



**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

Suffix

Property name

Address line 1

Address line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

## 2. Applicant Details

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Olivia"/>
Surname	<input type="text" value="Hewitt"/>
Company name	<input type="text" value="Cushman &amp; Wakefield"/>
Address line 1	<input type="text" value="1"/>
Address line 2	<input type="text" value="Marsden Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="MANCHESTER"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="M2 1HW"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="olivia.hewitt@cushwake.com"/>

## 4. Site Area

What is the site area?	<input type="text" value="0.93"/>
Scale	<input type="text" value="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

## 5. Description of the Proposal

Please describe the proposed development including any change of use

Detailed planning permission for Queens Market accommodating a Food and Market Hall, Multi-purpose Events Space, and Shared Service Core, associated public realm and infrastructure, the refurbishment of the Queens Chambers building, Sussex Street, and the demolition of the Bright Spot building, West Parade/High Street and adjacent property at 2-6 High Street.

Outline planning permission for up to 80 apartments, 1,804sqm of A1/A3/A4 floorspace, 540sqm of D1 floorspace, and 5,794sqm of B1 office floorspace on land at Queens Market, Rhyd

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

Site currently comprises the Queen's Market complex which is used for a number of different purposes. These uses include the former Savoy Bistory and associated car park, former Queens hotel, former Queens theatre, Queens Market Hall, retail units, Queens Chambers entrance to the market hall and the Bright Spot amusement arcade.

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	0.93

## 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):	Please see submitted Design and Access Statement and drawings.
Description of proposed materials and finishes:	Please see submitted Design and Access Statement and drawings.

Roof	
Description of existing materials and finishes (optional):	Please see submitted Design and Access Statement and drawings.
Description of proposed materials and finishes:	Please see submitted Design and Access Statement and drawings.

Windows	
Description of existing materials and finishes (optional):	Please see submitted Design and Access Statement and drawings.
Description of proposed materials and finishes:	Please see submitted Design and Access Statement and drawings.

Doors	
Description of existing materials and finishes (optional):	Please see submitted Design and Access Statement and drawings.
Description of proposed materials and finishes:	Please see submitted Design and Access Statement and drawings.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Please see submitted Design and Access Statement.

## 7. Materials

Description of proposed materials and finishes:	Please see submitted Design and Access Statement.
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Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Please see submitted Design and Access Statement and drawings.
Description of proposed materials and finishes:	Please see submitted Design and Access Statement and drawings.

Lighting	
Description of existing materials and finishes (optional):	Please refer to Lighting Strategy.
Description of proposed materials and finishes:	Please refer to Lighting Strategy.

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

Please refer to Planning Statement page 3 and Appendix 1 for a full list of supporting plans, drawings and documents.

## 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

## 10. 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'**

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

## 11. Assessment of Flood Risk

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1	80	0.09

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:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

### 13. Foul Sewage

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.

Please refer to submitted Drainage Strategy.

### 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:

Please refer Design and Access Statement which provides further detail on the Waste and Recycling Strategy for the proposed development.

### 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

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

### 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)
D2 - Assembly and leisure	0	0	873	873
B1 - Business	0	0	6053	6053
Other	0	0	2900	2900
D1 - Non-residential institutions	0	0	540	540
Total	0	0	10366	10366

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

#### Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

## 18. Employment

Total full-time equivalent

0.00

### Proposed Employees

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

Full-time

135

Part-time

135.00

Total full-time equivalent

## 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:

## 20. 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

**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

## 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:

The proposed development is currently going through a period of consultation, whereby the specialist and community consultees, neighbours and local community can comment on the development proposals ahead of a final scheme being formally submitted as a planning application to DCC as the LPA.

## 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):**

## 25. Pre-application Advice

Officer name:

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

<input type="text" value="23/07/2020"/>
---

Details of the pre-application advice received

The applicant and agents have engaged directly with DCC and key statutory agencies through the pre-application process. To summarise, engagement has been undertaken with the following: Joel Walley (Ecology / Biodiversity), Mike Jones and Mike Parker (Transport/Highways), Philip Caldwell (Environmental Health), Wayne Hope (Flooding and Drainage), Martyn Smith (Energy), Chris Evans (Conservation / Design), Angela Loftus (Planning/Strategic Housing), National Resource Wales and Welsh Water.

## 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

Name of Owner	Steve Gadd
Number	
Suffix	
House Name	
Address line 1	Denbighshire County Council
Address line 2	PO Box 52
Town/city	Ruthin
Postcode	LL15 9AZ
Date notice served	16/09/2020



## 27. Ownership Certificates

Name of Owner	Parkers Leisure (Holdings) Ltd
Number	
Suffix	
House Name	
Address line 1	Bright Spot
Address line 2	1-6 West Parade
Town/city	Rhyl
Postcode	LL18 1HL
Date notice served	16/09/2020

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

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

First name

Surname

Declaration Date

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)



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WAKEFIELD**

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# **Planning & Heritage Statement**

## **Queens Market, Rhyl**

DENBIGHSHIRE COUNTY COUNCIL

September 2020

## Contents

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## Appendix

### **Appendix 1** Drawing List

#### Disclaimer

This report should not be relied upon as a basis for entering into transactions without seeking specific, qualified, professional advice. Whilst facts have been rigorously checked, Cushman and Wakefield can take no responsibility for any damage or loss suffered as a result of any inadvertent inaccuracy within this report. Information contained herein should not, in whole or in part, be published, reproduced or referred to without prior approval. Any such reproduction should be credited to Cushman and Wakefield.

