

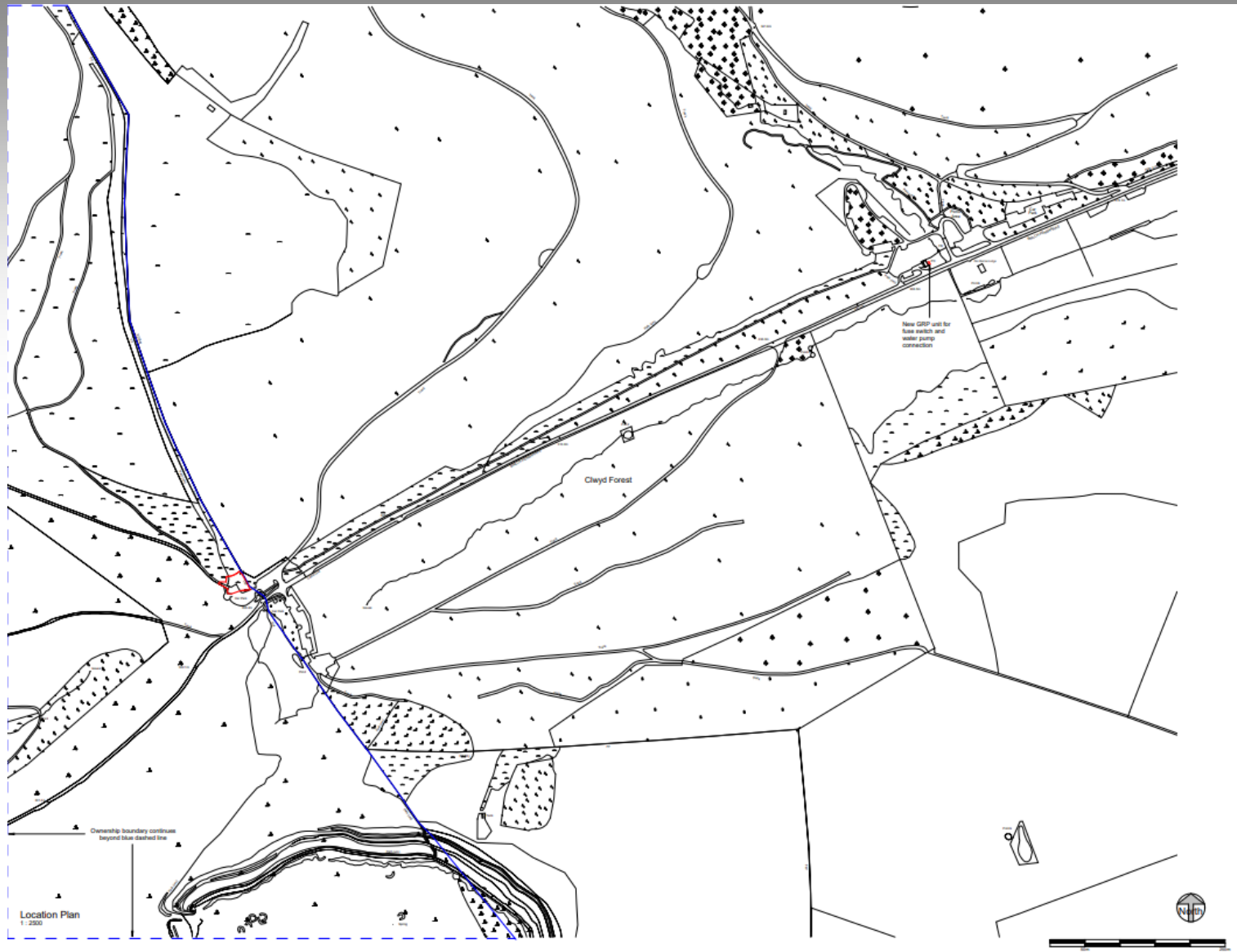
16/2024/1284

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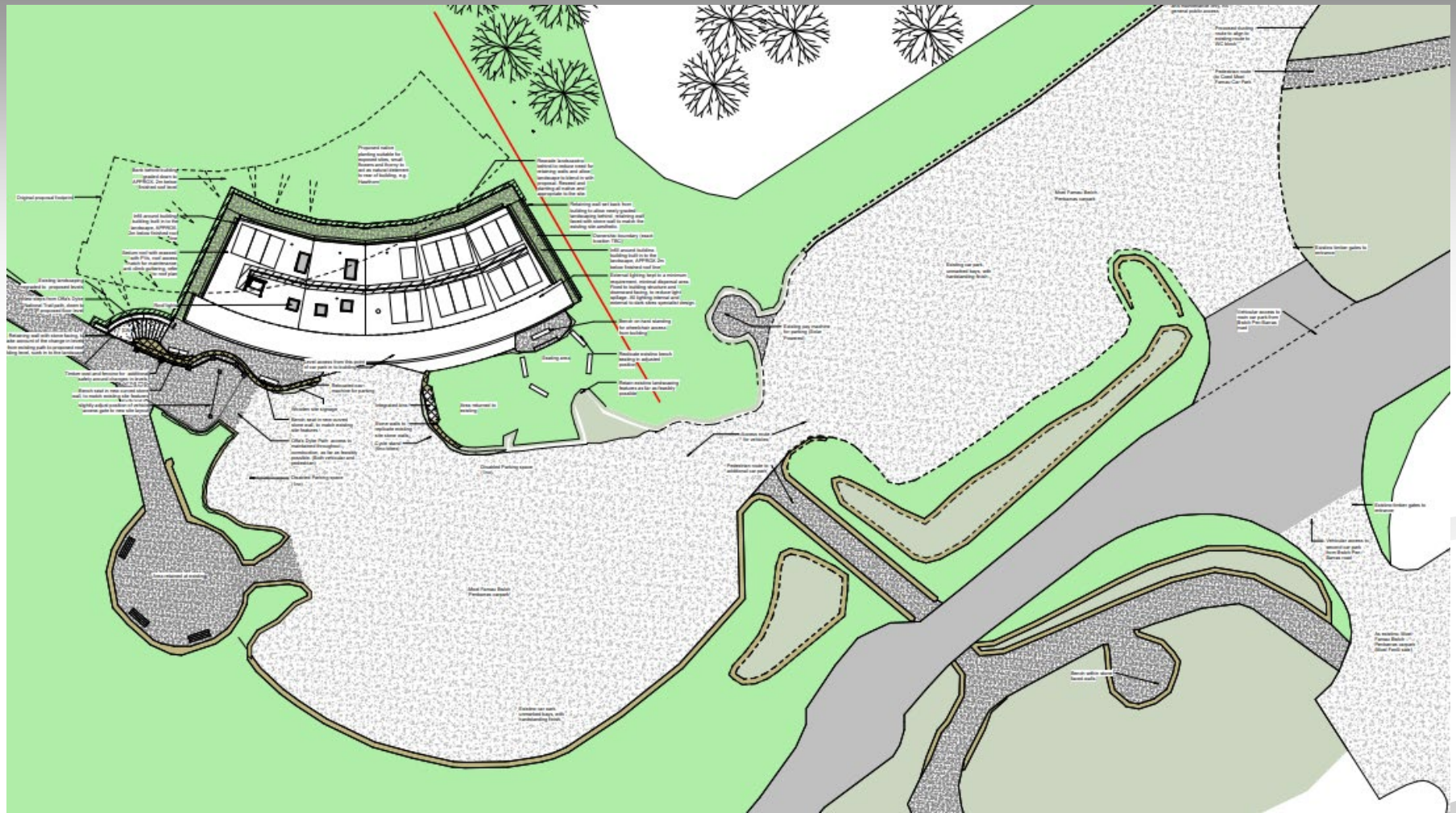
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