

**40-2024-1141**



 **Graddfa / Scale:** 1:2500

**Canol / Centre:** 300395, 376040

**Dyddiad / Date:** 2025-01-29 09:51:47

© Hawlfraint y Goron a hawliau cronfa ddata 2024 Arolwg Ordnans AC0000819894 © Crown copyright and database rights 2024 Ordnance Survey AC0000819894

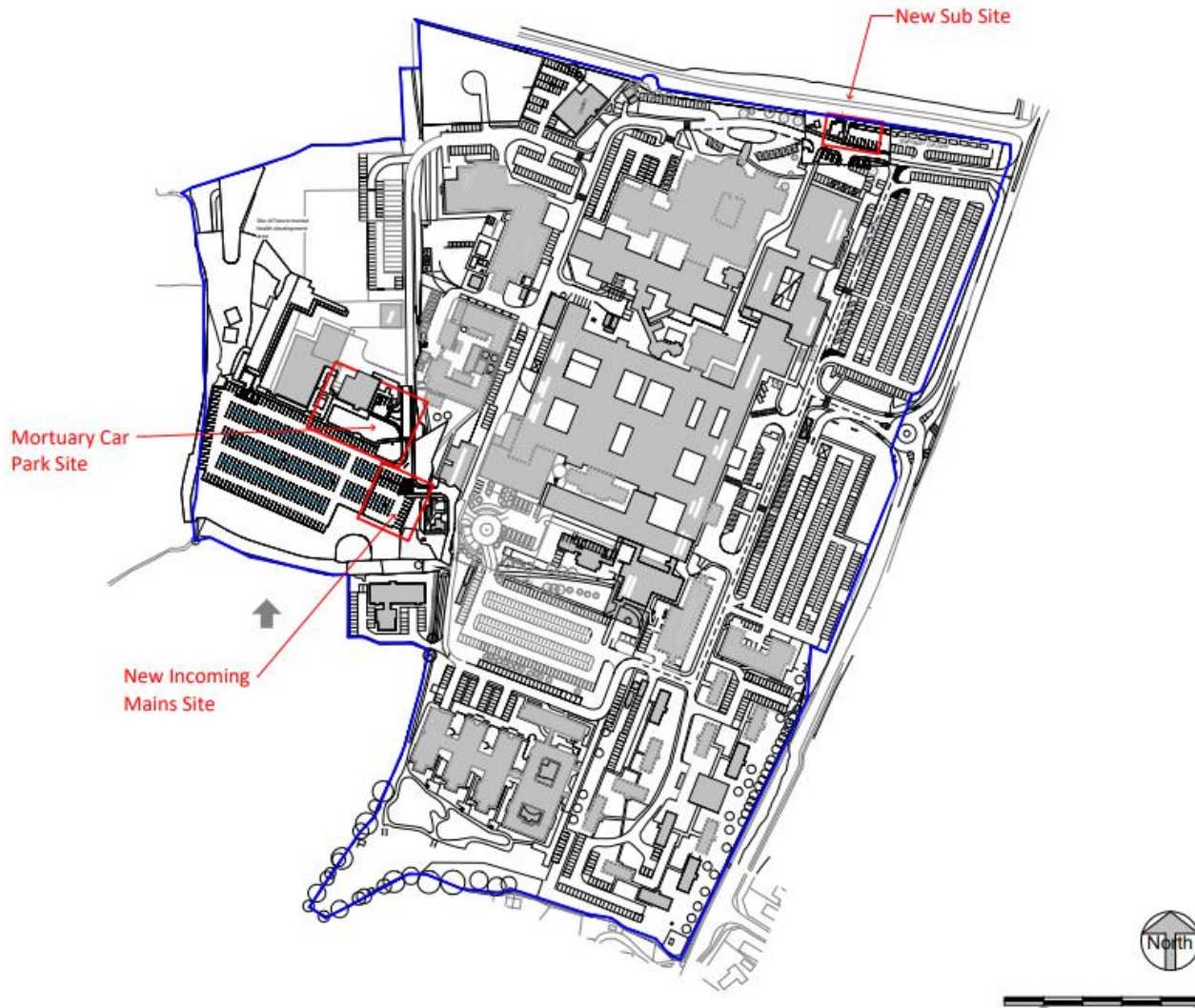


**40/2024/1141/PF**

**Ysbyty Glan Clwyd, Bodelwyddan**

**Erection of new substation, new incoming electrical supply room, external compounds for generators, new car park and all associated landscape alterations**





