev 01) - Received 4 July 2023
  - (iii) Topographical Survey (2 Drawings No. 10690/002/1 & 2) - Received 4 July 2023
  - (iv) Existing North Site Plan (Drawing No. AOPMHU-PDA-ZZ-ZZ-DR-A-05115 Rev P03) - Received 4 July 2023
  - (v) Site Plan (Drawing No. AOPMHU-PDA-ZZ-ZZ-DR-A-05112 Rev P03) - Received 4 July 2023
  - (vi) Ground Floor Plan (Drawing No. AOPMHU-PDA-ZX-00-DR-A-05120 Rev P03) - Received 4 July 2023
  - (vii) First Floor Plan (Drawing No. AOPMHU-PDA-ZX-01-DR-A-05121 Rev P02) - Received 4 July 2023
  - (viii) Second Floor Plan (Drawing No. AOPMHU-PDA-ZX-02-DR-A-05122 Rev P02) - Received 4 July 2023
  - (ix) Plant Room Plan (Drawing No. AOPMHU-PDA-ZX-RF-DR-A-05123 Rev P02) - Received 4 July 2023
  - (x) Proposed Roof Types (Drawing No. AOPMHU-PDA-XX-05-DR-A-05124 Rev P03) - Received 4 July 2023
  - (xi) North & East Elevations (Drawing No. AOPMHU-PDA-ZX-XX-DR-A-05100 Rev P05) - Received 4 July 2023
  - (xii) South & West Elevations (Drawing No. AOPMHU-PDA-ZX-XX-DR-A-05101 Rev P05) - Received 4 July 2023
  - (xiii) Proposed Massing and Section Height (Drawing No. AOPMHU-PDA-ZX-XX-DR-A-05125 Rev P04) - Received 4 July 2023

(xiv) Security Schematic (Drawing No. AOPMHU-PDA-ZM-ZZ-DR-A-20123 Rev P03) - Received 4 July 2023

(xv) Ground Floor Catering FM Strategy (Drawing No. AOPMHU-PDA-Z1-XX-DR-A-20120 Rev P04) - Received 4 July 2023

(xvi) External Fence Types (Drawing No. AOPMHU-PDA-XX-XX-DR-A-05126 Rev P03) - Received 4 July 2023

(xvii) Overall Landscape Plan (Drawing No. AOPMHU-SBC-XX-XX-DR-L-0001 T02) - Received 4 September 2023

(xviii) Stage 4 Planting Plan - Front of Site (Drawing No. AOPMHU-SBC-XX-XX-DR-L-0002 T01) - Received 4 July 2023

(xix) Stage 4 Planting Plan - Treatment Gardens (Drawing No. AOPMHU-SBC-XX-XX-DR-L-0003 T01) - Received 4 July 2023

(xx) Stage 4 Planting Plan - Native Site Context (Drawing No. AOPMHU-SBC-XX-XX-DR-L-0004 T02) - Received 4 September 2023

(xxi) Stage 4 Hard Landscaping Plan (Drawing No. AOPMHU-SBC-XX-XX-DR-L-0005 T01) - Received 4 July 2023

(xxii) Tree Pit Planting Details (Drawing No. AOPMHU-SBC-XX-XX-DR-L-0007 T01) - Received 4 July 2023

(xxiii) Existing Multi Storey Car Park Site Plans (Drawing No. AOPMHU-PDA-ZZ-ZZ-DR-A-05116 Rev P03) - Received 4 July 2023

(xxiv) Site Layout (Drawing No. AOPMHU-BPL-Z1-00-DR-Y-00001 Rev P01) - Received 4 July 2023

(xxv) Level 00 Plan (Drawing No. AOPMHU-BPL-Z1-00-DR-Y-00004 Rev P02) - Received 4 July 2023

(xxvi) Level 01 Plan (Drawing No. AOPMHU-BPL-Z1-00-DR-Y-00005 Rev P02) - Received 4 July 2023