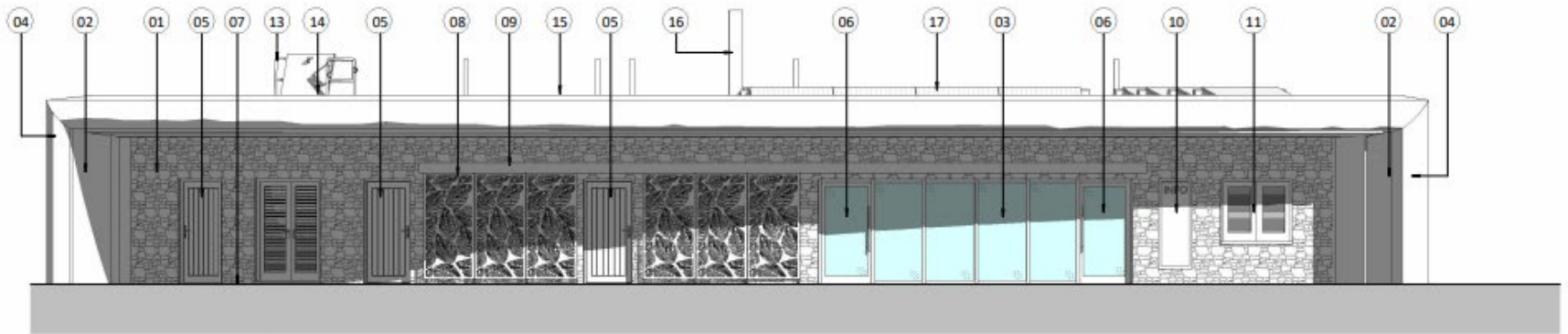
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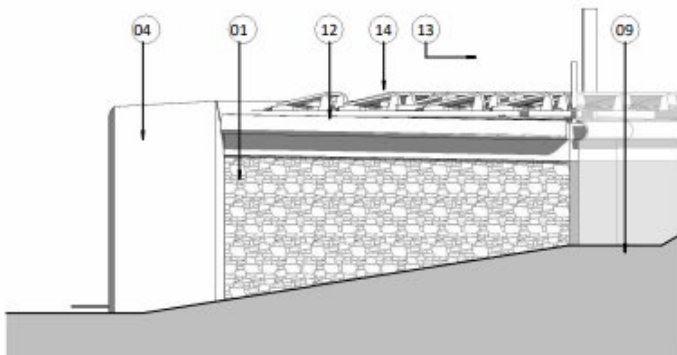
Location plan