# Location Plan

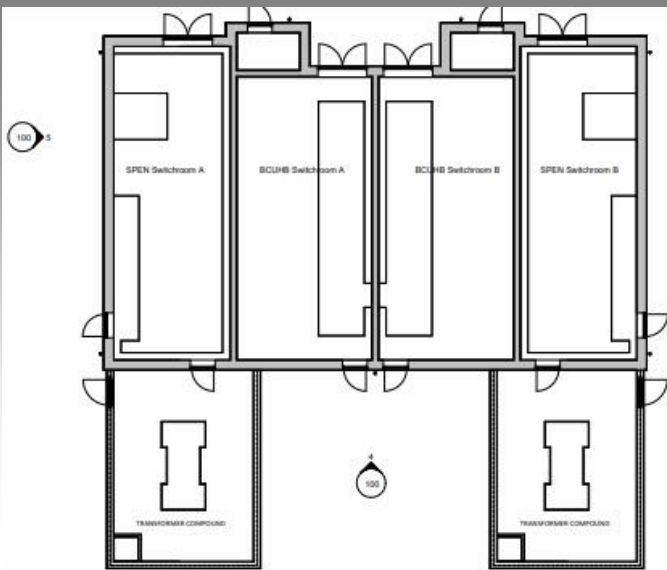




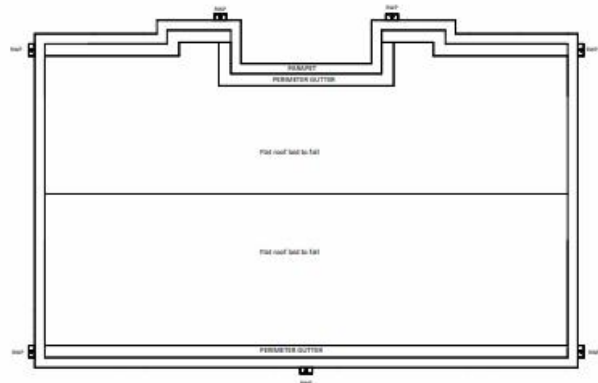
**Proposed electrical supply room site plan (mains intake)**







1 Proposed Plan  
1 : 100



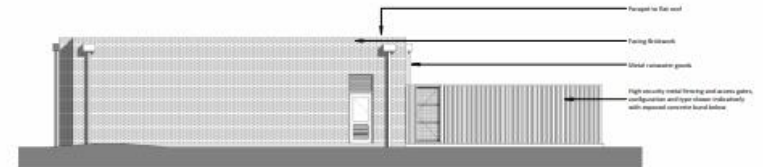
100



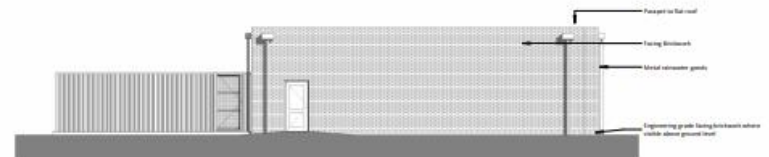
3 Front Elevation  
1 : 100



4 Rear Elevation  
1 : 100



5 Side 2 Elevation  
1 : 100



6 Side 1 Elevation  
1 : 100

# Electrical Supply Room plans





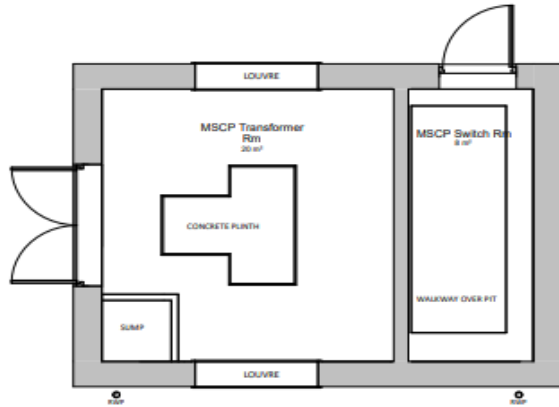
**Location of proposed new electrical supply plant room and compounds**



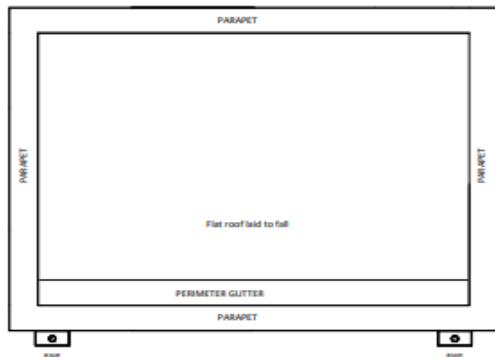


**Proposed sub station site layout**



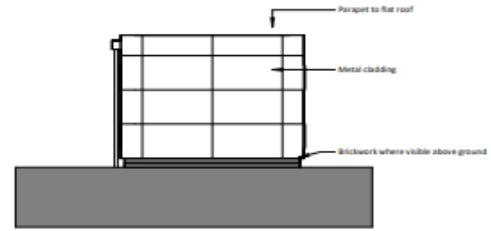


01 Plan  
1:50

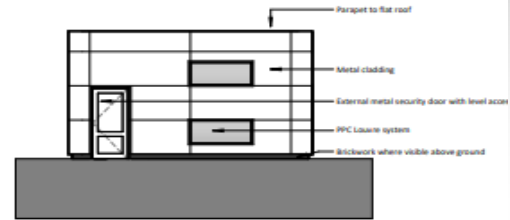


02 Roof Plan  
1:50

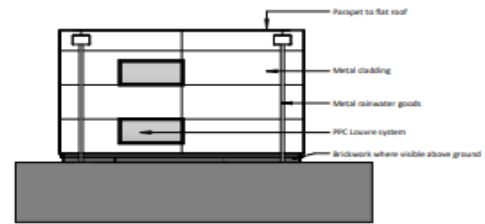
RAIN WATER GOODS  
Aluminium Downpipes and hoppers



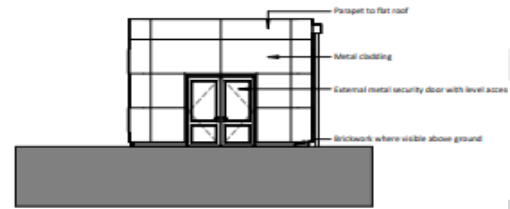
02 Proposed East Elevation  
1:100



03 Proposed North Elevation  
1:100



04 Proposed South Elevation  
1:100



05 Proposed West Elevation  
1:100

# Substation plans





## Location of proposed sub station











**Location of proposed car park**

**Officer** - Sarah Stubbs

**Ward** - Bodelwyddan

**Ward Member** - Councillor Raj Metri (C)

**Application Number** - 40/2024/1141/PF

**Proposal** - Erection of a new sub station, new incoming electrical supply plant room, external compound for generators, new car park and all associated landscape alterations

**Location** - Ysbyty Glan Clwyd Rhuddlan Road, Bodelwyddan, Rhyl, Denbighshire, LL18 5UJ

**Applicant** - Ruth Stiles Betsi Cadwaladr University Health Board

**Constraints**

Denbighshire Electoral Divisions	Bodelwyddan
City Town and Community Councils	Bodelwyddan Community
Local Development Plan	Community Facility
Local Development Plan	Development Boundary
Groundwater Vulnerability 100k	MINOR
Groundwater Vulnerability Drift 100k	1

**PUBLICITY UNDERTAKEN:**

**Site Notice** - No

**Press Notice** - No

**Neighbour letters** - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

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

**CONSULTATION RESPONSES:**

BODELWYDDAN TOWN COUNCIL

No response received

NATURAL RESOURCES WALES

No objections subject to the inclusion of a condition relating to the submission of a Great Crested Newt Conservation Plan.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer

No objections

Public Protection Officer

No objections following the submission of a Noise Assessment

Ecology Officer

No objection subject to the inclusion of conditions

**RESPONSE TO PUBLICITY:**

In objection from: -

1. Rebecca & Stephen Ashe, Ffordd Parc Castell, Bodelwyddan
2. Christopher Sheridan, 76, Ffordd Parc Castell, Bodelwyddan
3. Sue Jones & Kevin Rush, 80, Ffordd Parc Castell, Bodelwyddan
4. Mike Beumer, 86, Ffordd Parc Castell, Bodelwyddan
5. Louise Jackson, 78, Ffordd Parc Castell, Bodelwyddan
6. Mr Gallagher, Ffordd Parc Castell, Bodelwyddan
7. Mr Llwyd, Ffordd Parc Castell, Bodelwyddan

Summary of planning based objections: -

#### Residential Amenity - Noise

Noise is already a major issue for the residents living close to the site on Ffordd Parc Castell, concerns that the new electrical substation is too close to residential properties and will contribute further to the noise problem with constant/loud humming/buzzing noise; ongoing maintenance in the coming years which will impact on residential properties as they are close to the site.

#### Wildlife Impact

The development is far too close to a natural habitat, the pond nearby this development will impact on the wildlife which is home to many types of frogs and other wildlife.

**EXPIRY DATE OF APPLICATION:** 12-02-2025

### **PLANNING ASSESSMENT:**

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

##### 1.1 Summary of proposals

1.1.1 Full planning permission is sought for the erection of a new sub station, new incoming electrical supply plant room with external compound for generator, a new car park and all associated landscape alterations at Ysbyty Glan Clwyd in Bodelwyddan.

