

FLINTSHIRE COUNTY COUNCIL

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

DATE: **20TH JULY 2016**

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

SUBJECT: **FULL APPLICATION – AMENDMENT TO PLANNING APPLICATION NO. 051727 TO INCLUDE ADDITIONAL 1 NO. APARTMENT TO BLOCK B, 12 NO. APARTMENTS TO BLOCK C, 5 NO. APARTMENTS TO BLOCK A (CHAPEL) AND A NEW BUILDING RESIDENTIAL BLOCK TO INCLUDE 27 NO. APARTMENTS, TO GIVE A TOTAL OF 89 RESIDENTIAL UNITS AT LLEUSTY HOSPITAL, OLD CHESTER ROAD, HOLYWELL.**

APPLICATION NUMBER: **055006**

APPLICANT: **KEHAR BUILDERS LTD**

SITE: **LLEUSTY HOSPITAL, OLD CHESTER ROAD, HOLYWELL.**

APPLICATION VALID DATE: **03.03.16**

LOCAL MEMBERS: **COUNCILLOR G ROBERTS**

TOWN/COMMUNITY COUNCIL: **HOLYWELL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full planning application with accompanying Listed Building Consent for residential development of 89 units at the former Llesty Hospital Old Chester Road Holywell. This application amends the previous consent for 47 units. The new application amends this application in the following ways;

- 1 additional apartment to Block B making a total of 3 (previously 2)
- 12 additional apartments to Block C the workhouse making a total of 33 (previously 21)
- 5 additional units in Block A the chapel (previously 1 dwelling to 6 apartments)
- A new build block of 27 apartments comprising 7 one bedroom units and 20 two bedroom units

1.02 This is a result of further viability and market testing of the consented scheme which demonstrated that the scheme was not financially viable due to the values that could be achieved for the type of units proposed in this location. The proposed scheme has therefore developed in liaison with local estate agents with the aim of creating a viable scheme in order to preserve the Listed Building and secure a future for it.

1.03 It is considered that the proposed scheme provides a scheme of conversion and new build which will provide a long term viable reuse of the Listed Buildings without significantly comprising the historic character of the Listed Buildings. The proposed scheme will also delivery a housing allocation in the UDP and will contribute to the housing land supply in a sustainable location.

2.00 RECOMMENDATION: ANY PLANNING PERMISSION SHOULD INCLUDE THE FOLLOWING CONDITIONS:-

- 2.01
1. Time commencement
 2. In accordance with plans
 3. Archaeological watching brief for early stages
 4. Photographic record of the site
 5. Details for the footway and junction works
 6. Completion of above works prior to occupation
 7. Details of siting, layout and design of the means of access
 8. Visibility splay of 2.4 x 43m
 9. Visibility splays to be kept free of obstruction
 10. Access gates shall open inwards only and positioned a minimum distance of 5.m from the edge of the carriageway
 11. Site investigation prior to commencement of new build
 12. Bat mitigation full details for licence
 13. Replacement nesting places for house martins and swifts
 14. Tree protection measures during construction and construction of hardsurfaces around trees to be in accordance with Tree Survey
 15. Surface water drainage
 16. Detailed scheme for play are on site
 17. Details of usage of land to the north for informal recreation to south east
 18. Pointing specification
 19. Windows, rooflights details and samples

20. Materials including glazing
21. Hard and soft landscaping details and implementation
22. Railings and gates
23. Cycle rack details
24. Sections
25. Foul drainage
26. Construction Traffic Management plan
27. Transport Implementation Strategy
28. Full Travel Plan
29. Details of private management company for roads
30. Bin storage details

3.00 CONSULTATIONS

3.01 Local Member

Councillor G Roberts

No preliminary views submitted.

Holywell Town Council

The Council, in maintaining its support of the principle of development on this site, believes it important for the planning position to be carefully managed to ensure the site is effectively and sympathetically developed.