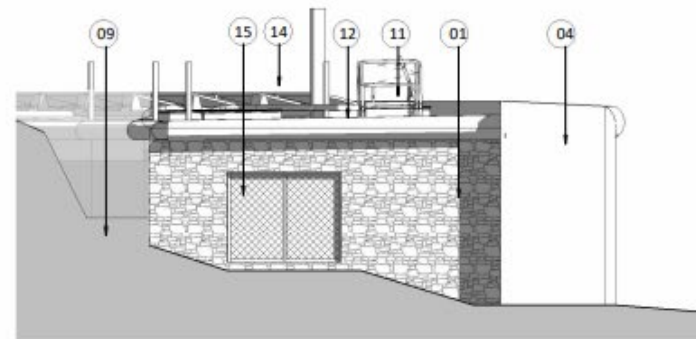
Site plan



1. Proposed Front Elevation
1:50

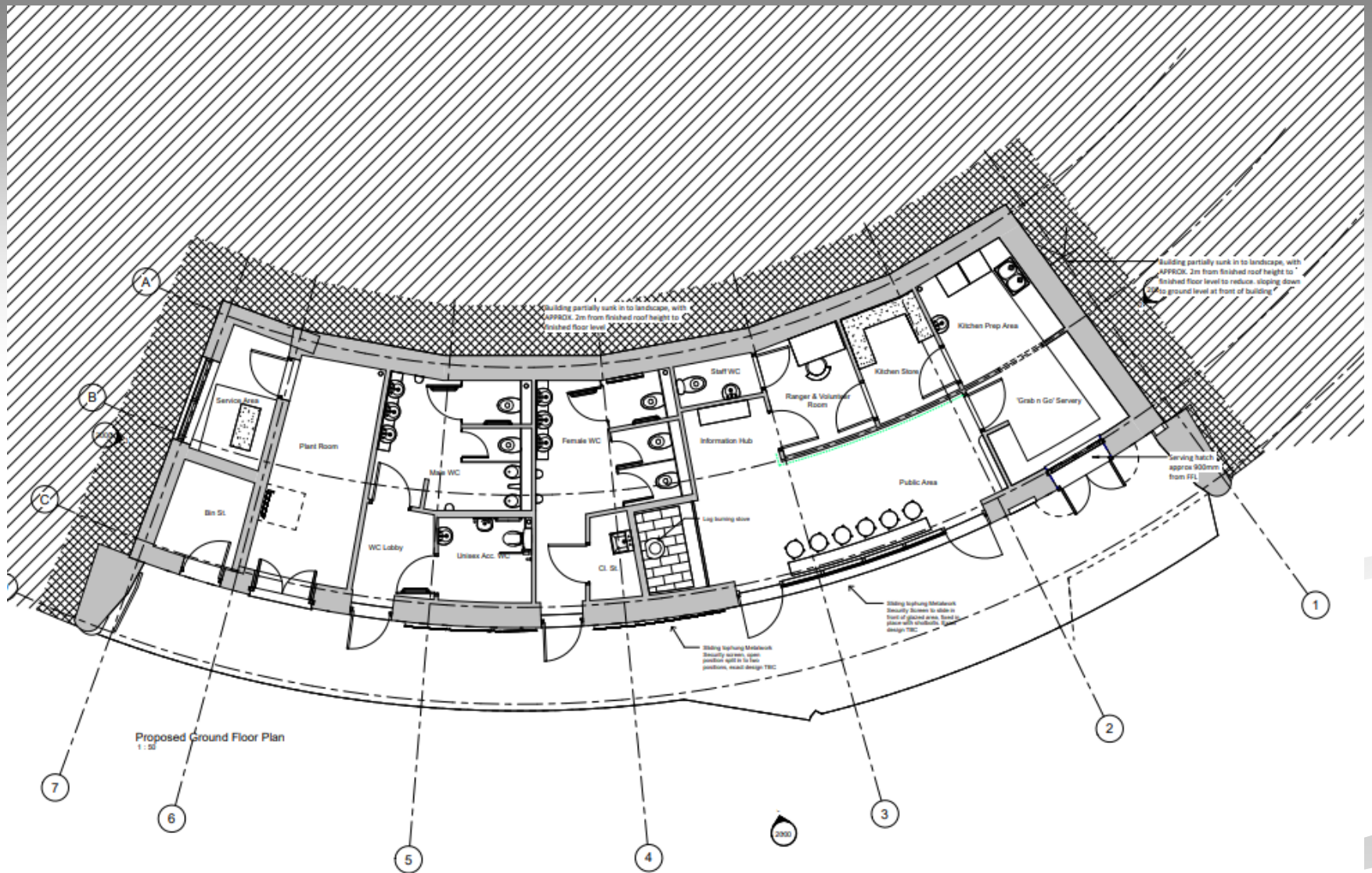


2. Proposed Side Elevation
1:50



3. Proposed Side Elevation 2
1:50

Elevations



Floor plan



Artists Impression of building



Existing site



Existing site



Road looking west



Road looking east

Officer - Paul Griffin

Ward - Moel Famau

Ward Member(S) - Cllr Huw Williams

Application Number - 16/2024/1284/PF

Proposal - Erection of a new visitor hub with information and restroom facilities, ranger space and associated works

Location - Moel Famau Car Park, Llanferres, Mold, Denbighshire,

Applicant - Denbighshire County Council

Constraints

Denbighshire Electoral Divisions		Moel Famau
City Town and Community Councils	Llanbedr Dyffryn Clwyd Community	
City Town and Community Councils		Llanferres Community
Areas of Outstanding Natural Beauty - AONB	Clwydian Range and Dee Valley	
Historic Landscapes	Landscape of Outstanding Historic Interest	
Wildlife Sites	Moel Famau Country Park	
Scheduled Ancient Monuments 500m Buffer		Moel Fenlli Camp
Local Development Plan	Area of Outstanding Natural Beauty	
Denbighshire Common Land	Clwydian Range- (Moel Fenlli, Moel Gaer, Moel Dywyll and Moel Fammau)	
Nitrate Vulnerable Zone 25k		NVZ
Public Rights of Way 10m Buffer		
Airport Consultation Zone	Within 30km of Hawarden Airport Safeguarding Zone	

PUBLICITY UNDERTAKEN:

Site Notice - t - 11-09-2024

Press Notice - f

Neighbour letters - 54

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

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

CONSULTATION RESPONSES:

LLANFERRES COMMUNITY COUNCIL

"Llanferres Community Council supports this application but asks that the number of parking spaces be reviewed. The Council suspects the development will result in increased visitor numbers and that the proposed number of parking spaces will not be enough."

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE

"The proposed development is intended to reinforce the outdoor tourism and rural economy for the area. LDP policies PSE 5 'Rural Economy' and PSE 14 'Outdoor Activity Tourism' are supportive of the principle subject to criteria to ensure the development is appropriate to its setting and within the capacity of the local environment and infrastructure, particularly within and adjoining the AONB. In this instance the proposed development is relatively small scale and has been designed to minimise the impact of the building within the landscape. Its siting within the sloped area to the rear of the car park, in addition to the use of natural materials to external walls and a green roof help to assimilate the building into its surroundings. The curved form of the building reflects the topography and helps soften its impact. Its single storey flat roof construction together with the use of natural stone as the predominant facing material will ensure there is no detrimental impact upon the landscape character. The scheme however may benefit from further mounding either side of the building, graded into the hillside to give the impression it has been cut into the slope. It would also appear more seamless from angled views into the site. The Joint Committee however support this proposal and consider the scale and design appropriate for the area. Subject to a hard and soft landscaping condition, an external lighting scheme and prior approval of facing materials the Joint Committee raise no objections. Finally, it is important to ensure

that only non-reflective materials are used throughout. This particularly applies to the rollers shutters, the curved aluminium roof profile and the mesh grille ventilation for the plant room. "

NATURAL RESOURCES WALES

No objections

CADW SAM

Request an assessment of the impact of the proposal on the Scheduled Ancient Monument DE009 Moel Fenlli Camp

CPAT

Requests that an archaeological watching brief is conditioned to be carried out while ground works are carried out.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer - requests additional information in the form of transport assessment.
- Footpaths Officer - does not raise an objection but queries what the impact on public foot path 20 will be, and raises issues in relation to the common land status of the site.

Public Protection Officer:

Requests additional information regarding noise from the proposed pumping station

Ecology Officer:

" Having reviewed the proposals and associated ecological report, I recommend that the following conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales (Edition 12)."

Strategic Housing & Policy Officer:

"Thank you very much for consulting the Strategic Planning & Housing team on planning application ref. no. 16/2024/1284, which seeks the erection of a visitor centre with café, restroom facilities, dedicated office space and associated works at Moel Famau car park/ Bwlch Pen Barras near Llanferres, Denbighshire.

S38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 stipulates, "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." Consistent with PCPA 2004 (as amended), see S38(4); in Denbighshire, the development plan consists of the National Development Framework for Wales, i.e., Welsh Government 'Future Wales. The National Plan 2040', and the Denbighshire Local Development Plan 2006 – 2021. The Minister for Housing and Local Government clarified in a letter to local planning authorities, dated 24th September 2020, "Plans adopted prior to 4 January 2016 will remain the LDP for determining planning applications until replaced by a further LDP." The Denbighshire Local Development Plan 2006 – 2021 (LDP) was adopted on the 4th of June 2013.

Welsh Government sets out the national planning policy framework in a suite of documents comprising; Planning Policy Wales (PPW), Technical Advice Notes (TANs), Planning Circulars and Policy Clarification Letters. These documents may be material to a development proposal but greater weight should be afforded to those that contain national policy. Supplementary Planning Guidance (SPG) notes are neither part of the development plan nor planning policy but benefit from substantial material weight where they accord with development plan policy and have been formally consulted on and adopted by the local planning authority.

The application site is neither within any development boundary nor designated for a specific form of land use in the LDP, see LDP Proposals Map 'Key Map'. It is however situated within a statutory designated landscape – "Clwydian Range and Dee Valley National Landscape" Area of Outstanding Natural Beauty (AONB). The 'unclassified' road leading up to 'Bwlch Pen Barras', a car park with information boards and benches are outside but adjacent to the southeastern application site boundary; see Location Plan by TACP Architects Ltd, ref. MFVC-TACP-XX-XX-DR-A-7000 / Rev P01.

Planning Policy Wales sets out, “Planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas. The designated landscapes should be drivers of the sustainable use and management of natural resources in their areas, and planning authorities should have regard to their identified special qualities in the exercise of their functions and any relevant management plans.” (See paragraph 6.3.5).

National policy is reflected in LDP Policy VOE2 “Area of Outstanding Natural Beauty and Area of Outstanding Beauty”, which is supplemented by two Supplementary Planning Guidance (SPG) notes on, for example, special characteristics, landscape types and development management considerations and design: (1) “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)” [April 2018], and “Planning for the Dark Night Sky” [June 2022]. Both SPGs were prepared in cooperation between, and used for decision-making in the relevant areas of, Denbighshire, Flintshire and Wrexham. This approach allows for a consistent approach to development in the AONB.

The latest version of the AONB management plan is the “Clwydian Range & Dee Valley AONB. Management Plan Review 2020 – 2025” [September 2022]. Throughout the “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)” SPG, reference is made to the AONB management plan so that both, Local Planning Authorities and the AONB Joint Committee can work together to conserve and enhance the natural beauty of the AONB.

The planning application, as presented on the 26th September 2024, is however not accompanied by any information that enables Planning Officers to assess compliance with national or local policy. I would recommend that you seek additional information from the applicant in support of the development proposal to allow for an assessment; otherwise, the ‘Strategic Planning and Housing’ cannot support the planning application. As a minimum, the applicant is encouraged to discuss the planning proposal in light of the “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)” SPG Chapters 4 to 6, and in combination with the AONB management plan.

Since the application site is located in the open countryside and benefits from a statutory landscape designation, it would be welcomed to receive additional information on the site selection process, additional services to be provided with the development compared to already existing services and information at ‘Bwlch Pen Barras car park’, and the need to have a Ranger continuously present on site. Could all services that are proposed to be part of the development alternatively be provided from, for example, Loggerheads Country Park, or delivered as a regeneration project at the ‘Clwyd Gate restaurant’ that has remained empty for many years? The applicant is encouraged to discuss the selected site for the ‘visitor centre’ in light of the provisions that are contained in “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)”, paragraph 7.3 ‘Tourism’ that expresses the objective, “There are honey pots such as Moel Famau, Loggerheads and Llangollen which become very busy at certain periods. Sustainable tourism activities should be spread more widely throughout the area and new facilities such as car parking sensitively located and landscaped to reduce landscape impact.”

LDP Policy PSE 14 “Outdoor activity tourism” sets out four assessment criteria for development proposals that aim to enhance the tourism offer in the County. Criteria i) and ii) are principally reflecting policy considerations in terms of protecting the AONB and site selection process as discussed in the paragraphs above. Officers are, again, of the view that there is not sufficient information provided with the application, and, therefore, cannot support the planning application at this point in time.

Criterion iii) addresses the point of mitigating any unacceptable impact on the local community. While the application site is not in close vicinity to any settlement, it is recommended to discuss the planning proposals with the DCC Highways department in terms of local road network capacity leading up the ‘Bwlch Pen Barras car park’ and the potential need to submit a transport assessment or parking strategy as visitors may stay longer in the location. You may wish to discuss the proposal’s likely impact on utility/ infrastructure providers as the proposal also includes the installation of restroom facilities and a café/ office accommodation. Since criterion iv) is specifically concerned with chalet development, it is not applicable to the considerations of the development proposal.

NDF Policy 9 and PPW Edition 12 Chapter 6 require the planning system to take actions towards addressing the adverse effects of climate change and the loss of natural resources on ecosystems, increased flood risk, the health and well-being of residents, and economic prosperity. The objectives are the creation of resilient ecological networks and the delivery of Green Infrastructure (GI) component elements with new development.

PPW Edition 12 highlights the need for all development to deliver a net benefit for biodiversity from the baseline state, see paragraph 6.4.16. The forthcoming planning application should be accompanied by sufficient data and information so that the Ecology Officer can make an informed decision on the proposal.

The submission of the Green Infrastructure Statement, prepared by TACP Architects Job Number 523051., is noted. Please consult with the Council’s Biodiversity team on the appropriateness of the outlined biodiversity enhancement measures. Having chosen the ‘Step-Wise Approach’ as contained in PPW Edition 12. ‘Avoidance’, ‘Mitigation’ and ‘Compensation’ measures are primarily discussed in relation to habitat, grassland, reptiles and amphibians. It appears to be unusual to a lay person that the two ‘Enhancement’ measures proposed by the applicant comprise of three bat boxes and two bird nesting boxes.

LLANFERRES COMMUNITY COUNCIL:

"The Council has reconsidered this application and still supports its" approval. The proposed plans would make Moel Famau more accessible for the less able and reduce the risk of visitors littering or otherwise disrespecting the area with rangers being more visible."

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE:**

"The Joint Committee raised no objections to the original submission. The proposed amendments involve a 20% reduction in the footprint of the building with a slight adjustment to the siting, whilst retaining its curved form. This is considered to be an improvement in landscape terms as it sits lower, and is more tucked into the landscape, with access directly from the car park. The Joint committee continue to support this proposal on the basis it will serve the existing visitor numbers at this location and replace the temporary facilities available."

NATURAL RESOURCES WALES:

No objections

CADW SAM:

No objections raised, and agree with the conclusion of the submitted Heritage Impact Assessment

CPAT:

Requests that an archaeological watching brief is conditioned to be carried out while ground works are carried out.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer:
- Footpaths Officer -

Public Protection Officer:

Following the receipt of additional information, no objections.

Ecology Officer:

" Having reviewed the proposals and associated ecological report, I recommend that the following conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales (Edition 12)."

Strategic Housing & Policy Officer:

The revised Planning Statement, Revision 2 (27/02/2025), provides further detail on the future use of the proposed development that would support the implementation of "Clwydian Range and Dee Valley AONB Management Plan 2020 – 2025", especially in relation to Strategic Objectives RHWO2/ RHWO3 (work in partnership with other organisations to encourage and promote responsible behaviour, and continue to provide high quality facilities and infrastructure.) and RHW06 (provide and promote volunteer opportunities for all across the AONB). Strategic Objectives' thrusts are supported and weigh in favour of the development.

There is principal support for improving staff welfare facilities such as, providing a safe place to deposit tools and personal belongings when being offsite. (see Planning Statement Revision 2, paragraph 5.45). From a strategic planning viewpoint, the question however remains whether there is sufficient justification for the development proposal to be located at Bwlch Pen Barras car park. The application site is within the open countryside and an Area of Outstanding Natural Beauty.

Is the erection of a visitor centre with café, restroom facilities and dedicated office space imperative for improving communication with local communities and visitor?

The application provides only limited information on the following questions:

- ➡ What are the great advantages of the new built facility over continuing with the use of a shepherd's hut?

⌵ What alternative means of communication have been explored before deciding on a new built ‘information hub’. Could the element of human interaction be provided to visitors at, for example Loggerheads Country Park, before they enjoy the landscape around Moel Famau?

It is noted that the description of the planning proposal specifically refers to dedicated office space but it is argued in Design and Access Statement, Revision 2, paragraph 3.3, “There is a small Ranger and Volunteer Room off the information hub. This will be a flexible space to what it needs to be, but principally won’t be a space for a ranger to sit at a desk, but a space to check an email if needed, safe place for belongings, access supplies such as leaflets and if there isn’t a ranger carrying out duties on site, then visitors will have a place to find a ranger if needed.” This statement suggests that the Ranger’s accommodation is primarily a storage facility and likely shelter from rain.

The “Clwydian Range and Dee Valley” National Landscape is principally managed in order to allow local communities and visitor to enjoy the outdoors, walk/ hike along the mountain range and experience biodiversity/ nature. Planning policy principally encourages walking and cycling in new developments. There are already toilet facilities approx. 1km away from the application site, and it’s understood that connections are going to be made from the existing facility to the new development. The query is whether there would be less of an impact on the landscape by providing improved pedestrian or cycle links to the ‘lower car park’; avoiding the need for car usage as set out in Design and Access Statement, Revision 2, paragraph 3.3., “There are toilets facilities located by the vehicle entrance to Coed Moel Famau carpark which is approximately 1km away from the main proposal site. The current facilities are used to capacity and for users of the top car parks would have to rely on vehicular space being available in the small pull in area in order to use unless they walk.”

My original response, dated 26/09/2024, pointed towards the need for additional information in relation to:
⌵ “As a minimum, the applicant is encouraged to discuss the planning proposal in light of the “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)” SPG Chapters 4 to 6, and in combination with the AONB management plan.”; and
⌵ “Since the application site is located in the open countryside and benefits from a statutory landscape designation, it would be welcomed to receive additional information on the site selection process, (...), and the need to have a Ranger continuously present on site...”.

Besides pointing towards the need for improving communication and, principally, ‘crowd control’, the Planning Statement (Revision 2) and Design and Access Statement (Revision 2) are silent on the search for alternative sites for the proposed development; discussion of development proposal with regard to “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)” SPG Chapters 4 to 6, and the need for to have a Ranger continuously present on site.

Strategic Planning and Housing is not in support of the planning proposal.

I would advise that this response is based on the information available. It does not constitute a formal determination under the Town and Country Planning Act 1990. Any opinions contained herein are those of the officer concerned and cannot be held as binding on the Council or its members.

RESPONSE TO PUBLICITY:

- Allan Morgans
- Howard Baddock
- Steven Astbury
- David Smith
- S Johns
- Dorothy Robinson
- Rhian Jones
- J Owen
- Dave Snape
- Christine Mayes
- Liz Kameen (The Vale Grocer)
- Anne-Marie Weston
- Maria Laffey
- Geraint Whitham
- David Clough
- Sion Williams
- Lynda Smith
- Joseph Smith
- James Smith
- Ruthanna Williams
- Zoe Henderson
- Daniel Rogers (Bamboo Cosmetic Dentistry)
- Leah Hughes Hughes
- Richard Hughes (homes and spaces)
- Claire Halestrap
- Eleri Hughes
- Michelle Brown (Resident)

Julian Brailsford
Gary Torbuck
Alun Hughes (Mr A L Hughes)
P Morris
Hilary Livesey
David Ian Jones (N/a)
Liam Harrison

Summary of planning based representations in objection:

Impact on highway safety and congestion

Impact on the character of the AONB

Impact on biodiversity

Impact on general amenity of the area by way of additional activity, noise disturbance and litter

Principle of building a new in the AONB/open countryside

EXPIRY DATE OF APPLICATION: 28-10-2024

EXTENSION OF TIME AGREED: 09-04-2024

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations
- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL: Erection of a new visitor hub with information and restroom facilities, ranger space and associated works

1.1 Summary of proposals

1.1.1 Full planning permission is sought for the erection of a visitor hub with information and restroom facilities, ranger space, and associated works including a pump and pumphouse in the lower carpark and engineering operations to feed water up to the main site. The intended use of the building is aimed at improving the management facilities of the existing tourism destination.

1.1.2 The building would be single storey in height, and curved with a canopy over the front elevation. Materials proposed are a sedum roof and stone cladding. The building would be dug into the bank adjacent to the northern boundary of the existing car park.

1.1.3 Internally the building would provide a visitor area with information hub and server hatch via a small kitchen and preparation area to provide 'grab and go' refreshments. There is a dedicated ranger and volunteer base with staff WC and public toilets accessed externally, as well as the enclosed bin store and plant room. The visitor area will feature a large interpretation wall with bespoke design for this location together with the information hub, where seasonal, AONB and locally relevant campaigns can be communicated to the public.

1.1.4 Hours of operation are proposed to be 10am to 4pm daily.

1.1.5 A pump and pumphouse are proposed to be sited at the lower car park, approximately 1.2 km north-east of the main site. The pumphouse would be sited immediately to the rear of the existing toilets in the lower car park.

1.1.6 Foul sewage from the proposed new building would be dealt with by way of private treatment plant, whilst surface water drainage would be dealt with by way of soakaways.

1.2 Other relevant information/supporting documents in the application

1.2.1 The application is accompanied by a noise report (for the proposed pumps), a Heritage Impact Assessment, an Arboricultural Impact Assessment, a Drainage strategy, Green Infrastructure Statement, Ground Investigation report, Planning Statement, Preliminary Ecological Appraisal and a Transport Statement and Management Plan.

1.3 Description of site and surroundings

1.3.1 The site is located at Moel Famau Country Park car park on Bwlch Pen Barras, Llanferres. The carpark is located on the highest point of the Bwlch Pen Barras road, with Llanbedr Dyffryn Clwyd to the west and Tafarn-y-Gelyn and Llanferres to the east. There are two existing car parks, one on each side of the road.