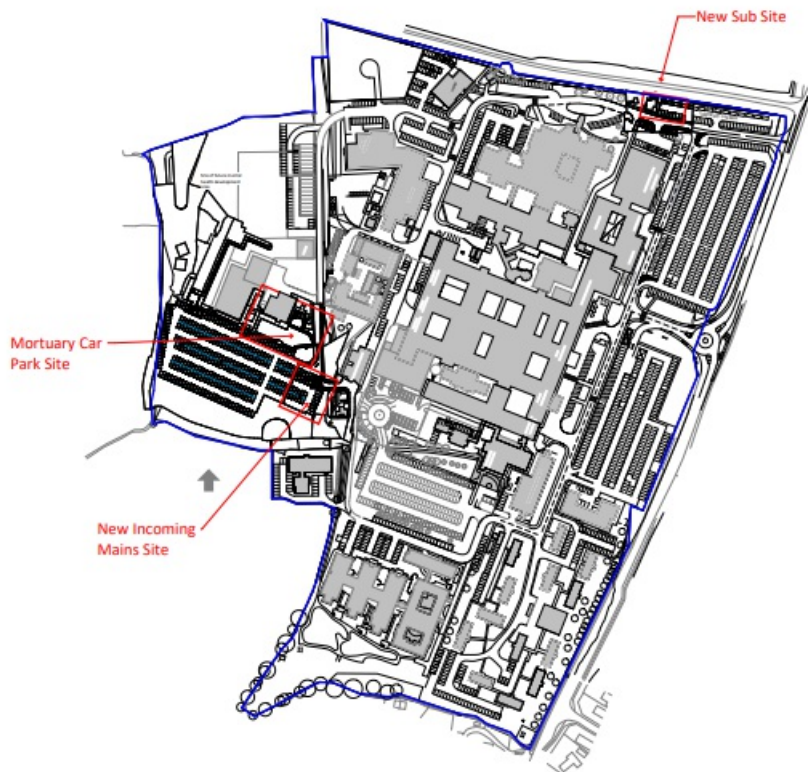
1.1.2 There are 3 main elements proposed with associated external and landscaping works proposed with each element: -

- A proposed incoming electrical supply plant room with external compound for generators
- A new substation
- Car park

1.1.3 The proposed electrical supply plant room would be located within an existing car park (known as Car Park P6) and close to the existing main intake building, which would be retained. The building would consist of a single storey brick built structure with a parapet roof. The footprint of the main plant room would measure approximately 22m by 14.5m to a parapet roof height of approximately 4.4m. The building would contain switch rooms, housing essential electrical equipment for controlling and distributing electrical power. There are also 2 compounds proposed to house generators which would be enclosed by 2.4m high secure metal fencing. Existing storage containers that are sited on the car park would be removed and as a result of the proposal 9 car parking spaces would be lost.

1.1.4 The proposed substation would be located in a car parking area to the right of the Staff, Maternity, Cancer Centre and Delivery entrance to the Hospital (adjacent Faenol Fawr entrance) and would be sited close to an existing small sub station. The footprint of the substation would measure approximately 7.2m by 5.4m to a parapet roof height of approximately 4.3m. The substation would be constructed of metal cladding, colour not specified. As a result of the proposal 4 car parking would be lost.

1.1.5 The proposed car park would be located in front of the existing mortuary building. A small embankment would be excavated containing some low level shrubs and saplings, the site levelled and hard surfaced to create 17 car park spaces. Landscaping is shown in a grassed area on the corner of the site.



## 1.2 Other relevant information/supporting documents in the application

1.2.1 In addition to the relevant plans, the following supporting information has been submitted: -

- Green Infrastructure Statement
- Ecology Reports
- Supporting Statement
- Noise Impact Assessment
- Arboricultural Impact Assessment

1.2.2 The Supporting statements explain the critical need for the proposed power infrastructure at the Hospital site: -

*"Ysbyty Glan Clwyd is one of 3 acute hospital sites across the Betsi Cadwaladr University Health Board estate delivering medical care across North Wales.*

*Much of this estate is of an aging building stock and requires significant maintenance intervention to maintain the suitable environments expected of modern health care providers.*

*In line with the Welsh Government's decarbonising aspirations, BCUHB have ongoing schemes which aim to reduce the carbon footprint of complex buildings such as Hospitals and further aim to achieve Carbon Net Zero in all new buildings and is reflected within site wide projects currently planned, namely;*

- *A new Acute Mental Health Facility which has recently secured Planning Consent (reference 40/2023/0473/PF) along with a supplementary multi use car parking facility.*

- *Improvements to the Nuclear Medicine provision are also being progressed.*

*Whilst these are the most substantial developments planned, the hospital is ever being developed and is needed to support the expected standard of health care provided by an acute hospital which delivers life dependant services across North Wales.*

*The existing electrical infrastructure is operating at capacity and may be considered as restricting these site wide projects.*

*In order to progress the development of the site, the main incoming electrical supply requires increasing to meet both the current demands, whilst also future proofing the site and future developments.*

*To increase the site capacity, a new incoming electrical supply from Scottish Power is needed.*

*The existing Scottish Power main is located to the South of the site within an existing sub station building located adjacent*



to the residential properties along Ffordd Castell Y Parc.

Consultations with Scottish Power have been ongoing and it has been confirmed that this substation further supplies residential properties beyond the hospital boundary.

Whilst the existing supply to the hospital shall be switched off, the existing building and electrical infrastructure contained within must therefore be retained and left intact.

Furthermore, In line with Welsh Government guidelines, there is a requirement to enhance the Hospital's resilience to the potential failure of critical infrastructure.

This includes electrical supplies which in turn support life dependant systems across the hospital. This will be achieved by introducing an additional power supply to that of the increased line. This will be independent of the first, allowing it to be relied upon should the first become incapacitated.

This reduces the need for emergency back up generators which serve other parts of the site in the event of an electrical failure".

### 1.3 Description of site and surroundings

1.3.1 The application sites are located in 3 small areas within the wider Glan Clwyd Hospital site which is located off Sarn Lane/Rhuddlan Road in Bodelwyddan. The Betsi Cadwaladr University Health Board run the hospital which is a well-established community facility established in the 1980's.

1.3.2 The main Hospital buildings range from single storey up to 5 storey in height. They range in age and design but are all quite utilitarian in appearance.

1.3.3 There are car parking areas in a number of locations across the Hospital site.

1.3.4 To the southern boundary of the site are dwellings on Ffordd Parc Castell, the rear gardens of these dwellings share a boundary with the Hospital grounds.

### 1.4 Relevant planning constraints/considerations

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

### 1.5 Relevant planning history

1.5.1 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.

1.5.2 In November 2023 planning permission was granted for the erection of a 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 near by to the site.

### 1.6 Developments/changes since the original submission

1.6.1 A Noise Assessment along with additional ecology and supporting information has been submitted.

1.6.2 The location of the proposed car park has been amended on the advice of Officers due to ecological concerns relating to its proximity to existing ponds with Great Crested Newts (GCNs) present and resultant loss of terrestrial habitat around the pond areas. Amended plans have been submitted and parking provision clarified.

### 1.7 Other relevant background information

1.7.1 None

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

2.1 40/2023/0473/PF 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 GRANTED by Planning Committee in November 2023 (nearby the site).

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

The main planning policies and guidance are considered to be:

#### **Denbighshire Local Development Plan Adopted June 2013**

Policy RD 1 - Sustainable Development and good quality design

Policy BSC 12 - Community Facilities

Policy VOE 5 - Conservation of natural resources

Policy ASA 3 - Parking standards

#### **Supplementary Planning Guidance**

Supplementary Planning Guidance Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Parking Requirements in New Developments

Supplementary Planning Guidance Trees and Landscaping

#### **Government Policy / Guidance**

Planning Policy Wales Edition 12, 2024

Future Wales: The National Plan 2040

Development Management Manual 2017

TAN 5: Nature Conservation and Planning (2009)

TAN 12 - Design (2016)

### **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 12, 2024) 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 12) 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 including Noise

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 shown on the Local Development Plan Proposals Map for Bodelwyddan.

The hospital site is also allocated as a Policy BSC 12 Community Facility in the LDP. Health care is highlighted as a key community facility in the policy justification. BCUHB serves the North Wales region, accordingly, Glan Clwyd Hospital is an important health facility for Denbighshire residents and regionally.

It is the opinion of Officers that the proposal for new energy infrastructure which is necessary and critical for the hospital to function is 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 (iv) 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 proposals on visual amenity. The proposed buildings and compounds would be located within and seen as part of the existing large-scale development at the site.

Subject to the control of the final details of the appearance of external building materials and the implementation of the proposed landscaping, the development is considered acceptable on visual amenity grounds. It is not considered that the application conflicts with the visual impact tests of Policy RD1.

##### 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..

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.

There are representations from several properties on Ffordd Parc Castell in relation to the potential noise impacts associated with the mains intake electrical supply room and compound which would be sited on the car park adjacent to the hospitals southern boundary with the residential properties.

In terms of the nature of the use and amenity of proposed occupiers, a Noise Assessment was requested and submitted with the application. The mains intake building with generator compounds is the development proposal closest to residential properties on Ffordd Parc Castell and is shown to be located close to the existing mains intake building on an existing car parking area. This part of the proposal is the main cause of concern for local residents based on noise impacts. The proposed substation (on the northern boundary of the site) is not located near any residential properties.

The Public Protection Officer has advised from the information that there are no concerns relating to noise and the

conclusions of the assessment are that the predicted levels are 23 dB below the lowest background levels. Based on the noise data, no mitigation is considered necessary within the assessment and the Public Protection Officer has not requested any planning conditions.

