# Gwasanaethau Cynllunio a Gwarchod y Cyhoedd

Caledfryn, Ffordd y Ffair, Dinbych, Sir Ddinbych, LL16 3RJ Ffôn: 01824 706727 Facs: 01824 706709 E-bost: cynllunio@sirddinbych.gov.uk

# Planning and Public Protection Services

Caledfryn, Smithfield Road, Denbigh, Denbighshire, LL16 3RJ Tel: 01824 706727 Fax: 01824 706709 E-mail: planning@denbighshire.gov.uk



Application for planning permission and conservation area consent for demolition in a conservation area.

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.

1. Site Details	
Number	
Suffix	
Property name	Former Prestatyn Library
Address line 1	Nant Hall Road
Address line 2	
Town/city	Prestatyn
Postcode	LL19 9RR
Description of site locati	on must be completed if postcode is not known:
Easting (x)	306680
Northing (y)	382924
Description	

2. Applicant Details			
Title	Mr		
First name	Mark		
Surname	Dixon		
Company name	Denbighshire County Council		
Address line 1	Caledfryn		
Address line 2	Smithfield Road		
Address line 3			
Town/city	Denbigh		
Country	United Kingdom		

## 2. Applicant Details

Postcode	LL16 3RJ	
Primary number	01824708416	
Secondary number		
Email address	mark.dixon@denbighshire.gov.uk	
Are you an agent acting on behalf of the applicant?		

🖲 Yes 🛛 🔍 No

### 3. Agent Details

Title	Mr
First name	Mark
Surname	Dixon
Company name	Denbighshire County Council
Address line 1	Caledfryn
Address line 2	Smithfield Road
Address line 3	
Town/city	Denbigh
Country	United Kingdom
Postcode	LL16 3RJ
Primary number	01824708416
Secondary number	
Email	mark.dixon@denbighshire.gov.uk

## 4. Site Area

What is the site area?	2290.00
Scale	Sq. metres

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

🔾 Yes 🛛 💿 No

## 5. Description of the Proposal

Please describe the proposed development including any change of use and details of the proposed demolition

Demolition of former library building and construction of 2 no. A1 Shop / B1 Business ground level commercial units, 14 no. apartments on upper floors, off street parking and access

Has the work or change of use already started?

🔾 Yes 🛛 💿 No

## 6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The former library building cannot be readily converted to residential use

7	Polatod	Proposals	
<i>.</i>	Relateu	FIUPUSais	

Are there any current applications, previous proposals or demolitions for the site?

🔾 Yes 🛛 💿 No

# 8. Existing Use Please describe the current use of the site Community craft centre Is the site currently vacant? 🔾 Yes 🛛 💿 No 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 Туре Area of land (ha) proposed for new development Previously developed land 0.23 9. 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): Walls Description of existing materials and finishes (optional): Buff brick Description of proposed materials and finishes:

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Slate pitched roof and cold liquid applied flat roof system

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Powder coated aluminium

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Glazed with powder coated aluminium frames

9. Materials	
Are you supplying additional information on submitted plans, drawings or a design and access statement?	es Q No
If Yes, please state references for the plans, drawings and/or design and access statement	
Additional information to be provided in application pack	
10. 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?	Q Yes	No
Are there any new public rights of way to be provided within or adjacent to the site?	Q Yes	
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	Q 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.

## 11. 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.			

## 12. Trees and Hedges

Are there trees or hedges on the proposed development site?	Yes	Q No
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?	Q 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'

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Refer to the Welsh Government's Development Advice Maps website.

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Туре	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1	14	0.23

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

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

🔾 Yes	🖲 No

🔾 Yes 🛛 💿 No

Yes ONO

Will the proposal increase the flood risk elsewhere?

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?

#### 13. Assessment of Flood Risk

Sustainable	drainage	system
_		

Existing water course

Main sewer

Pond/lake

#### 14. 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
- Q 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
- Q Yes, on land adjacent to or near the proposed development
- 🖲 No

c) Features of geological conservation importance

Q Yes, on the development site

- Q 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.

## 15. 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 🛛 🔍 🔾 Unknown

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

Additional information to be provided in application pack

16. 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 ONO	
If Yes, please provide details:		

New bin store to serve both the new development and the existing adjacent apartments at Llys Bodnant

## 17. Trade Effluent

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

🔾 Yes 🛛 💿 No

🖲 Yes 🛛 🔾 No

#### 18. Residential/Dwelling Units

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

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

#### 19. All Types of Development: Non-Residential Floorspace

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

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	290	290	0	-290
A1 - Shops Net Tradable Area	0	0	210	210
Total	290	290	210	-80

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

## 20. Employment

Will the proposed development require the employment of any staff?

#### **Existing Employees**

Please complete the foll	owing information regarding existing employees:
Full-time	2
Part-time	0
Total full-time equivalent	2.00
Proposed Employees	
If known, please comple	ete the following information regarding proposed employees:
Full-time	
Part-time	

Total full-time equivalent

## 21. Hours of Opening

Are Hours of Opening relevant to this proposal?

## 22. Industrial or Commercial Processes and Machinery

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

🖲 Yes 🛛 🔾 No

🖲 Yes 🛛 🔾 No

🔾 Yes 🛛 💿 No

🔾 Yes 🛛 💿 No

22. Industrial or Commercial Processes and Machinery
Is the proposal for a waste management development?
If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website
23. Renewable and Low Carbon Energy
Does your proposal involve the installation of a standalone renewable or low-carbon energy development? Q Yes No
24. Hazardous Substances
Does the proposal involve the use or storage of any hazardous substances?
25. Neighbour and Community Consultation
Have you consulted your neighbours or the local community about the proposal?
If Yes, please provide details:
Pre-application consultation undertaken in accordance with requirements of Town & Country Planning (Development Management Procedure) (Wales) Order 2016
26. Site Visit
Can the site be seen from a public road, public footpath, bridleway or other public land?
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) <ul> <li>The agent</li> <li>The applicant</li> <li>Other person</li> </ul>
27. Pre-application Advice
Has pre-application advice been sought from the local planning authority about this application?
28. 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?
If Yes, please provide details of the name, relationship and role:
The applicant's agent is Mark Dixon who is a member of staff of Denbighshire County Council and is the Council's Housing Development Manager
29 Ownership Certificates

## 29. Ownership Certificates

Certificate Of Ownership - Certificate A - Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012

& Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

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

29. Ownership Ce	rtificates	
-	Mr	
Title	Mr	
First name	Mark	
Surname	Dixon	
Declaration date	08/07/2020	
Declaration made		
	olding Certificate Town and Country Planr nagement Procedure) (Wales) Order 2012	ing
<ul> <li>(A) None of the land</li> <li>○ (B) I have/The applic</li> </ul>	ation - you must select either A or B I to which the application relates is, or is part of an agricu cant has given the requisite notice to every person other nt of an agricultural holding on all or part of the land to w	han myself/the applicant who, on the day 21 days before the date of this
Person role		○ The applicant ● The agent
Title	Mr	
First name	Mark	
Surname	Dixon	
Declaration Date	08/07/2020	
Declaration made		
31. Declaration		
I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.		

Date (cannot be pre- application)	