1.3.2 The site is approximately 4km to the northeast of Ruthin, Denbighshire and 8km to the southwest of Mold Flintshire, the country border divides Moel Famau Jubilee tower at the summit (554m) and is located at the southern end of the Clwydian mountain range. The site comprises of hard standing car park with low-level dry-stone walls, parking machines and temporary facilities that vary on visitor demand and peak times, facilitated by the Clwydian Range and Dee Valley National Landscape staff and rangers.

1.3.3 To the south is the Moel Fenlli hill fort which the Offa's Dyke National Trail steers around and over and continues through the car park, past the proposed development and to the summit of Moel Famau mountain and the Jubilee Tower.

1.3.4 To the east of the Moel Famau County Park is Coed Moel Famau, a large area of forest with many footpaths and a car park, approximately 1km from the proposed site which is managed by Natural Resources Wales. The toilets in this location are managed by Denbighshire County Council.

1.4 Relevant planning constraints/considerations

1.4.1 The site is in the open countryside, within the Clwydian Range and Dee Valley National Landscape (AONB) and is within 500m of the scheduled ancient monument, Moel Fenlli.

1.5 Relevant planning history

1.5.1 There is no relevant planning history.

1.6 Developments/changes since the original submission

1.6.1 Since the initial submission the proposed design has been amended to reduce the buildings footprint and locate the building further into the site. Additional information has also been submitted in the form of a Heritage Impact Assessment, an updated planning statement, and a Transport Statement and Management Plan.

1.7 Other relevant background information

1.7.1 Previously a shepherd's hut has been operating from the carpark, providing a small selection of drinks and prepackaged locally sourced food items such as flapjacks and crisps. The applicants anticipate that the 'grab and go' serving hatches included within this proposal will continue to provide similar light refreshments with a little more choice and more space for stock.

2. DETAILS OF PLANNING HISTORY:

2.1 None.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan Adopted June 2013

Policy VOE 1 - Key areas of importance

Policy PSE 5 - Rural Economy

Policy PSE 14 - Outdoor activity tourism

Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE 5 - Conservation of natural resources

Policy ASA 3 - Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Archaeology

Supplementary Planning Guidance Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Clwydian Range and Dee Valley Area of Outstanding Natural Beauty: Planning for the Dark Night Sky

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

TAN 5 - Nature Conservation and Planning (2009)

TAN 12 - Design (2016)

TAN 13 - Tourism (1997)

TAN 18 - Transport (2007)

TAN 24 - The Historic Environment (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 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/Impact on National Landscape (formerly AONB)

4.1.3 Residential amenity

4.1.4 Ecology

4.1.5 Drainage (including flooding)

4.1.6 Highways (including access and parking)

4.1.7 Archaeology

4.2 In relation to the main planning considerations:

4.2.1 Principle

As a starting point, the LDP provides the rational basis for decisions in accordance with the presumption in favour of sustainable development as set out in Planning Policy Wales (Edition 12, 2024). The countryside should be protected for its intrinsic sake and the need to promote a resource-efficient and climate change resilient settlement pattern that minimise land-take is one of the Well-being of Future Generations (Wales) Act 2015 goals.

PPW 12 Section 3.60 states that development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

With specific reference to the current proposal, Policy PSE 14 relates specifically to outdoor activity tourism. It supports proposals for development that expand or reinforce the tourism offer of the County in this sector, provided four criteria are met:

- the development is appropriate to its setting and within the capacity of the local environment and infrastructure, particularly within designated area such as the AONB and World Heritage Site
- any suitable buildings are converted or re-used in preference to new build
- necessary mitigation measures are included and there would be no unacceptable impact on the local community
- chalet development in association with outdoor activity tourism will only be permitted if a significant need is demonstrated and there are no opportunities to use or convert existing buildings.

The justification for policy PSE 14 recognises that Denbighshire is well placed to take advantage of the growth in the outdoor activities sector. It is however stressed that development proposals will require very careful consideration to ensure there will be no detriment to the landscape character.

Chapter 5 of PPW12 relates to Tourism and sets out a general presumption in favour of encouraging sustainable tourism, where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. Tourism-related development is an essential element in providing for a healthy and diverse local/national economy, but requires development to be sympathetic to the local environment and to the needs of visitors and the local community.

The proposal is for the erection of a new single storey building in the open countryside in a popular location within the Area of Outstanding Natural Beauty/National landscape designation. The building is intended to serve as a focus point for visitors to the area who park at the adjacent car park. Information services for visitors along with toilet and refreshment facilities would also be provided. The building would also act as a permanent base for rangers to use, allowing them to have a greater presence at the location in the interest of improving the visitor experience; including management of the car park/parking on the highway. The application is made as being to improve and enhance the tourism offer of the area.

The Strategic Housing & Policy Officer raises concerns that the proposal is not justified in this location and does not support the proposal. This is a view echoed by members of the public commenting on the proposal.

In officer's opinion the proposal is clearly made as one which is intended to improve and enhance the tourism offer of the council. The site is already regarded as a 'honey pot' destination, and as such is incredibly popular with tourists. The popularity of the site is resulting in parking issues, and the proposal is made in part so as to offer a better physical presence of AONB Rangers/Staff to assist in dealing with the existing parking issues. Whilst understanding suggestions by members of the public and the Strategic Housing & Policy Officer that the building would be better located elsewhere, such a solution would be at odds with the applicants aim to be more present at the site itself - the nearest alternative location would be over a kilometre away and would not therefore be suitable for the identified need.

In terms of the specific criteria of Policy PSE14 it is noted that there is not a requirement to justify the location or carry out a sequential test for the proposed location; policy PSE 14 simply requires consideration be given to using suitable existing buildings in preference to new build. In this instance there are no existing buildings which could be reused. The remaining criteria relate to the impacts of the development, which will be assessed in the following paragraphs.

Having regard to adopted local planning policies and national guidance, it is clear that there is scope to allow a new building in the open countryside, within the AONB/National Landscape provided it serves to expand and reinforce the tourism offer of the area. In this instance, and with respect to the comments of objectors (who consider that there is no need for a more permanent presence in this location), Officers consider that the proposal to create a visitor hub (with ancillary services) would expand and reinforce tourism within the area. The proposal is therefore considered to be acceptable in principle, subject to an assessment of the impacts of the proposal.

4.2.2 Visual amenity/Impact on AONB / National Landscape

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.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

This reflects guidance in Planning Policy Wales (Edition 12, 2024) which requires planning authorities to give great weight to conserving and enhancing the natural beauty of AONBs, and should have regard to the wildlife, cultural heritage and social and economic well-being of the areas. The special qualities of designated areas should be given weight in the development management process. Proposals in AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.

Supplementary Planning Guidance (SPG) has been developed - 'The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)' along with a specific SPG for lighting in the AONB - 'Planning for Dark Skies'. The SPG's provide guidance and advice on design and lighting principles which should be followed to assist new development proposals in the area.

Policy PSE14 Outdoor Activity Tourism, states (amongst other things) that proposals that reinforce the tourism offer of the county will be supported provided that the development is appropriate to its setting and within the capacity of the

local environment and infrastructure, particularly within and adjoining the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas. It is suggested that in line with national policy, any proposals that are considered to be detrimental to the quality of the Area of Outstanding Natural Beauty and World Heritage should be refused.

Members of the public have raised concerns that the building would have an unacceptable impact on the character of the AONB/National Landscape. The AONB/National Landscape Committee does not raise an objection and supports the proposal.

The proposed building would be located to the north of the existing car park. In this location, the land rises up above the car park level and it is proposed to set the building into the bank. Materials are proposed to be natural stone with a sedum roof. The overall colour palette of the proposed building would be natural and recessive. The building would be clearly visible from the public highway in the immediate locality of the site, but it would be seen against the backdrop of an existing car park. Views of the building would be possible from further afield, but given the proposed siting, design and materials of the building, Officers consider it would appear well assimilated into the landscape.

Concern has been raised that the proposal will result in more visitors and that this would result in greater levels of disturbance and litter within the AONB. Whilst understanding this view, Officers consider that it is difficult to quantify just many more visitors (if indeed any) would visit the site as a result of the proposed new building. It must be remembered that the food offer at the site already exists, so this would not be a new attraction. Also, the building allows for a better presence of rangers, and so it is logical to conclude that with better presence and better presence the potential for unacceptable behaviour/littering from visitors could be better controlled as a result of this proposal.

In considering the proposed pumphouse at the lower car park, it is noted that the pumps would be contained in a small 4.6metre square compound immediately to the rear of the existing toilet block. This is not considered likely to have an unacceptable impact on the visual amenity of the area.

In Officer's opinion the building would have a low impact on the wider character of the AONB and the visual amenity of the area. However, having regard to the comments of the AONB/National Landscape Committee, it is not considered that the impact would be sufficiently harmful as to sustain a refusal of planning permission. It is therefore concluded that the proposal is acceptable in terms of its impact on visual amenity and the character of the AONB/National Landscape.

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.

Concerns have been raised that the proposal will result in a detrimental impact on the amenity of local residents by way of additional traffic on the roads.

Similar to the above previous comments relating to the impact on the character of the area, Officers consider it unlikely that the provision of a visitor hub with small ancillary facilities (refreshments and toilets) would materially increase the numbers of the visitors to the site. To all intents and purposes, the provision of refreshments from the building is replicating the existing service provided by the 'shepherd's hut'. Whilst the provision of a small amount of indoor seating (the plans indicate 6 seats) would be useful and improve the visitor experience to an extent, given the scale of the provision it is unlikely to make the proposal a destination in its own right.

Public Protection Officers initially raised concerns about the potential for the pumphouse to result in a detrimental impact on the amenity of dwellings by way of noise. In response, the applicants submitted an Acoustic Report which assesses the potential noise levels from the pumps and calculates the impact at the nearest 'sensitive facade' (neighbouring dwelling). The report concluded, following established industry standards, that the impact upon the amenity of neighbouring properties was not unacceptable. The Public Protection Officer has reviewed this report and agrees with its conclusions.

With regard to the proposals potential to impact the amenity of local residents, Officers consider that given the scale of the proposal it is unlikely to result in a material increase in the number of visitors to the site, but it will provide the applicants with a greater degree of control over how the site is used by visitors. Based on the information provided and the details of the proposal, Officers do not consider that the proposal would result in an unacceptable impact on the residential amenity of the surrounding area.

4.2.5 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 (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.

The proposal is supported by a Preliminary Ecological Appraisal and a Green Infrastructure Statement.

Concern has been raised by members of the public that the proposal would have a detrimental impact on the ecology/biodiversity of the area.

The Preliminary Ecological Appraisal includes a survey of the site and its surrounding area for ecological habitat and protected species. It identifies that there are no statutory sites affected by the proposal and no significant impact on non-statutory sites. It identifies the habitats to be affected as being scrub, scattered tree, poor semi-improved grassland, bracken, hardstanding and stone-faced earthbanks. Species potentially affected are identified as reptiles and nesting birds. The report concludes that the habitats immediately around the car park are of limited value in their own right however the stone-faced earthbanks have potential as reptile/amphibian refugia and hibernacula and habitat for common amphibians. The report goes on to recommend compensation and mitigation for reptiles, common amphibians, and nesting birds. Compensatory habitat creation will be carried out to compensate for any losses of gorse scrub or trees. A replacement hibernacula will be created to compensate for the loss of any stone-faced earthbanks.

The Green Infrastructure Statement outlines how the 'step-wise approach' is to be followed, detailing how the proposal will seek to avoid, mitigate, compensate, enhance the impact of the project on the sites biodiversity.

The County Ecologist has reviewed the application and associated ecological reports and consider that the proposal is unlikely to have a detrimental impact on the ecology and biodiversity of the area. Further, it is considered that the proposal offers opportunities to improve the biodiversity of the area through mitigation, compensation and enhancement. The delivery of additional planting, erection of bat and bird boxes and creation of reptile hibernacula in the stone faced earth banks is considered to be sufficient enhancement.

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 12 and would provide enhancement measures to increase the biodiversity opportunities at the site.

4.2.6 Drainage (including 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

The site is not in an area identified as being at risk of flooding.

Water is to be pumped up to the site from the lower car park, and no objections have been received from Welsh Water as to the adequacy of water supply.

Surface water drainage is to be dealt with by way of soakaways, and would be controlled through the SAB approval process. Information submitted with this application indicates that surface water can be dealt with within the site in a sustainable manner, in accordance with legislation contained in the Water Act.

Foul drainage is to be dealt with through a private treatment plant. NRW do not raise an objection to this approach in this location.

Based on the details of the submission and the responses received from Statutory Consultees, Officers consider that the proposal is acceptable in regard to flooding, drainage and water requirements.

4.2.7 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.

Concern has been raised by members of the public that the proposal will exacerbate existing parking problems at the site, and worsen the existing problems of traffic on the approach roads to the site, especially from the Llanbedr direction. These concerns were also raised by Highway officers following the initial submission. In response the applicants have submitted a Transport Statement and Management Plan. Highway Officers have reviewed the Transport Statement and Management Plan and now are satisfied that the proposals will not exacerbate the traffic and parking issues at the site.