# 1.0 Introduction

## The Planning Application

- 1.1 This Planning and Heritage Statement has been prepared by Cushman & Wakefield on behalf of Denbighshire County Council ('the applicant') in support of a hybrid planning application for:

*“Detailed planning permission for Queens Market accommodating a Food and Market Hall, Multi-purpose Events Space, and Shared Service Core; associated public realm and infrastructure; the refurbishment of the Queens Chambers building, Sussex Street; and the demolition of the Bright Spot building, West Parade/High Street and adjacent property at 2-6 High Street.*

*Outline planning permission for up to 80 apartments, 1,804sqm of A1/A3/A4 floorspace, 540sqm of D1 floorspace, and 5,794sqm of B1 office floorspace on land at Queens Market, Rhyl.”*

- 1.2 The submission of a hybrid application (part full and part outline) is not strictly speaking addressed within the relevant legislation; it is therefore at the discretion of the Local Planning Authority (LPA) to accept applications on this basis. The proposal for the submission of a hybrid application has been the subject of discussion and agreement with Denbighshire County Council (DCC) as LPA and is necessary because the development is to be delivered across three distinct phases. The first phase will include the new Queens Market Hall and Multi-purpose Events Space alongside the shared service core, associated public realm/infrastructure and refurbishment of the Queens Chambers building. Funding from the Welsh Government has been secured to deliver phase 1, which is why these elements of the proposal are applied for in detail. The remainder of the proposals will make up phases 2 and 3 and are therefore applied for in outline. They will be the subject of future detail design and subsequent reserved matters planning applications.
- 1.3 Pre-application dialogue with DCC's Conservation Officer has confirmed that a standalone Heritage Impact Statement is not required to support this planning application on the basis that the only element of the development proposal to fall within the boundary of the Rhyl Central Conservation Area is the Queens Chambers building and this is to be sensitively refurbished. There are no Listed Buildings that are contained within the planning application boundary. This planning statement does, however, provide a commensurate assessment of the Queens Chambers building and the significance of the heritage assets in close proximity to the application site and any potential impact the proposed development might have on them.
- 1.4 Deemed consent for the demolition of Queens Theatre, Queens Hotel, Queens Arcade, the Savoy Hotel, 61 Queen Street, the Savoy Arcade, Queens Shopping Centre, Queens Market Hall and Garages has been secured further to a separate prior notification application made by the applicant in August 2020. The demolition of these buildings is planned to commence in late Autumn 2020 to facilitate a cleared development site for the construction of the new Queens Market Hall and Multi-purpose Events Space.
- 1.5 The applicant is currently in negotiations with the owner of the Bright Spot building located on West Parade/High Street to purchase the building. This will complete the full development site required to facilitate the construction of all phases of the proposed development. The permission that is being applied for through this application therefore includes for demolition of the Bright Spot building and the adjacent property at 2-6 High Street.
- 1.6 A separate approval process is also being progressed by the applicant to secure the necessary permissions to relocate an existing 500KVA sub-station to the rear of 39/41 Queens Street, which assist in providing power to the proposed new development.

## Principle of Development: achieving Town Centre regeneration

- 1.7 The vitality of Rhyl town centre has declined sharply in recent years with the loss to neighbouring towns of national retailers that are regarded as key attractors, a growth in the proportion of empty properties, and a reduction in footfall. The property requirements of businesses in segments of the retail sector which are still growing locally also cannot be met with the stock which is currently available because of its size and quality.
- 1.8 The aim of the Queens Market regeneration project is to improve the vitality of the town centre by providing new premises that meet the needs of businesses who want to locate in the town centre.
- 1.9 Central to this regeneration project is the redevelopment of the Queen's Buildings. They occupy a prominent block in the heart of Rhyl town centre with frontages on both the prime retail street and the resort's central beach area but are mainly vacant and in a very poor state of repair. They currently detract from the character and profile of the town centre.
- 1.10 Their strategic location and large footprint, however, represent the best opportunity for the town to secure new investment and services that will act as a catalyst to delivering the wider regeneration that the town centre needs.
- 1.11 The Council has consequently taken direct action by acquiring the majority of the Queens Market buildings. This acquisition has the specific aim of:
- Improving the physical appearance of this key area of Rhyl to provide a much more positive image of the town for shoppers and visitors through the removal of the partially derelict and dilapidated buildings on site that significantly detract from the character of the town centre;
  - To provide a new mix of uses on the site to help reinvigorate and revitalise the town centre, with a clear focus on returning the site to a productive economic use and providing new business and employment opportunities;
  - To improve confidence in the town centre, increasing footfall and helping to stimulate further private sector investment in the town.
- 1.12 Returning this pivotal town centre destination to a productive use will enhance the vitality of the town centre and improve the economic wellbeing of Rhyl generally.

## Objective and Structure of the Planning Statement

- 1.13 This statement defines the sites location and describes the proposed development. An analysis is made of the relevant planning policies and material consideration, prior to considering the key planning merits of the proposed development when assessed against these policies and considerations. It is structured as follows:
- **Section 2, Site Description and Context:** Description of the site location, its immediate surroundings and a review of the site's planning history;
  - **Section 3, Proposed Development:** Details of the proposed development and a summary of the pre-application consultation undertaken with key stakeholders;
  - **Section 4, Planning Policy Context:** Identification of the relevant local and national planning policies;
  - **Section 6, Planning Assessment:** Demonstrates the proposal's compliance with the relevant planning policies and material considerations; and

- **Section 6, Conclusion:** Summarises the contents of this statement and confirms the acceptability of the proposal.