Given the fact this is an existing community facility, and having regard the proposed site layout and spacing of the development, the proposed mains intake building and generator compounds 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

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

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (Edition 12, 2024) within Chapter 6 'Biodiversity and Ecological Networks', current legislation and the Conservation and Enhancement of Biodiversity SPG 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 (Edition 12, 2024) sets out that *planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non-native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems*" (Section 6.4.5).

Planning Policy Wales (Edition 12, 2024) 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).

Planning Policy Wales (Edition 12, 2024) includes policies relating to green infrastructure, net benefits for biodiversity and the Step-Wise Approach, protection for Sites of Special Scientific Interest (SSSI) and Trees and Woodlands.

- *Green Infrastructure*

A strong emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments and the submission of proportionate green infrastructure statements with planning applications.

- *Net Benefit for Biodiversity and the Step-wise Approach*

Clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. A number of factors will affect the implementation of the step-wise approach, pre-emptive site clearance works should not be undertaken however if this does occur its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place and a net benefit for biodiversity must be achieved from that point.

- *Protection for Sites of Special Scientific Interest (SSSI)*

Protection is strengthened with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'.

- *Trees and Woodlands*

A closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right trees in the right place.

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) Policy 9 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.

There is a general local comment concerning the proximity of development to natural habitat.

The proposal is supported by a Green Infrastructure Statement, an Ecological Impact Assessment and desk top study. Reasonable Avoidance Measures (RAMs) are recommended within the report and concludes that provided the recommended mitigation and enhancement measures are undertaken, there should be a net gain in biodiversity, no net loss of roosting or nesting sites nor any danger of harm to any species.

NRW and the County Ecologist have been consulted and have raised no objections to the proposal. Whilst the the proposed new mains building is located on an existing car park/hardstanding, the building and works would be located in close proximity to a pond and therefore a licence will be required from NRW with appropriate working method details required to be secured by a planning condition.

Subject to the imposition of an appropriately worded set of conditions, it is considered that the proposals are in line with the advice contained in PPW 12 and would provide enhancement measures to increase the biodiversity opportunities at the site.

#### 4.2.5 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 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (Edition 12, 2024) at para 6.6.9 states *The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity*.

Planning Policy Wales ((Edition 12, 2024) at paras 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed. TAN 15 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where:

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and
- new development would not increase the potential adverse impacts of a flood event

There are no foul drainage requirements as part of a development of this nature.

The application refers to the intention to deal with surface water by way of SUDS. Approval will be required from the SUDs Approval Body (SAB) which is a completely separate process to planning and is covered by drainage legislation. SAB will control and will only be approved if the drainage details are acceptable and kept below greenfield run off rates. The development could not proceed without SAB first being in place. It is stressed that these regulatory controls are parallel to and outside of the planning process.

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. The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments

These policies reflect general principles set out in Planning Policy Wales (Edition 12, 2024) and TAN 18 – Transport, in support of sustainable development.

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 highway impacts of development should therefore be regarded as a potential material consideration.

There are no representations raising concerns regarding parking.

The proposal to erect a new incoming electrical supply room and substation would result in the loss of 13 car parking spaces in total, 9 on one part of the site (mains site) and 4 on the other (substation site). In order to compensate for the loss of parking, the proposal also includes provision of a new car parking area which shows 17 spaces to be provided which results in an additional 4 car parking spaces being provided overall.

The Highway Officer has raised no objection to the proposal. A Construction Method Statement condition is suggested in order to manage the development appropriately and ensure parking is available within the site.

### **Other matters**

#### **Well – being of Future Generations (Wales) Act 2015**

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

The report on this application has 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 The proposed development is considered acceptable with no adverse local impacts.

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

1. The development shall begin not later than 5 years from the date of this decision.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted

plans and documents unless specified as otherwise within any other condition pursuant to this permission:

