

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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CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Marine Drive"/>
Address line 2	<input type="text"/>
Town/city	<input type="text" value="Rhyl"/>
Postcode	<input type="text" value="LL18 3AS"/>

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

Easting (x)	<input type="text" value="301481"/>
Northing (y)	<input type="text" value="382102"/>

Description

2. Applicant Details

Title	<input type="text" value="Please Select..."/>
First name	<input type="text"/>
Surname	<input type="text"/>
Company name	<input type="text" value="Betsi Cadwaladr University Health Board"/>
Address line 1	<input type="text" value="Rhuddlan Road"/>
Address line 2	<input type="text" value="Bodelwyddan"/>
Address line 3	<input type="text" value="Denbighshire"/>
Town/city	<input type="text"/>
Country	<input type="text" value="Wales"/>
Postcode	<input type="text" value="LL18 5UJ"/>

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes

No

3. Agent Details

Title

Mrs

First name

Victoria

Surname

James

Company name

Gilling Dod Architects

Address line 1

The Cruck Barn

Address line 2

Duxbury Park

Address line 3

Town/city

Chorley

Country

United Kingdom

Postcode

PR7 4AT

Primary number

Secondary number

Email

4. Site Area

What is the site area?

17368.18

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

Proposed four story community hospital sited to the rear of the current Royal Alexandra Hospital between Alexandra and Grosvenor Roads. Comprises of two wings with central access atrium.

Smaller ancillary buildings are to be demolished & new carpark provided with a whole site landscaping scheme.

Has the work or change of use already started?

Yes

No

6. Existing Use

Please describe the current use of the site

6. Existing Use

The site currently serves as a car park for the existing Royal Alexandra Hospital. Where some current department are locating in ancillary buildings, will be the site of the existing RAH and proposed community hospital's proposed carparking scheme.

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

Type	Area of land (ha) proposed for new development
Previously developed land	1.36

7. 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):	
Description of proposed materials and finishes:	<p>Proposed Red brick to ground floor and some fist and second floors. Parts of the brick walls will have feature recessed brick panels.</p> <p>To elements of first, second, and roof plant floors include timber effect rain screen cladding & zinc standing seem cladding.</p> <p>The roof plant will be set back from the main roof line and will be comprised of insulated metal panel walls.</p>

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Flat roof with bonded waterproof membrane system.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	<p>Generally, powder coated metal framed windows (colour tbc)</p> <p>Curtain wall glazing with powder coated metal frames (colour tbc) that includes coloured opaque spandrel panels (colour tbc).</p> <p>Louvres to first floor plant (type and finish tbc) and louvres to roof plant (type and finish tbc).</p>

7. Materials

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Powder coated metal framed doors (colour tbc) with glazed elements. Rear service doors to be solid panel (colour tbc)

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	<p>Around the main hospital site (parcel of land enclosed by Marine Drive, Alexandra Road, Grosvenor Road and Russell Road) is a low brick wall constructed of Imperial Red brick and sandstone coping that matches the existing Royal Alexandra Hospital wall construction.</p> <p>The parcel of land to the west of the main site (surrounded by E Parade, Alexandra Rad, Russell Road and backs of properties along Beechwood Road) has varying boundary treatment.</p> <p>Off E Parade is a low brick wall that is similar to the other brick material used on the site. Off Alexandra Road is a mixture of again, similar red brick and a metal knee rail fence with concrete posts. Off Russel Road is a medium height rough sandstone wall.</p> <p>The boundary furthest west of the site that adjoins the pathway off the back of properties of Beechwood Road is comprised of a mixture of lower level untreated metal railing fence, diagonally laid venetian hit and miss timber fence panels and the hospital ancillary building itself.</p>
Description of proposed materials and finishes:	TBC

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

As separate Drawing register

8. 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.

9. 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.

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

10. Trees and Hedges

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'

11. 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.

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

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

12. 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

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.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- ☒ 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. Please state the plan(s)/drawing(s) references.

As separate drawing register

14. 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:

As separate waste management strategy

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

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

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

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

☒ Yes ☐ No

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)
C2 - Residential institutions	8127	2594	5619	3025
Total	8127	2594	5619	3025

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

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	320		

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
C2 - Residential institutions	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Healthcare

Is the proposal for a waste management development? ☐ Yes ☒ No

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

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☒ Yes ☐ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in MegaWatts (MW):

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

TBC

24. 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

25. 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

Ms

25. Pre-application Advice

First name	<input type="text" value="Emer"/>
Surname	<input type="text" value="O'Conner"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

26. 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

27. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner/Agricultural Tenant

Person role

- ☐ The applicant
☐ The agent

Title	<input type="text" value="Please Select..."/>
First name	<input type="text"/>
Surname	<input type="text"/>
Declaration date	<input type="text"/>

☐ Declaration made

28. 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	<input type="text" value="Mrs"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Declaration Date	<input type="text"/>

**28. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

☐ Declaration made

29. 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)