(xxvii) Level 02 Plan (Drawing No. AOPMHU-BPL-Z1-00-DR-Y-00006 Rev P02) - Received 4 July 2023

(xxviii) Proposed Car Park Elevations (Drawing No. AOPMHU-PDA-Z1-XX-DR-A-05100 Rev P01) - Received 4 July 2023

(xxix) MSCP Site Layout Overlay Plan (Drawing No. MSCP ORTHO 3 Rev 02) - Received 4 July 2023

(xxx) Design and Access Statement (Ref: 19095 Rev P04, Powell Dobson dated 29/6/23) - Received 4 July 2023

(xxxi) Planning Statement (Ref: 784-B031165 V2.1, Tetra Tech dated 3/7/23) - Received 4 July 2023

(xxxii) Transport Assessment (Ref: 20094, Issue 9, VIA Solutions dated 3/7/23) - Received 4 July 2023

(xxxiii) Community & Linguistics Impact Assessment (Ref: B027623, Tetra Tech dated April 2023) - Received 4 July 2023

(xxxiv) Arboricultural Impact Assessment (Ref: 8166.03.001 v2.0, The Environment Partnership, dated 4/4/23) - Received 4 July 2023

(xxxv) Green Infrastructure Statement (Rev B, Soltys Brewster dated 15/5/23) - Received 4 July 2023

(xxxvi) Ecology Assessment (Site 1) - Mental Health Unit Site (Ref: 8166.007 v4, The Environment Partnership dated September 2023) - Received 11 September 2023

(xxxvii) Ecology Assessment (Site 2) - MSCP Site (Ref: 8166.003 v6, The Environment Partnership dated September 2023) - Received 11 September 2023

(xxxviii) Sustainable Drainage Assessment (Ref: OPMHU-RAM-XX-XX-RP-C-00101 Ver P02, Ramboll dated 29/6/23) - Received 4 July 2023

(xxxix) Flood Consequences Assessment (Ref: AOPMHU-RAM-ZZ-XX-RP-C-00102 Ver P01, Ramboll dated 8/6/23) - Received 4 July 2023

(xl) Noise Assessment (Ref: P4114/R3a/DMT Rev A, Acoustic & Engineering Consultants Ltd dated 20/3/23) - Received 4 July 2023

(xli) Phase 1 Contaminated Land and Geotechnical Desk Study (Ref: AOPMHU-RAM-ZZ-XX-RP-Y-08302 Rev P02, Ramboll dated 3/4/23) - Received 4 July 2023

(xlii) Phase 2 Environmental Site Investigation (Ref: AOPMHU-RAM-ZZ-XX-RP-Y-08303 Rev P01, Ramboll dated 3/1/23) - Received 4 July 2023

(xliii) Pre-Application Consultation Report (Ref: 784-B031165 Rev A, Tetra Tech dated 23/3/23) - Received 4 July 2023

(xlv) Lighting Study (incorporating Lighting Proposals) (Ref: LTG 001 Issue 1, Arup dated 3/7/23) - Received 4 July 2023

(xlv) BREEAM Planning Report (Ref: AOPMHU-ARP-XX-XX-RP-Z-80030 Rev P02, Arup dated 7/3/23) - Received 4 July 2023

(xlv) Construction Environmental Management Plan (Rev 01, BAM dated 1/6/23) - Received 4 July 2023

(xlvii) Water Conservation Statement (Tetra Tech dated April 2023) - Received 4 July 2023

(xlviii) EPS Development Licence Method Statement & Appendices (Ref: 8166.008 v2, The Environment Partnership dated September 2023) - Received 11 September 2023