### Associated Drawings and Documents

- 1.14 The planning application includes an extensive suite of drawings that are listed in **Appendix 1**.
- 1.15 It is also supported by a full set of technical documents that should be considered in conjunction with this statement and planning application drawings.
- 1.16 The supporting technical documents are as follows:

Design and Access Statement
Community and Linguistics Statement
Phase 1 Preliminary Risk Assessment
Flood Consequences Assessment
Transport Statement and Framework Travel Plan
Foul and Surface Water Drainage Strategy
Sustainability and Energy Statement
Market & Events Hall Thermal Comfort Technical Report
Site Wide MEP Strategy Technical Note
BREEAM Pre-Assessment
Market and Events Hall Energy Report (Part L)
Financial Viability Note
Preliminary Bat Roost Assessment, Nesting Bird Check And Emergence Surveys
Environmental Noise Assessment Report
Lighting Strategy for Planning
Ventilation & Extraction Statement – for Planning

### Environmental Impact Assessment

- 1.17 A Screening Opinion under Regulation 6(1) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of the proposed development will be prepared and submitted to DCC at the point that the planning application submission is formally made.

## 2.0 Site Description and Planning History

### Introduction

- 2.1 This section of the planning statement provides a description of the application site, including the land uses that surround it, the infrastructure that it is served by, and its existing physical condition. A review of the sites planning history is also included.

### Site Description

- 2.2 The application site (Site) extends to 0.93 hectares (2.28 acres) (**drawing (00)001 site location plan**).
- 2.3 For the purposes of the application and included in the planning application boundary, the Queen's Buildings complex comprises a number of different properties including;
- the former Savoy Bistro and the car park behind;
  - the former Queen's Hotel which has been intermittently used as a seasonal restaurant with a nightclub above,
  - the former Queen's Theatre which is now derelict but was previously used as a bowling alley,
  - the vacant land-locked retail unit "J" which has no street frontage,
  - the partly occupied Queen's Market Hall, and
  - The Bright Spot amusement arcade and adjacent seasonally let retail units at 2-6 High Street (which would comprise a possible future phase of the project and for which a separate application has been made to Welsh Government for "Building for the Future" funding).
- 2.4 Apart from the Bright Sport amusement arcade and 2-6 High Street, the applicant has deemed consent to demolish all building identified above that were the subject of a separate prior notification application.

### Site Context

#### Adjacent Land Uses

- 2.5 The site adjoins West Parade to the northwest, Queen Street to the southwest, Sussex Street to the southeast and High Street to the northeast. High Street and Sussex Street are both pedestrianised.
- 2.6 Land uses within the immediate vicinity of the site are typical of seaside towns, comprising local attractions such as amusement arcades, sea life aquarium, food outlets and town centre retail uses. White Rose Shopping Centre offers a wider retail offer and is located to the northeast beyond High Street.
- 2.7 A series of residential dwellings are located to the southwest, directly beyond Queen Street.
- 2.8 A temporary car park has been constructed by DCC within the planning application boundary. This is accessed from Queen Street and is located between the George Hotel and number 61 Queen Street. The car park has capacity for 18 cars plus two disabled spaces. Temporary planning permission has been granted until 9<sup>th</sup> November 2020 and is likely to be extended subject to the necessary permissions to coincide with the commencement of phase 2 of the development, which will see a new library and office accommodation come forward on this part of the development site.

