

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **8<sup>TH</sup> OCTOBER 2014**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **ERECTION OF 2 NO. 3 AND 2 AND A HALF STOREY BLOCKS TO CREATE 20 NO. SELF CONTAINED RESIDENTIAL UNITS; PROVISION OF ACCESSES OFF GLANRAFON ROAD AND CHAPEL STREET; HARD AND SOFT LANDSCAPING AND ALL OTHER ASSOCIATED WORKS AT OLD BAKERY, GLANRAFON ROAD, MOLD.**

**APPLICATION NUMBER:** **052105**

**APPLICANT:** **WALES AND WEST HOUSING ASSOCIATION**

**SITE:** **OLD BAKERY, GLANRAFON ROAD, MOLD.**

**APPLICATION VALID DATE:** **06.05.14**

**LOCAL MEMBERS:** **COUNCILLOR H BATEMAN**

**TOWN/COMMUNITY COUNCIL:** **MOLD**

**REASON FOR COMMITTEE:** **SIZE OF DEVELOPMENT**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This is a full planning application for the erection of 20 apartments in two blocks on land at the Old Bakery, Glanrafon Road, Mold. It is considered that the proposed scheme will enhance the setting of the Conservation Area and the adjacent Listed Buildings. The form and design of the building has taken into account the existing built form and accords with the Council's Standards for Space Around Dwellings. It is considered the provision of car parking spaces is

acceptable taking into account the location of the site in a town centre and in close proximity to public transport and a public car park.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

- 2.01 Subject to entering into a S106 agreement unilateral undertaking or early payment for the following contributions;
- £733 per unit in lieu of onsite open space provision

Conditions

1. Time commencement
2. In accordance with plans
3. Materials
4. Surface water regulation system including runoff rates and attenuation details
5. Obscure glazing in northern elevation of block C at ground floor
6. Detailed landscaping to include seating area and treatment of bin store, cycle store provision
7. Windows and door details
8. Details of siting, layout and design of means of access
9. The formation and construction of the access shall be agreed prior to any works on site
10. Parking to be completed prior to occupation and retained
11. Positive means to prevent surface water run-off onto the highway
12. The remaining existing access from Glanrafon Road shall be closed off
13. Construction Traffic Management plan
14. Scheme for cycle storage to be provided
15. Land contamination investigation
16. Bats – reasonable avoidance measures and mitigation

**3.00 CONSULTATIONS**

3.01 Local Member  
Councillor H Bateman

Agrees to the determination of the application under delegated powers. Would request that the open space contribution is paid upfront rather than 50% occupation as the play equipment in the adjacent play area is in a poor state of repair and some equipment has been removed due to its poor condition.

Mold Town Council

The Council would support the application if the proposed developments were reduced to two storeys. The Council believes two storey's would be more fitting with the surrounding buildings and would result in less units requiring less parking spaces.

### Highways Development Control

No objections subject to the imposition of the following conditions;

- Details of siting, layout and design of means of access
- The formation and construction of the access shall be agreed prior to any works on site
- Proposed access shall be in accordance with standard residential detail
- Parking to be completed prior to occupation and retained
- Positive means to prevent surface water run-off onto the highway
- Construction Traffic Management plan
- Scheme for cycle storage to be provided

### Environmental Protection Manager

No objections in principle to this application however, the development area is a former industrial and bakery site and as such there is some justification that contamination could be present in all or part of the site, which residential development could be vulnerable to. Therefore recommend a condition requiring a land contamination investigation.

### Welsh Water/Dwr Cymru

No response received at time of writing.

### Natural Resources Wales

The site is in Zone A as defined by TAN15 Development and Flood Risk and shown on the Welsh Government's Development Advice Map, however NRW's Flood Map for Surface Water shows that some of the site is at risk of surface water flooding.

The proposed development has potential to increase flood risk to developments off site as it will increase surface area of impermeable ground this reducing percolation and increasing rapid surface water runoff.

The submitted infiltration tests show that soakaways may be feasible on this site, however no information has yet been submitted regarding the size required to accommodate the surface water runoff volumes on site. A condition should be imposed requiring the submission of a surface water regulation system prior to the commencement of development. The plan should include information on how rates of runoff will be restricted and how volumes will be attenuated on site.

### Wales and West Utilities

No objection however there is apparatus in the area that may be at risk from construction works.

### Head of Play Unit

Request a commuted sum of £733 per unit in lieu of on-site open

space.

#### **4.00 PUBLICITY**

- 4.01 Press Notice, Site Notice and Neighbour Notification  
None received.

#### **5.00 SITE HISTORY**

##### **5.01 045635**

Outline application - regeneration of the site with 18 number apartments including ancillary amenity space and parking areas.  
Approved 17.02.11

##### **043417**

Outline Application - regeneration of site for 22 No apartments, 2 No offices and covered parking area - refused on 11/2/08 due to the siting, scale, height and massing representing overdevelopment of the site and that the development would disturb archaeological remains.  
Refused 11.02.08

#### **6.00 PLANNING POLICIES**

##### **6.01 Flintshire Unitary Development Plan**

STR1 - New Development

STR 4 - Housing

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

D1 - Design Quality, Location and Layout

D2 - Design

D3 - Landscaping

WB1 - Species Protection

AC13 - Access and Traffic Impact

AC18 - Parking Provision and New Development

HSG3 - Housing on Unallocated Sites within Settlement Boundaries

HSG8 - Density of Development

SR5 - Outdoor Playing Space and New Residential Development

EWP14 - Derelict and Contaminated Land

EWP17 - Flood Risk

HE1 – Development Affecting Conservation Areas

HE2 – Development Affecting Listed Buildings and their Settings

The proposal is in accordance with the above development plan policies.

#### **7.00 PLANNING APPRAISAL**

##### **7.01 Introduction**

This is a full planning application for the erection of 20 apartments in two blocks on the Old Bakery site off Glanrafon Road, Mold.

7.02 Site Description

The site is within Mold Town Centre and is bounded by the Conservation Area directly opposite the site and to the east. There are a number of Grade II listed buildings within the vicinity of the site which include, the School House opposite and properties along Wrexham Street.

7.03 There are two vacant buildings on the site, one is the former bakery a brick built building situated directly on Glanrafon Road and a large corrugated sheet workshop located to the rear of the site. The remainder of the site remains open in nature. The site can currently be accessed from both Glanrafon Road and Chapel Street.

7.04 The site is bounded by Glanrafon Road to the north, with the access to the public car park opposite the site. Directly to the east of the site are three storey terraced buildings with commercial uses on the ground floor, in the form of a taxi office and cafe and residential accommodation above. To the west of the site on Glanrafon Road is a two storey funeral directors and to the south west is Chapel Street which is a predominately residential area. To the west of the funeral directors is a play area off Glanrafon Road. To the south of the site is a social club building and associated hardstanding.

7.05 Proposal

It is proposed to erect 20 apartments in two buildings. The initial application was for 21 units in three blocks of apartments predominately three storey in nature however following discussions with the applicant and the conservation officer this has been amended to 20 apartments in two blocks. One block on Glanrafon Road comprises 14 apartments, 12 one bed and 2 two bed, with a drive through access through the building to a parking court behind. This is three storeys in height, reducing to two and a half storey at the end of the building nearest to the funeral directors. These would be managed by Wales and West Housing Association.

7.06 There is a separate apartment block in the south west corner of the site which is two and three storey providing 6 one bedroom units. This would be managed by First Choice Housing Association and is to provide supported independent living for adults with learning difficulties. There is therefore a communal kitchen/lounge area with staff welfare facilities on the ground floor of this block.

7.07 The proposed scheme is access off Glanrafon Road with a parking court of 16 spaces and a further 3 spaces off chapel Street, providing 19 spaces in total. There are 3 bin stores in separate locations on the site and a landscaped area between the two blocks.

Issues

Principle

- 7.08 The application site is a brownfield site in Mold town centre which is a Category A settlement which is a focus for development. The principle of residential development is therefore acceptable and is considered sustainable development due to its location in the town centre and utilisation of a brownfield site.
- 7.09 Archaeology  
The requirement of an archaeological investigation was an issue in the first application (043417) on this site however the previous outline application (045638) was accompanied by an archaeological Evaluation report following on-site investigations. This concluded that there was no evidence that the area lay within the historic core of medieval Mold and nothing of significance was uncovered.
- 7.10 Design and Massing  
The site is adjacent to the Conservation Area of Mold Town Centre and a number of Listed Buildings. Careful consideration and negotiations have therefore been undertaken in relation to the design and massing of the building.
- 7.11 A previous scheme on the site was refused due to overdevelopment and following this an outline permission with indicative elevations and floorplans was approved for 18 apartments. A condition on this scheme was that the current façade of the bakery should be retained in any new build. At the time of the previous application the Old Bakery building was in a better structural condition than it is now. This principle was therefore explored within the current scheme, however the building line of the current building is directly onto Glanrafon Road and there was a desire to set back the proposed residential units from the road in order to have some private defensible space in the form of low wall or railings. Furthermore the old bakery building is not Listed and is outside the Conservation Area. It was therefore concluded in discussions with the applicant and the Conservation Officer that this did not warrant retention and could also comprise the design of the new building.
- 7.12 The proposed apartment block A on Glanrafon Road varies in height with a graduating roof line and is traditional in design. The part of the building nearest Wrexham Street is three storey and is adjacent to existing three storey buildings. The roof line drops down in the stair wells and there is the introduction of gabled dormers in the fly over with the access underneath. The height of the building then reduces to two and half storey with further gabled dormers in the part of the building closest to the funeral directors which is a two storey building.
- 7.13 The elevations would be a mixture of brick and render with cills and headers to the window and a tiled roof. It is considered that the proposed massing and design of the building complements the street scene and the surrounding traditional terraced vernacular. It is not considered that the proposed properties would cause any significant