The following are issues of concern having considered amendments to the application:

- **Potential overdevelopment** – the new application refers to accommodation well above the numbers originally proposed;
- **Impact on the area's character and appearance** – the proposed significant addition of one-bedroomed apartments/units to the development may be out-of-keeping with the other residential developments that surround the site, at for example Old Chester Road, Halkyn Road, Yr Aber and Y Milwr;
- **Car parking** – the provision of car parking spaces per unit would appear to be insufficient for the proposed new units figure for the development compared to the number of spaces allocated in the original proposal;
- **Traffic management** – potential traffic flow problems around the area of Old Chester Road, Brynford Hill and the path alongside Lluesty suggest that a review of traffic management is merited to consider a one-way arrangement;
- **Impact on water system/sewerage arrangements** – a full evaluation of capacity to accommodate new development is considered essential prior any planning approval.

Highways Development Control Manager

Amendments made to the submitted Transport Assessment have now addressed the issues raised regarding the increase in numbers. The proposed access details are similar to those in the previous planning consent and therefore similar conditions should be applied namely;

- Construction Traffic Management Plan
- Full Travel plan and Transport Implementation Strategy

Public Protection Manager

No objections in principle to this application, however, the site has an extensive historical use as a Work House and Hospital and there was also a gas works on site and there could also be asbestos present in the building fabric. In addition the site is in an area which includes an extensive lead mining history, therefore, there is considerable justification to believe that contamination could be present in all or part of the site. Additionally the proposed development which includes residential accommodation could be particularly vulnerable to the presence of contamination. No objections subject to the imposition of a conditions requiring a site investigation prior to the commencement of development of the new build.

Welsh Water/Dwr Cymru

No response received at time of writing.

4.00 PUBLICITY

4.01 Press Notice, Site Notice and Neighbour Notification

1 objection on the grounds of;

- Overdevelopment of the site
- Old Chester Road is narrow and unlit
- Traffic survey was not undertaken at peak traffic times

5.00 SITE HISTORY

5.01 051727 Residential development of 47no. units including part demolition of existing modern buildings, conversion of retained modern buildings into 8no. three bedroom town houses, conversion of listed buildings into 1no. four bedroom detached house (chapel) and 26no. apartments (8no. one bed and 18no. two bed) and erection of 12no. three bedroom terraced houses. Approved 14.08.14

051278 Listed Building Application - Residential development of 47no. units including part demolition of existing modern buildings, conversion of retained modern buildings into 8no. three bedroom town houses, conversion of listed buildings into 1no. four bedroom detached house (chapel) and 26no. apartments (8no. one bed and

18no. two bed) and erection of 12no. three bedroom terraced houses. Approved 14.08.14.

045131 Residential development (69 no. units) comprising the conversion of historic buildings (38 no. units) and the erection of new build dwellings (31 no. units). File closed 20.11.13

045133 LISTED BUILDING APPLICATION - Residential development (69 no. units) comprising the conversion of historic buildings (38 no. units) and the erection of new-build dwellings (31 no. units) File closed 20.11.1

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 - New Development

STR4 - Housing

STR8 - Built Environment

GEN1 - General Requirements for New Development

GEN2 - Development Inside Settlement Boundaries

D1 - Design Quality, Location and Layout

D2 - Design

D3 - Landscaping

TWH1 - Development Affecting Trees and Woodlands

WB1 - Species Protection

HE2 - Development Affecting Listed Buildings and their Settings

AC13 - Access and Traffic Impact

AC18 - Parking Provision and New Development

HSG1 - New Housing Development Proposals

HSG8 - Density of Development

HSG9 - Housing Mix and Type

HSG10 - Affordable Housing within Settlement Boundaries

SR5 - Outdoor Play Space and New Residential Development

EWP3 - Renewable Energy in New Development

The proposal accords with the above policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

This is a full planning application and Listed Building Consent for residential development of 89 units at the former Lluesty Hospital Old Chester Road Holywell. This application amends the previous consent for 47 units "*Residential development of 47no. units including part demolition of existing modern buildings, conversion of retained modern buildings into 8no. three bedroom town houses, conversion of listed buildings into 1no. four bedroom detached house (chapel) and 26no. apartments (8no. one bed and 18no. two bed) and erection of 12no. three bedroom terraced houses*" which was approved under planning and Listed Building Consent references (051727) & (051728)

in August 2014.

- 7.02 The new application amends this application in the following ways;
- 1 additional apartment to Block B making a total of 3 (previously 2)
 - 12 additional apartments to Block C the workhouse making a total of 33 (previously 21)
 - 5 additional units in Block A the chapel (previously 1 dwelling to 6 apartments)
 - A new build block of 27 apartments comprising 7 one bedroom units and 20 two bedroom units

- 7.03 This is a result of further viability and market testing of the consented scheme which demonstrated that the scheme was not financially viable due to the values that could be achieved for the type of units proposed in this location. The proposed scheme has therefore developed in liaison with local estate agents with the aim of creating a viable scheme in order to preserve the Listed Building and secure a future for it.

7.04 Site Description

Lluesty Hospital is situated to the west of Holywell town centre and is elevated above the town. It was built as a workhouse and used more recently a community hospital. The workhouse itself and the adjacent chapel and entrance buildings are Grade 2 Listed. There are a number of more modern buildings in the grounds. The site also contains the former Infirmary building which is not part of the application site and in separate ownership. The site has been vacant since the hospital closed and has fallen into disrepair prior to purchase by the current owner. The site has sloping topography and is therefore a prominent site in terms of the setting of the town of Holywell.

- 7.05 The site is located to the west of Old Chester Road and is situated in a predominately residential area with Llys Emlyn Williams and the entrance to a residential development opposite the site. To the north is a further residential development with open land sloping upwards to the south west. To the east is the Old Infirmary building and beyond that a further residential development known as the Beeches. There is a petrol filling station on the other side of Old Chester Road and The Stamford Gate Public House off Halkyn Road to the east. The site is accessed from the south from the A5026 Halkyn Road off Old Chester Road. There is also a secondary access to the north of the site behind the former chapel off a minor road which leads to the B5121.

7.06 Proposed Development

This is a full planning application for residential use of the Lluesty Hospital site. This proposal amends principally the conversion scheme in the Listed buildings. The new build elements in the previous scheme in the form of the conversion and alterations to the 1960's

ward block to 8 three bedroom townhouses and the 12 new build three bedroom houses on land to the south west of the existing complex of buildings remain the same. This application adds a new build block adjacent to the 1960's ward block in the form of additional 27 apartments over three storeys. This is in place of a car parking area which has been redistributed around the site.

- 7.07 The scheme involves a mixture of conversion of the existing buildings and new build creating a mix of property types. It is proposed to convert the workhouse building into apartments; one bedroom and two bedroom. The two buildings on the site frontage would be converted to 1 one bedroom and 2 two bedroom apartments. The majority of the apartments are split over 1 and 2 levels. The new three storey apartment block is three storey with a slate roof and would have a stone clad elevation to complement the other buildings on site.
- 7.08 The new application amends this application in the following ways;
- 1 additional apartment to Block B making a total of 3 (previously 2) 1 one bed and 2 two bed
 - 12 additional apartments to Block C the workhouse making a total of 33 (previously 21) 1 one bed, 30 two bed, 1 three bed and 1 four bed
 - 5 additional units in Block A the chapel (previously 1 dwelling to 6 one bed apartments)
 - A new build block of 27 apartments comprising 7 one bedroom units and 20 two bedroom units
- 7.09 There are no significant external changes as a result of the changes to the way the building is converted. The amendments have tried to work with the current internal layout of the building to minimise any required alterations.
- 7.10 Access into the site would be via a one way system with an entrance off Old Chester Road at the western extent of the site and the exit from an existing access between two existing buildings. 6 units would be accessed off the existing Brynford Road access; 5 apartments and the chapel. The entrance to the site would have security gates and railings designed to an agreed specification to respect the Listed Building. New paths and footways are to be provided within the site. Bin stores and cycle stores are proposed in appropriate locations for each element of the residential scheme. Due to the location of the site within proximity of Holywell town centre one cycle rack has been provided for each bedroom on the site. The roads and footways on the site are to be privately maintained through a management company for the site as a whole. The existing pavement on Old Chester Road is to be extended to provide safe pedestrian refuge. 122 parking spaces are provided within the site for the proposed residential units in the form of driveways and parking courts.
- 7.11 The proposed scheme would utilise the existing foul drainage which

was used for the site's previous use. Surface water drainage will also utilise the existing system although site investigations have been undertaken for the use of soakaways on the site.