## Accessibility

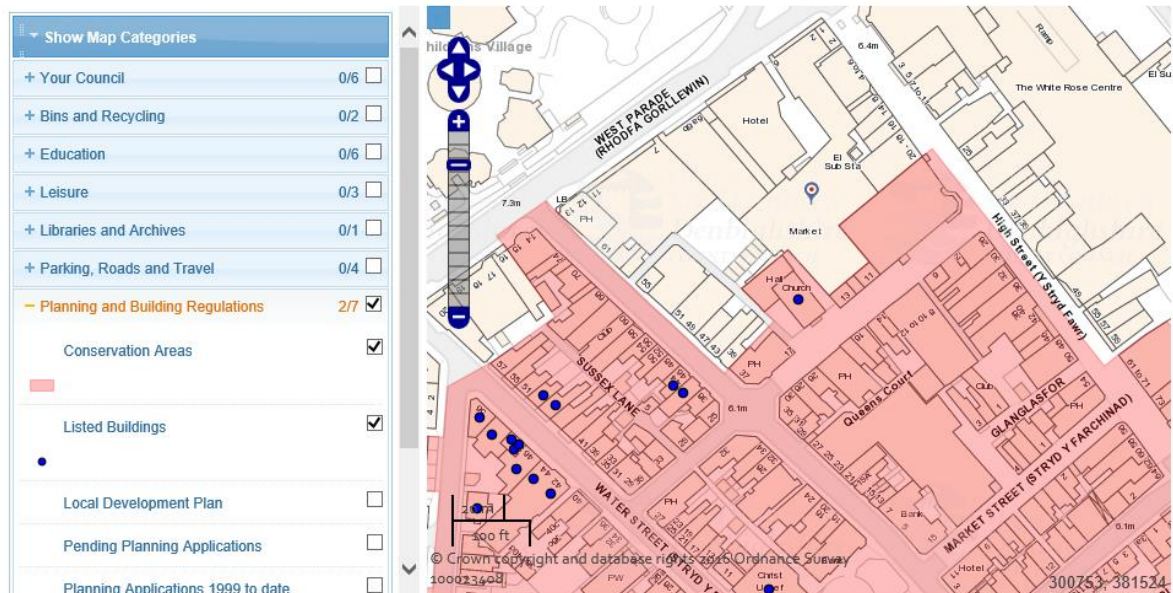
- 2.9 Pedestrian access to the site is currently provided from all streets that bound the site, whilst vehicular access to the existing car park is provided from the West from Queen Street.
- 2.10 All streets which bound the site, aside from West Parade, are subject to a one-way system. High Street and Sussex Street are pedestrianised with access for servicing vehicles permitted between 17:00-22:00. Parking is prohibited on these routes at all times.
- 2.11 Between the Church on Sussex Street and the junction with Queen Street, access is prohibited to all vehicles at all times except for access to the Church.
- 2.12 Queen Street is one-way northbound and has on street parking bays on both sides of the carriageway outside the site. West parade is a dual carriageway.
- 2.13 The site is well situated to benefit from a comprehensive local and strategic highway network. The most direct route into Rhyl Town Centre itself is taken from the A55 towards the east, via Junction 27 of the A525. Travelling from the west, access to the town centre is taken from Junction 23 of the A525, and also the A548. The A548 offers direct access to the town centre from Prestalyn. The site is well located to take advantage of numerous high capacity car parks in the local area. Within Rhyl there are around 1,900 off street parking spaces within 1,000m of the development site.
- 2.14 All surrounding streets (West Parade, High Street, Sussex Street, Queen Street) are subject to a 30mph speed limit, keeping with the nature of its surroundings.
- 2.15 Full details of the site's accessibility and its sustainable location can be found in the Transport Statement prepared by Mott MacDonald, however a summary is provided below.
- **Bus:** There are a number of bus stops situated along West Parade. A breakdown of the bus routes and available services is provided within the separately submitted TA.
  - **Train:** Rhyl Railway Station is located approximately 400m to the south of the site, along High Street. The station provides direct services to destinations such as Chester, Shrewsbury, Wrexham and Warrington Bank Quay, Birmingham International and Cardiff Central are also accessible via Chester, and Manchester Piccadilly and Manchester Airport are accessible via Warrington Bank Quay.
  - **Pedestrians:** The site fronts onto West Parade which provides existing adequate footways given the large footfall associated with the seafront amenities and attractions. Footways are wide and above the 2m minimum standard, signalised crossing facilities are also provided at the existing junctions with High Street and Queen Street. Further to this, Sussex Street and High Street which bound the site to the south and east respectively are pedestrianised.
  - **Cycling:** The site is located in close proximity to the National Cycle Network (NCN) Route 5. In addition to this, there are local on-road routes located adjacent to Rhyl Railway Station. A breakdown of the cycle routes located close to the site are provided within the separately submitted TA.

## Heritage

- 2.16 The southern and western boundaries of the application site directly border the Rhyl Central Conservation Area illustrated by figure 1.
- 2.17 The Queens Chambers building fronting onto Sussex Street is the only element of the proposed development that falls within the Conservation Area boundary. This building is to be retained and



sensitively refurbished to reflect its contribution to the Conservation Area.



**Figure 1: Rhyll Central Conservation Area boundary and Listed Building locations**

- 2.18 The Grade II Listed Sussex Street Baptist Church, now in use as the Sussex Street Christian Centre (listing reference 1521), is located to the south of the application site boundary illustrated by figure 1.

### Flood Risk

- 2.19 The majority of the site is located in Development Advice Map (DAM) Flood Zone A, which TAN15 defines as considered to be at little or no risk of fluvial or tidal / coastal flooding. The adjacent High Street (wholly) and Sussex Street (partially) are located within DAM Flood Zone C1 comprising areas of the floodplain which are developed and served by significant infrastructure, including flood defences.
- 2.20 Further information can be found within the Flood Risk Assessment and Drainage Strategy prepared by JBA and Curtins.

### Ecology, Landscape, and Public Realm

- 2.21 A Preliminary Roost Assessment has been prepared by Enfys Ecology, which comprised a Bat Roost Assessment and Nesting Birding Survey.
- 2.22 The site lies within close proximity to a Wild Bird General License Exclusion Zone, which is located approximately 600m to the north of the site, which runs almost the entire width of North Wales and up the English Coast to Cumbria.
- 2.23 The report recommends a number of mitigation measures to enhance and protect the existing habitats on site.
- 2.24 Further information can be found within the reports prepared by Enfys Ecology.

### Ground Conditions

- 2.25 A Phase 1 Preliminary Risk Assessment has been carried out by Curtins.
- 2.26 Records indicate that the site is underlain by Blown Sands superficial deposits and Kinnerton Sandstone bedrock. Several potential sources of ground contamination have been identified however

the report confirms that any risk associated with the contamination on site is expected to be moderate / low.

2.27 Further information can be found within the Phase 1 Preliminary Risk Assessment prepared Curtins.

### Planning History

2.28 The following table details the relevant historical planning applications related to the application site, which have been identified following a review of the Local Planning Authority's online planning explorer.

App. ref.	Address	Description	Decision	Date
45/2019/0940	1 West Parade. Rhyl, LI18 1HB	Replacement of canopy submitted in relation to application code no 45/2019/0695	Approved	19/11/2019
45/2019/0695	1 West Parade. Rhyl, LI18 1HB	Change of use of shop to arcade	Approved	13/09/2019

2.29 These are the only available planning applications available to view on the Councils online planning explorer, and do not afford any restrictions to development on site.

## 3.0 Proposed Development

### Introduction

- 3.1 This chapter of the statement provides a summary of the proposed development. It should be read alongside the submitted drawings and Design and Access Statement (DAS) prepared by ShedKM.
- 3.2 Paragraphs 1.7 – 1.12 of this Planning Statement confirm that the aim of the Queens Market regeneration project is to improve the vitality of the town centre by providing new premises that meet the needs of businesses who want to locate in the town centre. The proposals that are described in this chapter are critical to the success of the regeneration of Rhyl town centre and the continued success of its waterfront.

### Evolution of the Development Proposal

- 3.3 Whilst covered in the separately submitted DAS, it is considered relevant to summarise the steps that the applicants have taken to arrive at the development proposals that planning permission is being sought for.
- **Feasibility Engagement:** the applicant has engaged at a strategic level with the Welsh Government who are committed to providing funding to bring the development proposals forward. This process has been extensive, commencing with Feasibility work moving through the planning process to date, and will continue through the implementation of development. In summary this engagement is facilitated through the following forums:
    - Monthly Project Board meetings.
    - Monthly Targeted Regeneration Investment and Buildings for the Future project meetings.
    - Monthly project specific meetings at Corporate Director, Project Executive and Project Manager level.
  - **Pre-Application Engagement:** the applicant and their agents have engaged directly with DCC and key statutory agencies through a process of pre-application dialogue. This has helped refine the application proposals. Engagement has been undertaken with the following:
    - Ecology / Biodiversity, Joel Walley
    - Transport / Highways, Mike Jones and Mike Parker
    - Environmental Health, Philip Caldwell
    - Flooding and Drainage, Wayne Hope
    - Energy, Martyn Smith
    - Conservation / Design, Chris Evans
    - Planning / Strategic Housing, Angela Loftus
    - National Resources Wales
    - Welsh Water

- 3.4 Further to the current period of consultation, a Pre-Application Consultation report (PAC) will be produced to confirm how stakeholders and the local community were informed about the planning application proposals, what comments were received as a result, and how these comments have

influenced the final proposals that will be formally submitted as a planning application to DCC as LPA.

## Proposed Development

3.5 The description of development is as follows:

*“Detailed planning permission for Queens Market accommodating a Food and Market Hall, Multi-purpose Events Space, and Shared Service Core, associated public realm and infrastructure, the refurbishment of the Queens Chambers building, Sussex Street, and the demolition of the Bright Spot building, West Parade/High Street and adjacent property at 2-6 High Street.*

*Outline planning permission for up to 80 apartments, 1,804sqm of A1/A3/A4 floorspace, 540sqm of D1 floorspace, and 5,794sqm of B1 office floorspace on land at Queens Market, Rhyl.”*

3.6 The development is to be delivered across three distinct phases. The three phases are illustrated by **drawings (PH)001, (PH)002, and (PH)003** and further detail is provided in the separately submitted DAS.

3.7 In summary, the first phase will include the new Queens Market Hall and Multi-purpose Events Space alongside the shared service core, associated public realm/infrastructure and refurbishment of the Queens Chambers building. Funding from the Welsh Government has been secured to deliver phase 1, which is why these elements of the proposal are applied for in detail. The remainder of the proposals will make up phases 2 and 3 and are therefore applied for in outline. They will be the subject of future detail design and subsequent reserved matters planning applications.

## Use and Amount

3.8 Table 1 presents the different land uses that are proposed by this application and confirms the quantum of each use. This table should be read in conjunction with **drawing (00)105 GA Proposed Site Plan** to identify where these land uses are located on the site.

Land Use	Use Class	Quantum
<b>Detailed application components</b>		
Market Hall	A1/A3	975 sqm
Event Space (including shared service core with Market Hall)	D2	873 sqm
Queens Chambers (refurbishment & new internal storage area)	A1/B1	380 sqm
Main Square / West Parade Square	N/A	2,313 sqm
Temporary Landscaping (including small extension to Queen St temporary car park)	N/A	3,205 sqm
<b>Outline application components (principle of this use and quantum of development)</b>		
Office Space	B1	Up to 5,794 sqm
Library	D1	Up to 540 sqm
Residential	C3	Up to 80 units
Commercial Food & Beverage / Retail floorspace	A1/A3/A4	Up to 1,804 sqm
Garden Square / Queens Market Street / West Parade	N/A	2,347 sqm

**Table 1: Land Use Breakdown**

- 3.9 The applicant has confirmed that the new Market Hall and Event Space will have opening hours of 0900 until 2300 and that there will be up to 30 'amplified entertainment noise' events a year, for example live music performances and amplified pre-recorded music playback. All amplified entertainment noise will cease by 2300.