overlooking problems due to the commercial nature of the uses surrounding the site. Internally there is the potential for overlooking between ground floor bedroom on Block A and the communal reception/staff area in Block B. It is therefore proposed to condition obscure glazing in the windows in the elevation of block B that faces block A to prevent any overlooking as there are other windows on other elevations in this communal area. However, it is likely that residents with ground floor bedrooms would have blinds or other window coverings.

7.14 Apartment block B is of a more contemporary design. It is predominantly two storey with one apartment creating a third floor in one aspect of the built form on the south east corner of the block facing the car park and the adjacent social club. The part of the building closest to Chapel Street is two storey. This block is also of brick and render with a tiled roof. The separation distances between the closest elevation of block B with habitable rooms to the front of the Chapel Street properties is 13m. The proposed building is set back within the site and is at an angle. The overlooking is across a road and a parking area. It is therefore considered that this distance is acceptable as it would be more than the distance across a road of traditional terraced properties which is 10 metres elsewhere in locality. It would also only affect the end 2 properties on Chapel Street.

7.15 The Funeral Directors also has two large windows which overlook the site at the rear, however these are already obscure glazed, so there would be no conflict between the existing and proposed uses.

7.16 It is considered that the form and design of the proposed buildings is in keeping with the site and its surroundings and will enhance the setting of the Conservation Area and the Listed Buildings within the vicinity of the site.

7.17 Parking and Access

The proposed development has a principle access from Glanrafon Road to a central parking court to the rear providing 16 spaces. There is a second access off Chapel Street providing 3 spaces. This provides a total of 19 spaces for 20 apartments. The site is within the town centre of Mold and is directly opposite a public car park. There are regular bus services along Wrexham Street which is within close proximity to the application site. Also due to the intended use of the 6 units by First Choice for adults with learning difficulties, it is likely the occupants would not have cars and therefore parking requirements would be for staff associated with this use only. These units could however be occupied in a different way in the future, but it is considered that the parking provision is sufficient and in accordance with Council policies. It is therefore considered that the slight reduction in car parking spaces from the Council's Standards of 1.5 per apartments is acceptable and is in line with Policy AC18 of the Adopted Flintshire Unitary Development Plan.

### S106 contributions

7.18 An education contribution is not required as there are less than 5 two bedroom apartments. It therefore does not meet the threshold.

7.19 An open space contribution of £733 per unit is required in accordance with the Council's Local Planning Guidance Note in lieu of on-site provision. This figure is reduced as the scheme is for apartments. There is a play area adjacent to the site and the Local member has highlighted that the play equipment in this play area is in need of urgent upgrading. He has requested that the open space money is paid up front, rather than on occupation of a defined number of units. This can be negotiated through the terms of the S106 agreement or through up-front payment if the applicant is agreeable.

### 7.20 Ecology

The previous application was accompanied by a bat survey which was undertaken in 2007. This found the presence of a small pipistrelle bat roost in the extension part of the Old Bakery Building adjacent to the funeral directors. Since that survey however the lean to roof of this building has been partially removed and the extension is no longer enclosed. The other buildings on the site were assessed to have a low potential for bats. No further evidence has been put forward with this application to demonstrate that there are no bats on the site, it is therefore reasonable to take a precautionary approach and assume bats are still using the building. A scheme of reasonable avoidance measures in the demolition of the buildings is therefore required by condition and a scheme of mitigation through the provision of suitable bat boxes on the proposed development.

## **8.00 CONCLUSION**

8.01 It is considered that the proposed scheme will enhance the setting of the Conservation Area and the adjacent Listed Buildings. The form and design of the building has taken into account the existing built form and accords with the Council's Standards for Space Around Dwellings. It is considered the provision of car parking spaces is acceptable taking into account the location of the site in a town centre and in close proximity to public transport and a public car park.

8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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