Again, it is important to note the scale of the proposal in terms of its offer of facilities to the public is in part replicating the provision of refreshments currently available from the 'shepherds hut'. It is therefore difficult to quantify what up lift in visitors numbers this would result in. In Officer's opinion, it is not likely to result in a material increase in visitor numbers to the site. The benefit of the proposal would be that it would provide better supervision of the site and parking and so contrary to concerns raised by members of the public, the proposal could see an improvement to the highway conditions in this location.

Having regard to the details submitted and the response of the Highway Officer it is not considered that the proposal would have an unacceptable impact on highway safety.

4.2.8 Archaeology

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

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales (Edition 12, 2024) in Chapter 6 'Distinctive and Natural Places' (updated October 2023) recognises the need to conserve archaeological remains. The consideration of archaeological remains and their setting is a material planning consideration in determining planning applications, whether those remains are a scheduled monument or not.

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a Local Planning Authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

Concern has been raised by members of the public that the proposal would have an unacceptable impact on the archaeology of the area, in particular the setting of scheduled ancient monument (SAM). CADW SAM raised also raised this concern during the initial consultation phase and requested a heritage impact assessment be submitted. The applicants have done this and CADW SAM has commented that it no longer objects to the proposal as the impact on the Moel Fenlli SAM would only be 'slight adverse' - an impact which is considered to be acceptable by CADW SAM.

In addition to the impact on the SAM, the site is within an area of potential ground archaeology. Clwyd Powys Archaeological Trust (CPAT) has been consulted in this regard. CPAT does not object to the proposal but requests that an Archaeological Watching and Recording brief is conditioned to be carried out during groundwork at the site, including reduction and levelling for the proposed building is completed with a qualified archaeologist present due to the high potential for sub-surface archaeology. This is in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance.

Having regard to the details of the proposal, the Heritage Impact Assessment and the responses of CADW SAM and CPAT, Officers do not consider that the proposal would have an unacceptable impact on the archaeology of the area.

Other matters

Concern has been raised by members of the public regarding the Councils strategic decision to pursue this project given the potential ongoing costs to the Council. However, it must be stressed that this is not a material consideration in determining the planning application. The determination of the planning application should be on material planning grounds only.

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 In terms of the proposal's physical impacts on the area, it is clear from the responses of Statutory Consultees that the proposal is unlikely to result in an unacceptable impact on matters such as biodiversity, highway safety, character of the AONB, residential amenity or archaeology.

5.2 The key consideration is that of principle - is the principle of developing a building in this open countryside location in a prominent position in the AONB acceptable. As detailed above, the proposal is not a 'commercial' proposal, but a proposal by the Council aimed at helping to improve its management of a site it is responsible for. The result of delivering a proposal for the better management would be to enhance an existing tourism destination which is focused on outdoor activity. The most relevant policy in this regard is PSE 14 Outdoor Activity Tourism, as opposed to PSE5 Rural Economy (which focuses on proposals relating to improving the rural economy).

5.3

RECOMMENDATION: Grant subject to the following conditions: -

1 The development shall begin not later than 5 years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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

Transport Statement and Management Plan (Mott MacDonald Rev. B dated February 2025) Received 28-02-2025
Planning Statement (Rev. 2) Received 28-02-2025
Heritage Impact Assessment (Heneb 2061 Final 2025) Received 28-02-2025
Ground Investigation (Groundsolve Ltd. V4) Received 28-02-2025
Green Infrastructure Statement (Rev. A) Received 28-02-2025
Drainage Strategy (JPS Rev. P02 dated February 2025) Received 28-02-2025
Design and Access Statement (Rev. 2) Received 28-02-2025
Arboricultural Impact Assessment (Enfys Ecology dated July 2024) Received 28-02-2025
Acoustic Report (ADC Acoustics dated 20 February 2025) Received 28-02-2025
Proposed roof plan (Drawing No. MFVC-TACP-PB-01-DR-A-1001-P05) Received 28-02-2025
Proposed ground floor plan (Drawing No. MFVC-TACP-PB-00-DR-A-1000-P04) Received 28-02-2025
Existing site plan - both sites (Drawing No. MFVC-TACP-ES-XX-DR-A-702-P01) Received 28-02-2025
Existing site plan - lower site (Drawing No. MFVC-TACP-ES-XX-DR-A-701-P01) Received 28-02-2025
Existing site plan (Drawing No. MFVC-TACP-ES-XX-DR-A-700-P02) Received 28-02-2025
Location Plan (Drawing No. MFVC-TACP-XX-XX-DR-A-7000-P01) Received 28-02-2025
Proposed site sections (Drawing No. MFVC-TACP-PS-ZZ-DR-A-7200-P02) Received 28-02-2025
Proposed site plan (Drawing No. MFVC-TACP-PS-ZZ-DR-A-7001-P03) Received 28-02-2025
Proposed site plan - Pen Barras toilets (Drawing No. MFVC-TACP-PS-XX-DR-A-7002-P02) Received 28-02-2025
Proposed elevations (Drawing No. MFVC-TACP-PB-ZZ-DR-A-2000-P03) Received 28-02-2025
Preliminary Ecological Appraisal (Enfys Ecology Ref: EE.4306.23.AB dated 01/11/2023) Received 30-08-2024

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

3 Prior to the application of any external materials full details of the wall and roof materials 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.

Reason: In the interest of visual amenity

4 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 08/18 Bats and artificial lighting in the UK Bats and the Built Environment Series.

The lighting shall be implemented as approved and maintained thereafter.

Reason: To maintain the favourable conservation status of protected bat species and in the interest of protecting the character of the AONB.

5 The development hereby approved shall be carried out in strict accordance with the biodiversity enhancement measures set out on the approved Proposed elevations plan (Drawing No **) and shall include at least two vivara pro built in woodstone bat tubes and two schwegler type 24 swift/small bird species built in nest boxes.

Reason: In order to maintain and enhance biodiversity

6 No site clearance or construction works shall be permitted 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.

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

Reason: 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.

7. Prior to the installation of the external metal security screens full details of their design, materials and finish shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be carried out in accordance with those approved details

Reason: in the interest of protecting the character of the AONB.

8. Within three months of the commencement of development, a detailed scheme of hard and soft landscaping for the site, designed to deliver a net benefit for biodiversity shall be 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, and location and the proposed timing of the planting and only feature species of known benefit to wildlife.
- (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas and timing of implementation.
- (d) 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.
- (e) proposed positions, design, materials and type of boundary treatment and timing of implementation.
- (f) details of minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, etc.).

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

9. The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following completion of the development.

Reason: In the interest of landscape and visual amenity

10. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any groundworks in the development area so that a scheme of archaeological monitoring and recording can be conducted. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority. A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