### Layout

- 3.10 **Drawing (00)105 GA Proposed Site Plan** illustrates the layout of the proposed development, which has been designed with the intention of creating a thriving destination within the town centre of Rhyl. Section 02 of the separately submitted DAS provides a full commentary of the design process behind the final scheme layout.
- 3.11 In summary, the design concept was to recapture the qualities and successes of the original Queen's Market which thrived in the early twentieth century. The combination of the central position and community focus has led to the inclusion of an Events Space building which offers the opportunity for a versatile and adaptive space for a variety of events and functions that will enrich the social and cultural life of the town and its population.
- 3.12 By providing commercial space along the West Parade frontage, the opportunity to create a lively neighbourhood of restaurants, bars and cafés combined with outdoor courtyards and residential units which overlook the waterfront is taken. Taking precedents from the existing seafront housing, the proposed apartments will provide an exciting elevation which continues the typical seaside architecture of Rhyl.
- 3.13 At the centrepiece of the development, the Queen's Market will be reinvented for the 21st century with a food and market hall, combined with a multi-use Events Space. The Events Space building will provide a flexible space for a variety of social and cultural events and activities such as theatre, exhibitions, cabaret (award dinners, weddings, comedy etc), live music, indoor recreation/sports, and extended indoor market space.
- 3.14 To complete the scheme, a new modern commercial building is proposed fronting onto Queen Street. It is planned that this will include the relocated central library as well as DCC office accommodation, tying in neatly with the nearby town hall and civic buildings. A further commercial building is proposed fronting onto High Street with retail/food and beverage uses at ground floor and new commercial office space above.
- 3.15 The final element of the jigsaw will be the beautifully landscaped public squares, allowing flexibility for the associated buildings and dwelling space for the community.
- 3.16 The public realm element of the scheme aims to encourage the public to use the spaces, through playful imagery and signage, and inviting outdoor furniture. The different areas will be demarcated via the use of contrasting paving, allowing a seamless transition through spaces. Ultimately, the public areas are intended to be used by the differing uses and activities around the scheme, with café's spilling into the square and the resident's using the gardens.
- 3.17 The proposals also include the refurbishment of the Queens Chambers building which will be connected to the new Events Space building by sensitively connecting the portal frame of the Event Space into the rear façade. This will transform the Queens Chambers into the main Events Space entrance from Sussex Street with refurbishment retail units either side.

### Scale, Massing and External Appearance

- 3.18 The scale, massing and external appearance of the development proposals that form the detailed and outline components of the planning application are summarised in table 2.

Land Use	Scale (height)	Supporting Information, including external appearance
<b>Detailed application components</b>		
Market Hall	3 storey. 13m top of pitched roof	Drawings: (00) 060 proposed site section aa
Event Space	3 storey. 13m top of pitched roof	Drawings: (00) 060 proposed site section aa
Queens Chambers (refurbishment)	Existing height. Approx. 11.8m top of pitched roof	Drawings: (00) 060 proposed site section aa
<b>Outline application components: (seeking permission for the principle of this use and quantum of development)</b>		
Library / Office	5 storey. 22.6m top of pitched roof	Drawings: (PP) 102 parameter plan max building heights
Residential	5 storey. 27.1m top of pitched roof	Drawings: (PP) 102 parameter plan max building heights
Commercial	4 storey. 19.2m top of pitch	Drawings: (PP) 102 parameter plan max building heights

**Table 2: Scale, Massing, and External Appearance**

### Market Hall and Event Space - scale, massing and external appearance

- 3.19 **Drawings (00)050, (00)051, (00)052, (00)053, (00)060, (00)061, and (00)062** should be read in conjunction with table 2 as they clearly communicate the proposed scale, massing and external appearance of the new Market Hall and Events Space that have been applied for in detail as part of this application.
- 3.20 Further detailed explanation is provided in the separately submitted DAS, however, it is important to note that the Market Hall and Events Space, alongside Main Square and West Parade Square are proposed to be brought forward as the first phase of development. The design of the Market Hall and Event Space seeks to introduce a common identity at this important location of the site, which together with a unified approach to the soft landscaping and public realm will assist in creating a character and strong brand for the wider comprehensive Queens Market development.

### Queens Chambers – external appearance

- 3.21 The separately submitted DAS and **drawing (00)052** should be read in conjunction with table 2 as they clearly communicate the external appearance of the refurbished Queens Chambers that has been applied for in detail as part of this application:
- 3.22 In summary, the proposals for the Queens Chambers are to retain and refurbish the building. This includes the following external works:
- Retain the existing window and door openings to the building that will create a new main entrance to the Events Space and Market Hall beyond, as well as enhancing the two ground floor retail units with new shop front and entrance fittings.
  - The external finish of the building from the shop front datum downwards will be painted brickwork. This datum line will be consistent with the elevational treatment of the Market Hall and Event Space that will provide a visual connection between the new buildings and Queens Chambers.

- Above the shop datum level the existing brickwork will be cleaned and repaired to retain the original character of the building.
- A new physical connection to the Events Space building will be created by sensitively attaching the portal frame of the Event Space into the rear façade.

3.23 Internal reconfiguration of the building will also be undertaken, which will include remodelling of the upper floor to allow new disabled access to flexible office space.

### Office / Library – scale and massing

3.24 A new modern commercial building is proposed fronting onto Queen Street. It is planned that this will include the relocated central library as well as DCC office accommodation. This building is proposed as phase 2 of the overall Queens Market redevelopment and permission is only being applied for in outline. This will require a further reserved matters application to be submitted at the appropriate time, where the design detail and external appearance will be agreed. As such, the only matters to be agreed through this application are the buildings scale and massing. The drawings referred to in table 2 clearly communicate the proposed scale and massing.

3.25 **Sections 02.02-02.03 Site Wide Design Code** and **sections 05.04-05.09** of the separately submitted DAS represent a design code that provides guidance for the scale, massing, and external appearance of this future building that will adhered to when the detailed design of this building is considered within any future reserved matters planning application.

### Apartments / Commercial – scale, massing and external appearance

3.26 Two new apartment blocks with ground floor restaurants, bars and cafés are proposed to front onto West Parade and overlook the seafront.

3.27 These buildings are proposed to be incorporated into phase 2 and 3 of the overall Queens Market redevelopment and permission is only being applied for in outline through this application. This will require a further reserved matters application to be submitted at the appropriate time, where the design detail and external appearance will be agreed. As such, the only matters to be agreed through this application are the buildings scale and massing. The drawings referred to in table 2 clearly communicate the proposed scale and massing.

3.28 **Sections 02.02-02.03 Site Wide Design Code** and **sections 05.04-05.09** of the separately submitted DAS represent a design code for the for the scale, massing, and external appearance of this future building that will adhered to when the detailed design of this building is considered within any future reserved matters planning application.

### Landscape and Public Realm Works

3.29 The proposed landscape spaces of the Queen’s Market will expand the existing public realm and extend the town centre – it being adjacent and linked to the main shopping street in Rhyll – the High Street.

3.30 The landscaped spaces will include planted spaces, places to gather, and spill out spaces for the commercial units and the new Market Hall and Events Space. There are five proposed external public spaces, two are proposed multi-functional routes into and through the site. The other three external spaces are proposed public squares.

3.31 The proposed multi-functional routes into and through the site are (please refer to **section 04 Landscape Strategy** of the DAS for greater detail on these routes):

- West Parade is designed as a multi-functional space that provides the public realm for the proposed food and beverage units whilst allowing safe pedestrian movement along West Parade. It also provides an important connection with West Parade Square that is the main pedestrian entrance to Queens Market and the main square that fronts the new Market Hall building.
- Queen's Market Street connects Queen Street and the High Street. This is a multi-functional space that will provide service access and egress to the new Market Hall and Event space, as well as to the proposed food and beverage units and residential buildings that will front West Parade. These spaces will become part of the adopted highway and be subject to the same traffic restrictions as High Street.

3.32 The proposed public squares:

- Main Square (please refer to **section 04.05** of the DAS)

The main square to the Queen's Market provides an open space for external events, seasonal markets and pop - up performances. It also acts as an open space for people to dwell and gather. The main square is kept largely clear to provide spill out space for the ground floor businesses and pop up space for events. Landscaping and seating are positioned along the periphery, but any objects in the centre of the square are removable to allow flexibility of programme.

- West Parade Square (please refer to **section 04.07** of the DAS)

West Parade Square forms the main entrance to the site and looks onto West Parade - with the coast beyond it. This will act as the natural gathering space for people entering the site and the Queen's Market Hall. To mark the entrance of the site, bold super-graphics will mark out the direction to the Queen's market. Double-sided signage spanning the width of the residential blocks will be visible from the site entrances from West Parade, High Street and Queen Street. This square provides additional space onto which the commercial units can spill out into and the area can also accommodate temporary outdoor market stalls.

- Garden Square (please refer to **section 04.06** of the DAS)

The Garden Square acts as additional spill out space from the commercial units, screening off the external service area. The Garden Square will act as an external gathering space whilst also providing a quieter area. It acts as an important link between the existing main pedestrian High Street in Rhyl and the Queen's Market development. The residential block benefits from views of the courtyard and the trees which will screen the service area Space to be kept clear along the side of the market for service/refuse vehicles to access the back-of-house areas.

3.33 The construction of these routes and spaces will be phased, which is clearly set out within the supporting DAS. The planning application is therefore applying for detailed permission for Main Square and West Parade Square that will operate and function in conjunction with the new Market Hall and Events Space (phase 1 of the development) and outline planning permission for West Parade, Queen's Market Street, and Garden Square that will be fully designed and development in phases 2 and 3 of the development.

3.34 Given that the proposed development will be delivered in phases and will require further reserved matters applications to be submitted for phases 2 and 3, temporary landscaping will be required following demolition of the existing buildings on site that is proposed to be commenced in Autumn 2020. **Drawings (PH)001, (PH)002, and (PH)003** identify the temporary landscape locations and provide indicative proposals for their treatment, albeit full details will be provided at a later date and



the applicant requests that the submission of these details is conditioned.

