

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Davies
Company name:	The Natural Resources Body for Wales				
Street address:	Natural Resources Wales				
	Chester Road				
	Buckley				
Town/City:	Flintshire				
Country:	Wales				
Postcode:	CH7 3AJ				
	Telephone number: 03000653858				
	Mobile number: 07767478367				
	Fax number:				
	Email address: john.m.davies@cyfoethnaturiolcymru.gov.uk				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title:	Dr.	First Name:	Heulwen	Surname:	Baughn
Company name:	Black & Veatch Ltd				
Street address:	38 City Road				
	Telephone number: 01244304100				
	Mobile number:				
Town/City:	Chester				
	Fax number:				
Country:	United Kingdom				
	Email address: baughnh@bv.com				
Postcode:	CH1 3AE				

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Construction of new and improved flood defences in St Asaph, including the raising of existing flood embankments and construction of new flood embankment and new flood walls, along the Afon Elwy between Lower Denbigh Road and Spring Gardens Caravan Park, and also at Dol Afon footbridge and Station Road in Rhuddlan. Work includes tie in with Grade II Listed St Asaph Old Bridge where the proposed flood wall will be set back from the river and ground levels lowered to open up views of the bridge.

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Proposed works extend along the River Elwy in St. Asaph from Lower Denbigh Road in the south (NGR SJ03507379) to Spring Gardens Caravan Park in the north (SJ02247534). Discrete sections of work are also proposed at Dol Afon (between NGR SJ03247593 to SJ03207608) and along Station Road in Rhuddlan (between between SJ 02107784 and SJ02157793).

5. Pre-application Advice

Has assistance or prior advice been sought from the local 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:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Meeting between Natural Resources Wales and their consultant with Denbighshire Council's planning team to discuss outline proposals and planning requirements for the St Asaph Flood Risk Management Scheme. Further emails and clarifications have also been exchanged since this meeting to keep the Council updated on progress and clarify elements of the application process.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Temporary closures will be required for sections of PRoW during the construction of the scheme. Diversions will be implemented wherever possible during these closures. No permanent closures or diversions will be required.
Details are provided on Drawings X and Y (TBC)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

Public consultation events were held by NRW in St Asaph on 10/12/14 and 4/2/16.

A stakeholder engagement plan has been developed and all key stakeholders and affected landowners have been consulted individually by NRW and will be kept informed and engaged as the Scheme progresses.

Local community has been updated on the development and progress of the St Asaph FRMS via NRW's website and through regular updates from NRW to the St Asaph Flood Partnership.

Draft planning application and supporting documents have been made publicly available on NRW's webpage prior to application submission, in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Refer to Design and Access Statement and Pre-application Consultation Report for further details of consultation undertaken.

9. Authority Employee/Member

With respect to the Authority, I am:

- (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

10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Work will be undertaken to existing structures which adjoin the listed building (St Asaph Old Bridge). Flood embankment with stone pitching on the downstream eastern bank of the bridge will be modified and a new flood wall set back from the river will tie in to the existing bridge, with a flexible water-resistant sealant and compressible filler board placed between the old and new structures (the bridge itself will not be modified). The existing riverside wall which protrudes over the upstream west arch of the bridge will be removed and a new flood defence wall constructed set back from the channel, and ground levels in front of the wall lowered, to open up views of this bridge arch. The new flood defence wall will tie into the existing bridge abutment with a flexible water-resistant sealant and compressible filler board placed between the old and new structures (the bridge itself will not be modified). Refer to Drawings 122488-BVL-Z0-PB-DR-C-23126 and 122488-BVL-Z0-PB-DR-C-23127 for detail. A portion of the Grade II Listed St Asaph Old Bridge is also a Scheduled Ancient Monument. It is noted that Cadw have been consulted on this and have confirmed they are happy in principle with the proposals and Scheduled Monument Consent is being applied for separately.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building?

Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

14. Vehicle Parking

No Vehicle Parking details were submitted for this application

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Walls - description:

Description of *existing* materials and finishes:

Various finishes existing in the local area including stone, brick and concrete walls. St Asaph Old Bridge is constructed of limestone and dressed sandstone.

Description of *proposed* materials and finishes:

New flood walls will be constructed from concrete or sheet piles and will be clad in stone or brick or reconstituted stone as appropriate to their individual settings.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Refer to Master Plans and Drawings X and Y (TBC)

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

17. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

Yes No

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

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	0
Floodplain C2	0	7.1

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 TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

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

17. Assessment of Flood Risk

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

18. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation").

The notes provide 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 guidance notes, 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.

19. Existing Use

Please describe the current use of the site:

St Asaph is a small city in the county of Denbighshire. The proposed works run along both banks of the River Elwy through the city. The scheme area has been split into a number of sections with current use as follows:

- Lower Denbigh Road: Arable field and road
- New Inn: Public House and beer garden
- Ruby Terrace: Informal footpath along embankment crest. Garden walls and boundary fences.
- BT Exchange/ Co-Op: Footpath along riverward side of masonry wall. Grassed lawn within BT telephone exchange land.
- Recreation Ground West: Recreation ground with flood embankment topped with footpath, car park, 'trim trail' and playground facilities
- Cattle Market: Flood embankment topped with footpath
- Roe Park: Existing embankment and flood wall with footpath. Property boundary walls.
- Fountains Garage: Commercial garage and access ramp leading to unnamed road.
- Bowling Green: Stone pitching and flood embankment topped with footpath. Bowling Green to the east.
- Recreation Ground East: Recreation Ground with flood embankment, footpath, playground facilities and skate park.
- Mill Street: Flood embankment with footpath
- Sewage Works: Flood embankment with footpath. Sewage works located to the east.
- Spring Gardens Caravan Park: Flood embankment with footpath.
- Dol Afon: existing flood embankment and steps from Dol Afon footbridge over embankment.
- Rhuddlan: Grass verge alongside Station Road.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Existing Use

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

20. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

21. Trade Effluent

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

Yes No

22. Residential Units

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

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

22. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

23. All Types of Development: Non-residential Floorspace

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

Yes No

24. Employment

No Employment details were submitted for this application

25. Hours of Opening

No Hours of Opening details were submitted for this application

26. Site Area

What is the site area?

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

Yes No

27. 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:

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 clear what information it requires on its website.

28. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? Yes No

29. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

30. 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

31. Certificates (Certificate C)

Certificate Of Ownership - Certificate C Certificate under the 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:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient

Date notice served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Title: First name:

Surname:

Person role:

Declaration date:

Declaration made

31. Certificates (Agricultural Holdings Certificate)

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

31. Certificates (Agricultural Holdings Certificate)

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:

Title: First name: Surname:

Person role: Declaration date: Declaration made

32. 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