7.12 Issues

Principle of Development

The application site is allocated within the Flintshire Unitary Development Plan for residential development. The Council produced a Development and Conservation Brief for the site in 2006 to support the UDP residential allocation under policy HSG1. This set out which buildings the Council wanted to retain and which would be supported for demolition along with identifying areas for new development.

- 7.13 The site as a whole is allocated for 70 dwellings within policy HSG1 of the UDP. The site is within Holywell which is a Category A main town within the UDP. It is considered the proposed scheme concurs with the strategic aims the Council has for this site, respecting the character of the Listed Building while providing a new use in accordance with its residential allocation. While the number of dwellings is in excess of what was initially envisaged and is only for part of the site, it is not considered to be an issue in planning terms. The site is within a Category A settlement which is a focus for growth and is within walking distance of the town centre. It is also a previously developed site. The development therefore meets the aims of Planning Policy Wales and would make a significant contribution to the housing land supply. The number of units in itself is therefore not an issues as long as the parking requirements can be met and the scheme preserves the character of the Listed Building.

7.14 Impact on the historic environment

The historic buildings on the site vary in age and comprise; the former workhouse, which is a cruciform building of classical proportions completed in 1840 by John Welch; a chapel in the Gothic style by John Douglas of Chester completed in 1884 and a nursing home extension in a classical style with interior elements of art nouveau completed in 1902. There are two stone faced buildings dating from the mid Victorian period of a domestic scale on the north eastern frontage of the site facing Old Chester Road. During the 20th century a number of functional brick and concrete buildings and extensions were added to serve the hospital use of the site.

- 7.15 A Heritage Statement has been submitted with the application which describes the character of the buildings and their attributes along with the impacts of the proposal on them. The workhouse and the chapel were Grade II Listed by CADW in 1991 as "an especially good Classical example of a former workhouse building". It has the standard workhouse grid plan with separate courtyards for men and women with a linking central octagon. There may have been alterations in 1869 and it was enlarged to the right in 1902 with modern extensions during its hospital use.

- 7.16 It is proposed to demolish a number of the buildings and modern extensions. These are of little architectural merit and will assist in exposing parts of the Listed Buildings. The demolitions are therefore deemed to be acceptable. The proposed redevelopment aims to conserve historic features of the buildings and sympathetically replace missing features. Internally the building has been extensively modernised with internal partitioning and no significant features of historic or architectural significance remain. The internal layout aims to maintain the original character with the recording and preservation of any features of historic interest.
- 7.17 The proposed scheme aims to convert the buildings to a residential use to ensure the preservation of the buildings as heritage assets, without significantly affecting the exterior and preserving the workhouse's appearance. This is to be achieved by maintaining the historic quadrant, retaining the front wall and sloping grassed areas, retention of external chimneys and internal staircases and limiting the number of new door openings in the external fabric, closure of existing door openings creation of new window openings and closure of existing window openings. The open spaces in the quadrant areas will be resurfaced with the introduction of new formal planting along with discrete parking areas.
- 7.18 The scheme for the conversion of the chapel proposes its conversion into 6 one bedroom units with the insertion of a floor within the building to provide 6 apartments over two floors. As this is a large building it is considered that the approved scheme converting the chapel into 1 dwelling creates a unit which is too large in terms of the market demand in this area and it does not have any private amenity space which would be expected with a 4 bedroom unit. The Victorian Society have expressed concerns about the increase in units in this building however, although there is an increase in the number of apartments within the building the impact on the external appearance of the building does not change from the consented scheme. The only changes being the insertion of roof lights in the roof of the building. It is therefore considered that current proposed option of converting the scheme into 6 units is acceptable in terms of the impact on the Listed building and achieving a viable use.
- 7.19 The workhouse building is an imposing structure and is three and four storey in places. Behind the workhouse the site slopes upwards with a significant change in levels. The retention of the ward block and its reuse assists in providing a transition between the different areas of the site and the new build properties on the elevated ground. The proposed apartment block provides an additional 27 apartments follows on this form of development providing a form of development which assists in this visual transition. The height of the block and the design has been amended during the course of the application to reduce the height of the building and to create a more simpler design

which will be clad in stone, instead of the initial more modern glazing and panel clad design to be more in keeping with the character of the workhouse and its surroundings.

7.20 Highways and Parking

The site would have historically had significant traffic generation associated with its use as a hospital. As the proposed scheme increase the consented units to 89 which is over and above the number considered when the site was allocated a Transport Statement was requested. This was undertaken by SCP Transportation Planning. Amendments to this were made during the course of the application following discussions with highways.

7.21 Due to the presence of Listed Buildings on the site and the desire to retain them this has implications for what can be achieved in terms of the internal road layout and any external highway improvements. Due to the topography of the site and the location of the buildings the proposed layout of the internal access roads does not conform to the requirements for adoptable public highway, therefore these would remain in private ownership. A condition has been added to require the details of the management company to be submitted to ensure that maintenance is provided.

7.22 It is proposed to provide a new length of footway along the frontage between blocks A and E and to change the roundabout junction at the entrance to Yr Aber to a T junction. Provision of the footway will enable the existing road junction (adjacent to block A) to be modified resulting in significant improvements to visibility. This can be provided through a 278 agreement.

7.23 The existing wall fronting the site severely restricts the visibility of drivers existing the main access. It is therefore proposed to use this as an entrance only, with the exit via an existing access located between Blocks E and D. Visibility from this exit is restricted but can be improved to an appropriate 2.4 x 43m. It is proposed to improve visibility from the existing access point (adjacent to Block A) by setting back the wall which achieves a visibility splay of 2.4 x 43m. There is no objection to the use of Brynford Road for the limited number of units.

7.24 122 parking spaces are proposed. Given the location of the site and the sustainable travel measures proposed this is considered to be acceptable and in accordance with Policy AC18. A condition requiring the submission of a Travel Plan and Transport Implementation Strategy have been imposed to ensure that these measures are put in place.

7.25 Impact on the natural environment

A Phase 1 Ecological Survey has been undertaken as part of the previous application submission. The area immediately around the

buildings is hardstanding with some areas of amenity grass and borders with shrubs. The site is bounded by a line of mature trees, bushes and vegetation from the south eastern corner around the southern boundary and along the western edge of the site to its north west corner. A number of mammal pathways were observed during the site survey. There was no conclusive evidence of badgers on the site. The site proposed for the new build development is generally of moderate ecological value. The retention and protection of the mature and semi-mature trees and enhancement of the hedgerows as key boundary features are important in terms of maintaining connective features of the site and screening of the development. Evidence of swifts has also been noted on the site and replacement roosts should be provided.

7.26 A bat survey was undertaken in August 2013. The report confirms the presence of bats within buildings on the site. No outstanding habitats present but the report considers that they may provide foraging areas for bats and be important for flight lines. The emergence surveys one dusk and one dawn, concentrated on the northern section of the site which confirmed the presence of small roosts of Pipistrelle and Brown Long Eared Bats. In addition a single Lesser Horseshoe bat was picked up within the loft space within a building. As the loft space of the workhouse is not being converted, this will form the basis of the mitigation strategy.

7.27 Bats are a European Protected Species under the Conservation and Species Regulations 2010 (as amended). European protected animal species and their breeding sites or resting places are protected. It is an offence to damage or destroy a breeding or resting place of such an animal. A licence will be required to undertake the development works and to provide the mitigation. The three tests under the regulations need to be demonstrated before a licence is granted.

(1) Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”. In this case the development works are for the preservation of a Listed Building which will also involve making the building safe in terms of public safety and preserving it for future generations in the public interest. There will also be social and economic benefits in terms of construction jobs created and the creation of a variety of housing types.

