

## 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

### 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

Land West of Ystrad Road

Address Line 1

Address Line 2

Town/city

Denbigh

Postcode

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

Easting (x)

306179

Northing (y)

366097

Description

Land to the West of Ystrad Road, South of Denbigh Leisure Centre

#### Applicant Details

Name/Company

Reference:

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

## Agent Details

Name/Company

Reference:

Title

Miss

First name

Olivia

Surname

Forde

Company Name

Cassidy + Ashton

## Address

Address line 1

10 Hunters Walk

Address line 2

Canal Street

Address line 3

Town/City

Chester

Country

United Kingdom

Postcode

CH1 4EB

## Contact Details

Primary number

01244402900

Secondary number

Email address

oliviaforde@cassidyashton.co.uk

## Site Area

What is the site area?

2.62

Reference:

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

2.42

Hectares

Area of open space gained

0

Hectares

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Erection of a new Ysgol Plas Brondyffryn Special Educational Needs (SEN) School for ages 3-19, including formation of Multi Use Games Areas (2no.), external plant / services area, new 118 space car parking area (including 14 electric charging bays), minibus parking (4no.), cycle parking (60no.), designated drop off area, new vehicular access off Ystrad Road, extension / improvements to existing active travel route, community café, landscaping works and all other associated works.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Existing sports pitch in association with Denbigh High School (used infrequently).

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.

Reference:

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

0.00

hectares

Area of greenfield land proposed for new development

2.42

hectares

## 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:**

N/A

**Proposed materials and finishes:**

Facing brick - light / dark & dappled effect

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

PPC Aluminium (incorporating a combination of clear glazing, opaque glazing and PPC metal louvres)

**Type:**

Doors

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

PPC Metal solid doors / PPC Metal louvred doors

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Hot-melt, with roof mounted guardrail Roof mounted plant (see Roof Plan YPB-POZ-ZZ-R1-DR-A-02002)

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Combination of Weldmesh Fencing See Boundary Treatments Plan (YPB-ALA-00-XX-DR-L-00005)

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

YPB-POZ-ZZ-ZZ-DR-A-03000-Proposed GA - Elevations 1\_P06  
YPB-POZ-ZZ-ZZ-DR-A-03001-Proposed GA - Elevations 2\_P06  
Design and Access Statement

Reference:

## 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

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

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

Drainage General Arrangement (YPB-CUR-00-XX-DR-C-92001-P08)

## 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:

Access and Circulation (YPB-ALA-00-XX-DR-L-00007)

## Trade Effluent

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

- Yes
- No

## Residential/Dwelling Units

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

- Yes
- No

## All Types of Development: Non-Residential Floorspace

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

- Yes
- No

Reference:

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

**Use Class:**

D1 - Non-residential institutions

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

6564

**Net additional gross internal floorspace following development (square metres):**

6564

Totals	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)
	0	0	6564	6564

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

## Employment

Will the proposed development require the employment of any staff?

Yes

No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

77

Part-time

19

Total full-time equivalent

115.00

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

90

Part-time

22

Reference:

Total full-time equivalent

134.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

D1 - Non-residential institutions

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

21:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

18:00

**Sunday / Bank Holiday:**

**Start Time:**

10:00

**End Time:**

18:00

## 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

Reference:

## 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 Exercise Commenced 13/09/2022  
Pre-application Consultation Report to be submitted with the application, to document the consultation exercise and summarising the responses / findings.

## 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:

Reference

01/2022/0110

Date (must be pre-application submission)

31/03/2022

Details of the pre-application advice received

## 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:

Application submitted on behalf of Denbighshire County Council Education Department

## 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

Miss

First Name

Olivia

Reference:

Surname

Forde

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

Miss

First Name

Olivia

Surname

Forde

Declaration Date

Declaration made

Reference: