

Gwasanaethau Cynllunio a Gwarchod y Cyhoedd

Caledfryn, Ffordd y Ffair, Dinbych,
Sir Ddinbych, LL16 3RJ

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Planning and Public Protection Services

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Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Reference:

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Site Area

Reference:

What is the site area?

0.87

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

If Yes, please complete the following information regarding public open space

Area of open space lost

0

Hectares

Area of open space gained

0.15

Hectares

Description of the Proposal

Description

Please describe the proposed development including any change of use

The proposal involves the redevelopment of an existing sheltered housing development to provide new homes. There are currently 59 no. flats on the site which were used as age-appropriate accommodation together with community rooms but it has been vacant since August 2021. The proposals involve the demolition of the existing flats and the erection of 35 no. new dwellings in a mixture of one- and two-bedroom apartments and two- and three-bedroom houses. The proposals include public open spaces and both informal and equipped play areas.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

There are currently 59 no. flats on the site together with community rooms which have been vacant since 31st August 2021.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

The last use of the site was for age-appropriate social rented accommodation.

When did this use end (if known)?

31/08/2021

Reference:

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
- No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.87	hectares
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Area of greenfield land proposed for new development

0.00	hectares
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Materials

Does the proposed development require any materials to be used in the build?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red / brown brickwork with panels of un-painted pebbledash and cream coloured smooth render

Proposed materials and finishes:

Red brickwork to reflect local context with feature projecting brick and soldier course detailing to houses, and red brickwork with feature projecting brick detailing and buff multi brick feature areas to highlight entrances

Type:

Roof

Existing materials and finishes:

Flat roof with bituminous felt

Proposed materials and finishes:

Pitched roof 35/40 degrees with concrete interlocking smooth finish tiles in a grey finish - exact colour to be confirmed

Type:

Windows

Existing materials and finishes:

White painted timber frame

Proposed materials and finishes:

Polyester Powder Coated aluminium in grey - exact colour to be confirmed

Type:

Doors

Existing materials and finishes:

White painted timber

Proposed materials and finishes:

Polyester Powder Coated aluminium in grey - exact colour to be confirmed

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing stone wall to eastern boundary; timber feather lap fence to northern boundary to Y Gorlan; and metal security palisade fencing to southern boundary to railway line

Proposed materials and finishes:

Existing stone wall to eastern boundary, timber feather lap fence to northern boundary with Y Gorlan, and metal security palisade fencing along southern boundary to railway line to be retained as existing. New hedgerow screening to northern boundary with Y Gorlan, new timber feather lap fencing to all rear garden perimeters and new tongue and groove acoustic timber fencing adjacent to existing metal palisade fencing along southern boundary to railway line.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing road access, parking areas and footpaths are surfaced in tarmacadam

Proposed materials and finishes:

Tarmacadam surface to realigned access road; permeable and non-permeable block surfacing to shared access roads and footpaths within the site in grey with contrast service strip with the exact colours to be confirmed; tarmacadam and stone mastic asphalt surfacing to parking bay areas; and paving slabs to rear garden patios and footways to frontages and paving flags to footpaths around apartment units in buff with the exact colour to be confirmed

Reference:

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

081.01.01A_Maes Emlyn Rhyl_GA_ Landscape
MEH-TACP-PS-ST-DR-A-701 P2 Site Layout
22038 MEH-TACP-XX-XX-RP-A-001 Rev 4 Design and Access Statement
MEH-TACP-PB-ZZ-DR-A-300 P1 Terrace Block - GA Elevations
MEH-TACP-3B-ZZ-DR-A-300 P1 3 Bed Semi-Detached - GA Elevations
MEH-TACP-2B-ZZ-DR-A-300 P1 2 Bed Semi-Detached - GA Elevations
MEH-TACP-A2-ZZ-DR-A-301 P1 Apt Block 2 - Elevations Sheet 2
MEH-TACP-A2-ZZ-DR-A-300 B Apt Block 2 - Elevations Sheet 1
MEH-TACP-A1-ZZ-DR-A-301 B Apt Block 1 - Elevations Sheet 2
MEH-TACP-A1-ZZ-DR-A-300 P1 Apt Block 1 - Elevations Sheet 1
MEH-TACP-PS-ZZ-DR-A-730 P2 Site - Street Scenes - Sheet 1
MEH-TACP-PS-ZZ-DR-A-731 P2 Site - Sections and 3D Views

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes

No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

Reference:

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Reference:

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Existing Building - 12 Site Plan & Drainage
PMS22185-02 Maes Emlyn Rhyl GPR

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

External communal bin stores will be provided for the apartment buildings. Individual houses will have space provision for bin storage to rear gardens. Suitable width paths will lead from rear gardens to access roads where waste will be collected kerb side.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Reference:

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

Pre-Application Consultation being undertaken in May/June 2024

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

10/01/2023

Reference:

Email correspondence with Planning Officer prior to the pre-application process to obtain understanding of application requirements

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

If Yes, please provide details of the name, relationship and role:

The applicant is a member of staff in the County Council's Housing & Communities service.

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made