(2) Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”. The application site is a residential allocation within the Unitary Development Plan. Alternatives to providing residential development within Holywell have been

considered through the development plan process in allocation the site. There is also the requirement under other legislation to protect Listed Buildings and works are required to the building to prevent further deterioration.

- (3) Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.” The Listed Building is deteriorating due to vandalism and exposure to the elements. The suitability of the building as a resting place for bats is therefore also declining. The restoration of the building and mitigation in the form of retention and repair to the roof space will provide a betterment and therefore improve the favourable conservation status of the bat.

7.28 A Tree Survey was undertaken in September 2013 in accordance with BS5837. None of the trees on site are covered by a Tree Preservation Order. The tree cover on the site is principally peripheral. This assessed the condition of the trees on the site and whether they were worthy of retention or required removal. The report recommends tree protection measures are undertaken to avoid damage to the retained trees during construction. These can be conditioned. A landscaping scheme has been drawn up for the whole site.

7.29 S106 contributions

Prior to the submission of the previous application the applicants submitted a financial assessment which was assessed by the District Valuer in December 2013. This included a breakdown of construction costs, purchase price of the site and estimated sales values of the properties to determine the profit to be made. The District Valuer concluded any financial contributions towards S106 requirements would not make the scheme viable. In his opinion he considered the scheme was not viable without such payments due to the current market conditions.

7.30 The proposed development was revised due to the viability issues and amendments made to the scheme which are the subject of this application. A financial assessment was requested and undertaken for this scheme. This concludes that this scheme is viable financially and would produce a small profit percentage for the developer. If any contributions were therefore required for example in respect of affordable housing then this would sway the balance in terms of whether a developer would be willing to invest in the site. The main aim of developing this site is to see the reuse of the Listed Buildings which is predominately a conversion scheme with some elements of new build. Conversion scheme particularly of Listed Buildings will inevitably have higher build costs than a conventionally development.

7.31 Open Space

Local Planning Guidance Note 13 requires developments for 25 dwellings or more to provide the minimum of 56.65 square metres of open space per dwelling. In this instance due to the nature of the site and the limited amount of open land this is not achievable. The developer has offered to put forward the sloping land to the south east of the development site as use for residents for informal recreation. This is suitable for dog walking and free play but not for any formal sports. Provision will also be made on site for a small formal play area for young children. It is considered that this provides adequate play provision and recreation opportunities for site residents.

7.32 Affordable Housing

The Council's starting point for affordable housing in accordance with policy HSG10 for allocated sites within settlement boundaries. This site raises different issues to 'normal' greenfield development sites. A significant portion of this site is the conversion of Listed Buildings which has higher cost implications in terms of the work necessary and the level of detail involved. The new build development therefore assists in funding these elements. Any provision of affordable housing is deemed to be un-viable by the developer. However it is considered that as the development would provide a mix of housing types with a significant number of one and two bedroom apartments, by virtue of the housing market in this area these would be affordable by nature. It is therefore considered that in order to achieve a scheme for the restoration of the Listed Building in light of these overriding special circumstances that no affordable housing is requested.

7.33 Education

Members will be aware of the Council's proposals for the new Holywell School project (051719) which encompasses infant, junior and secondary school provision in one new purpose built building. This scheme is under construction with its opening scheduled for September 2016. This makes provision for 315 Primary school places (infants and juniors) and 600 Secondary School places. It is therefore not considered that it is reasonable to ask for a contribution towards education provision in this instance as the situation in the current schools is not reflective of the new provision provided.

8.00 CONCLUSION

8.01 It is considered that the proposed scheme provides a scheme of conversion and new build which will provide a long term viable reuse of the Listed Buildings without significantly comprising the historic character of the Listed Buildings. The proposed scheme will also deliver a housing allocation in the UDP and will contribute to the housing land supply in a sustainable location.

8.02 Other Considerations

The Council has had due regard to its duty under Section 17 of the

Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

- 8.03 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.
- 8.04 The Council has had due regard to its public sector equality duty under the Equality Act 2010.
- 8.05 The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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