3. On commencement of the use of the MHU the use of the existing Ablett Unit for the general public/ patients shall cease and its use shall be limited to that referred to in this application i.e. administration and support services only.
4. Prior to the commencement of development hereby approved details of the materials to be used in the construction of the external surfaces of the buildings MHU and carpark shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
5. No development shall commence until a GCN Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
  - Build upon the principles outlined in the ecological report (Campbell, C. (2023). Glan Clwyd Hospital, Bodelwyddan: Ecological Assessment (Site 1 and 2). TEP. Unpublished
  - Submission of great crested newt/amphibian avoidance and mitigation measures. The details to include identified Reasonable Avoidance Measures (RAMS) such as barrier fencing; and measures to be carried that ensure working areas are clear of newts prior to the commencement of construction and related works.
  - Submission of details concerning retained and any compensatory areas including management plan that considers initial aftercare and long-term maintenance. This scheme should also consider other protected species e.g., bats and otter
  - Details of timing, phasing and duration of construction activities and conservation measures.
  - Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development.
  - Ecological Compliance Audit, including key performance indicators.
  - Persons responsible for implementing the works.
  - Post construction management and monitoring.
  - Biosecurity Risk Assessment.

The Conservation Plan shall be carried out in accordance with the approved details.

6. No development shall commence until a water vole Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
  - Details of water vole avoidance and mitigation measures
  - Submission of details concerning retained and compensation areas including management plan that considers initial aftercare and long-term maintenance (see below)
  - Details of timing, phasing and duration of construction activities and conservation measures.
  - Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development.
  - Ecological Compliance Audit, including key performance indicators.
  - Persons responsible for implementing the works.
  - Post construction management and monitoring (see below).
  - Biosecurity Risk Assessment.

The Conservation Plan shall be carried out in accordance with the approved details.

7. Within 6 months of the commencement of the development full details of an ecological management plan shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include but not necessarily be limited to:

- Defined aims and objectives for each identified ecological feature; The scheme shall consider both habitat and species including GCNs, water voles, bats and otters.
- Habitat creation and management prescriptions,
- Surveillance and monitoring methodologies, key performance indicators.
- Persons or bodies responsible for commissioning and undertaking management and surveillance together with required skills and competencies,
- Licensing requirements for carrying out surveillance and management
- Reporting requirements (including upload of species data to relevant external databases (e.g., the Wales GCN Monitoring Scheme); and
- Proposed dates for updating or revising the management plan.

Implementation shall accord with the approved scheme.

8. No development shall be permitted to commence until the details of the provision for roosting bats and nesting birds, has been submitted to and approved in writing by the Local Planning Authority. The details shall include the number, location and specification of these features which shall be determined by a suitably qualified ecologist and shown on appropriate plans. The development shall proceed in strict accordance with the approved plan and details.
9. No new external/internal lighting shall be permitted to be installed or operated, including emergency/security lighting on the MHU or Car Park, until the written approval of the Local Planning Authority has been obtained to the details thereof to include light spillage details which should be designed to avoid negative impacts on bats. The scheme shall be carried out strictly in accordance with the approved details.
10. 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 opening of the building. 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.  
\* it is recommended that greater periwinkle (*Vinca major*) is omitted from the planting scheme as it can become an invasive species.
11. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - 1) Site compound location
  - 2) Traffic management scheme
  - 3) The parking of vehicles of site operatives and visitors;
  - 4) Loading and unloading of plant and materials;
  - 5) Storage of plant and materials used in constructing the development;
  - 6) The management and operation of construction vehicles and the construction vehicle routes
  - 7) wheel washing facilities;
  - 8) Measures to control the emission of dust and dirt during construction;

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.
3. The application is permitted based on limited intensification of the use of the site.
4. In the interest of landscape and visual amenity.
5. To ensure that an approved GCN Conservation Plan is implemented, which protects GCN affected by the development.
6. To ensure that an approved Water Vole Conservation Plan is implemented, which protects Water Voles affected by the development.
7. To protect the wildlife and the ecological interests
8. To maintain the favourable conservation status of protected bat species and the favourable conservation status of protected bird species.
9. To maintain the favourable conservation status of protected bat species.
10. In the interest of visual amenity and enhancing the biodiversity of the area.

11. 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