Existing sub station site plan (Drawing No INF-TACP-SM-XX-DR-A-0002-P05) Received 27-01-2025  
Proposed Sub station Site Plan (Drawing No INF-TACP-SM-XX-DR-A-7002-P05) Received 27-01-2025  
Proposed Sub Station Building Elevations (Drawing No. SUB-TACP-SM-XX-DR-A-100-P01) Received 03-05-2024  
Existing Main Intake Site Plan (Drawing No INF-TACP-MI-XX-DR-A-0001-P05) Received 27-01-2025  
Proposed Main Intake Site Plan ((Drawing No INF-TACP-SM-XX-DR-A-7002-P05) Received 27-01-2025  
Proposed Incoming Mains Building Elevations (Drawing No. MAINS-TACP-MI-XX-DR-A-100-P01) Received 03-05-2024  
Existing mortuary car park (Drawing No INF-TACP-CP-XX-DR-A-0005-P05) Received 27-01-2025  
Proposed Mortuary Car Park (Drawing No INF-TACP-XX-00-DR-A-7004-P01) Received 27-01-2025  
Location Plan (Drawing No INF-TACP-XX-00-DR-A-0004-P04) Received 27-01-2025  
Arboricultural-Impact-Assessment-V3\_0-Dec-2024 (PARTLY SUPERSEDED - All references to Site 3 car park removed)  
(The Environment Partnership Document Reference: 10759.01.001 Dated December 2024 - Received 08-01-2025  
Planning Support Statement (PARTLY SUPERSEDED - All references to Site 3 car park removed) (Ref: 23025, Dated 4/12/24) Received 12-12-2024  
Ecological-Impact-Assessment (PARTLY SUPERSEDED - All references to Site 3 car park removed) (The Environment Partnership Document Reference : 10759.002 Dated November 2024 Version 1.0) Received 15-11-2024  
Ecological Desk Study Received (PARTLY SUPERSEDED - All references to Site 3 car park removed) (The Environment Partnership Document Reference: 10759.001 Version 1.0) Received 15-11-2024  
Noise Impact Assessment Received 15-10-2024  
Green Infrastructure Statement Received (PARTLY SUPERSEDED - All references to Site 3 car park removed) 03-05-2024

3. This planning permission relates only to the provision of a new car parking area adjacent to the mortuary building as indicated by the red line on the approved Location Plan (Drawing No INF-TACP-XX-00-DR-A-0004-P04) and approved Proposed Mortuary Car Park Plan (Drawing No INF-TACP-XX-00-DR-A-7004-P01).

4. Prior to the application of any external wall materials full details of the wall materials used in construction of the mains intake and substation buildings 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. The development hereby permitted shall not be allowed to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- a) the arrangements for the parking of vehicles of site operatives and visitors;
- b) the location of any construction compound and measures to reinstate the land following completion of the works;
- c) the hours of site works and deliveries;
- d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary;
- e) the location of areas designated for the loading, unloading, and storage of plant and materials;
- f) the proposals for security fencing or hoardings around the site;
- g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses;
- h) measures to minimise noise and disturbance to neighbouring residential properties / properties in the vicinity of the site;
- i) wheel washing facilities;
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) any proposed external lighting.
- l) the piling methods, in the event that this form of foundation construction is proposed.

The development shall be carried out strictly in accordance with the approved elements of the Construction Method Statement throughout the construction period.

6. No development including site clearance, shall commence until a Great Crested Newt Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should build upon the principles outlined in the ecology report referenced above and include, but not necessarily be limited to:

- The submission of updated details and plan concerning GCN avoidance and mitigation measures including fence construction and maintenance.
- Further details concerning mitigation and compensation measures including plans
- Details of timing, phasing and duration of construction activities and conservation measures.
- Persons responsible for implementing the works.
- Post-construction monitoring and record dissemination.
- The submission of a long-term site management plan including details of long term habitat management for the wider site.
- Biosecurity measures which consider invasive non-native species and specific diseases (e.g., Chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation.

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

7. No development shall take place until details of a Construction Environmental Management Plan, to include measures for pollution prevention and dust control in relation to the statutory main river and retained habitats, has been submitted to and approved in writing by the Local Planning Authority.

8. No development shall take place until details of a Precautionary Working Method Statement in relation to wildlife sites, bats, badgers, birds and hedgehogs, has been submitted to and approved in writing by the Local Planning Authority.

9. No development shall take place until a scheme for biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details and shall be implemented in full prior to the use hereby permitted.

10. No development shall take place until details concerning the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots are submitted to the Local Planning Authority for approval. The approved measures shall be implemented in full.

11. No development shall take place until details of an Ecological Compliance Audit (ECA) for the scheme shall be submitted to and approved in writing by the Local Planning Authority. The Audit shall be completed in accordance with the submitted details.

12. No new external lighting shall be installed unless a detailed external lighting plan is submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid negative impacts on nocturnal wildlife in accordance with the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/23 Bats and Artificial Lighting at Night.

The lighting shall be implemented as approved and maintained thereafter.

13. No development shall take place until details of a scheme of hard and soft landscaping for the site, designed to deliver a net benefit for biodiversity, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.

(b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, location, management plan, the proposed timing of the planting, and only feature species of known benefit to wildlife.

(c) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform.

14. All trees and hedges to be retained (including those adjacent to the site) as part of the development hereby permitted shall be protected during site clearance in accordance with the approved Arboricultural Impact Assessment (The Environment Partnership, December 2024) or in accordance with an alternative scheme as agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.

15. If works have not commenced by November 2025, an updated Ecological Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority.



16. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. 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, unless otherwise agreed in writing

17. Prior to the construction of the new mains electricity intake and substation buildings, the new car parking spaces shall be laid out and constructed in accordance with the approved plan and available for use. The car park shall be kept available for parking at all times.

Reasons:

Reason 1: To comply with the provisions of Section

Reason 2: For the avoidance of doubt and to ensure a satisfactory standard of development

Reason 3: Reason: For the avoidance of doubt

Reason 4: In the interests of visual amenity

Reason 5: In the interests of protecting public and residential amenity, pollution prevention and control, and of the safety and the free flow of traffic on the adjoining highway.

Reason 6: To ensure that GCN are protected by the development.

Reason 7: In order to maintain and enhance biodiversity

Reason 8: In order to maintain and enhance biodiversity

Reason 9: In order to maintain and enhance biodiversity.

Reason 10: To maintain the favourable conservation status of protected species.

Reason 11: In the interest of preserving ecological interests.

Reason 12: To maintain the favourable conservation status of protected bat species

Reason 13: To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.

Reason 14: In the interest of visual amenity and enhancing the biodiversity of the area.

Reason 15: In the interest of preserving ecological interests.

Reason 16: In the interests of visual amenity

Reason 17: To ensure satisfactory parking spaces are retained within the site

**Notes to Applicant**

Regarding condition 9, details of biodiversity enhancement should include (but not be limited to) the measures outlined in Section 5 of the Ecological Impact Assessment (The Environment Partnership, November 2024), including soft landscaping, log piles, brush piles, and hedgehog, bat and bird boxes.

Regarding condition 13, where vegetation clearance results in the loss of trees and saplings, native species should be replanted at a minimum ratio of at least 3:1 of a similar type and compensatory size. Condition 13 should include detailed measures on compensation for the loss of all terrestrial habitat.

Also regarding Condition 13, a full plant list is required for the landscaping scheme. No species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) should be included in the planting list.

**GREAT CRESTED NEWT LICENCE - Licence Required**

**Warning: A European protected species (EPS) licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/?lang=en>

**Bat External Lighting General**

Any external lighting should be sensitively designed to reduce impacts on nocturnal wildlife. All lighting should be angled downwards and installed with a protective cowl to reduce light spillage.

Guidance is set out in Guidance Note 08/23 Bats and Artificial Lighting at Night (2023) published by Bat Conservation Trust and the Institution of Lighting Professionals. A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. The document can be found at <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

### **General Note Destruction of Bird Nests**

Works which could result in the damage or destruction of active bird nests should take place outside of the bird breeding season (March - August, inclusive) or immediately following a nesting bird check conducted by a suitably qualified ecologist.

### **Bat and Bird Boxes**

Planning Policy Wales (Edition 12, 2024) recommends that biodiversity and ecosystem resilience considerations should be taken into account in development proposals. It would therefore be recommended that biodiversity enhancement measures are incorporated into this development in the form of the provision of bat/bird boxes.

It is preferable to incorporate these features in the structure of the proposed new development as these are discrete, maintenance free, and ensure the building remains suitable for protected species in perpetuity. You are advised to discuss this detail with a suitably qualified ecologist. Boxes such as the 1FR Schwegler Bat Tube, Ecosurv Bird Boxes, and Bird Brick Houses are all designed to be integrated into new build developments.

### **Suggestions for bat and bird friendly features**

Please note that the development hereby permitted is considered to be of low risk to bats. However, the nature of the proposal means that an impact cannot be ruled out. In order to ensure no offence is committed under relevant environmental legislation you are advised to follow the precautionary measures listed below.

You are advised to ensure that checks for bats and birds are made before any work begins otherwise an offence may have occurred.

### **Bats – Reasonable Avoidance Measures**

General precautionary measures:

1. Slates, ridge tiles/finishers, abutment flashings, door frames and window frames, structural members, lintel bearings, purlins or wall plates where these are involved, are all removed by hand where possible and with care to ensure that bats are not injured during the works. Similarly, defects to structural masonry should be lowered to prevent bats being injured.
2. If ivy or vegetation is to be removed from a building, this should be done by hand, inspecting for bats.
3. If bats are uncovered at any time during the works, works must stop immediately and further advice sought from a licensed bat worker.

Useful guidance and advice can be found on the Bat Conservation Trust website. <https://www.bats.org.uk/>

### **Birds – Reasonable Avoidance Measures**

General precautionary measures:

1. If possible, works should be carried out between November and end of February to avoid potential disturbance to breeding birds.
2. Slates, ridge tiles/finishers, abutment flashings, door frames and window frames, structural members, lintel bearings, purlins or wall plates where these are involved, are all removed by hand where possible and with care to ensure that birds are not injured during the works. Similarly, defects to structural masonry should be lowered to prevent birds being injured.
3. If ivy or vegetation is to be removed from a building, this should be done by hand, inspecting for nesting birds.

### **Noise**

The granting of planning permission does not preclude the Public Protection department from carrying out a formal investigation should a statutory nuisance complaint be received in the future.