### Access and Servicing

- 3.35 Access and servicing for the proposed development is communicated in **section 04 Landscape Strategy** and **section 05 Site Strategies** of the separately submitted DAS.
- 3.36 Servicing of the Market Hall and Exhibition Hall (phase 1) will be provided by routing vehicles along Sussex Street and up Queen Street into the heart of the development area.
- 3.37 In Phase 2 the new elements of the scheme: the western residential building and Library / office building will be serviced from an internal hard landscaped corridor accessed from Queen Street, which will eventually become the multi-functional Queens Market Street that will connect Queen Street to High Street through the new development.
- 3.38 In Phase 3 the new eastern residential building and the commercial properties fronting onto High Street will be serviced from an internal hard landscaped area. This area may be accessed from Queen Street or alternatively from High Street.
- 3.39 It is proposed that the multi-functional Queens Market Street and associated hard landscaped internal areas of the site will be part of the public 'highway'. It is proposed that access to these areas will be restricted by Traffic Regulation Order. The same restrictions to these that currently apply to High Street and Sussex Street 'Pedestrian Zone- No Vehicles except for loading between 5pm and 10am'.
- 3.40 Service access from Sussex Street will remain for the relocated sub-station.
- 3.41 Swept path analysis indicates that there is sufficient space within the internal hard landscaped areas for servicing to take place satisfactorily.
- 3.42 Emergency vehicles can access the site principally between Queen Street and High Street but also route from Sussex Street through to Queen Street.
- 3.43 Cycle parking will be provided across the new development. For the new Market Hall and Events Space, which is applied for in detail and will form phase 1 of the development, 20 spaces will be provided. 10 of these spaces are located within the secure service area to the rear of the Market Hall and 10 within the new Main Square.
- 3.44 Cycle parking provision for the outline components of the application are proposed as follows:
- Residential apartment blocks will be 1 to 1 and will be accommodated within the footprint of the buildings when they are designed in detail.
  - The new commercial office building will be based on the local policy requirements and will be accommodated within the footprint of the buildings when they are designed in detail.
- 3.45 No parking is proposed as part of development given the application sites central town centre location and its excellent accessibility via a number of transport options. Town centre car parks are also in close proximity and the proposed Framework Travel Plan sets out that new residents will be made aware of the fact that no car parking is available within the curtilage of the site. Accordingly, the 'car free' residential development will appeal to those who do not require a car parking space within the immediate area of their residence.

### Sustainable transport provision

- 3.46 The site is well located for access by sustainable modes being located within Rhyl town centre.

### By Bus

- 3.47 A number of bus stops are situated approximately 170m northeast of the site at Sea Aquarium. Service numbers 35 and 36 stop here, providing direct links further afield with Prestatyn. Further bus services are available from Rhyl Bus station located around 400m away (approximate 5-minute walk) on High Street opposite Rhyl Railway Station.

### By Train

- 3.48 Rhyl Railway Station is located around 400m to the south on High Street (approximate 5-minute walk). It is situated on the Crewe to Holyhead North Wales Coast Line, and therefore provides a link with numerous local Welsh towns such as Shotton, Abergele & Pensarn and Colwyn Bay. On a wider scale, Rhyl Railway Station provides a number of services to Chester, Shrewsbury, Wrexham, and Warrington Bank Quay. Birmingham International and Cardiff Central are both accessible via Chester, and Manchester Piccadilly and Manchester Airport are accessible via Warrington Bank Quay.

### Walking

- 3.49 The proposed development will front onto West Parade which already hosts a number of amenities and attractions, and therefore footfall along the route is high. Footways are wide and generally above the 2m minimum standard, signalised crossing facilities are provided at the junctions with High Street and Queen Street. This infrastructure allows pedestrians to manoeuvre the street with ease and confidence and helps to connect both sides of West Parade. In addition to the infrastructure provided along East and West Parade, Sussex Street, and High Street which bound the site to the south and east respectively, are pedestrianised. On Queen Street footways are generally above the 2m width minimum standard.
- 3.50 Walking journey time analysis demonstrates that the proposed development site is accessible by almost the entirety of Rhyl via a 40-minute walk. It is accessible from Rhyl Railway Station in less than 10-minutes, as well as other residential properties close to the centre. Within a 10-20-minute walk, the entirety of the promenade is accessible, as well as the outskirts of Kimmel Bay to the west and the vast majority of high capacity car parks in the centre of Rhyl.

### Cycling

- 3.51 The site is located in close proximity to National Cycle Network (NCN) Route 5 which routes along the Promenade, in addition to local on-road routes adjacent to Rhyl Railway Station. Cycle parking will be provided on site to encourage journeys by this mode.
- 3.52 Journey time analysis undertaken for the Transport Statement indicates that the whole of the Rhyl urban area can access the proposed development site in less than 10-minutes by bicycle, with the entirety being able to do so in 10-20-minutes. Neighbouring towns such as Prestatyn and Rhuddlan are accessible via 10-30-minute journeys. It is therefore envisaged that the traffic-free NCN Route 5 may act as a desirable way to access the site from Prestatyn. Further afield, Abergele and St Asaph are accessible via a 30-40-minute cycle.

## **Energy and Sustainability**

- 3.53 An Energy and Sustainability report has been prepared by BDP and is submitted in support of this application, alongside an Energy and Part L report. These documents provide further detail on the proposed energy strategy on site, however for ease of reference a summary is provided below.
- 3.54 The new Market Hall and Events Space is expected to achieve a BREEAM score of 60.28%, equating to a rating of 'Very Good'. This provides a buffer over the minimum 55% required for BREEAM Very Good, allowing the rating to remain secure should any future changes to design occur or constraints

be realised that prevent particular credit criteria from being met. An additional 33.23% worth of credits have been highlighted as being potentially achievable, either requiring further investigation by the design team, or potential changes to the design itself.

- 3.55 Furthermore, the new Market Hall and Events Space achieves a 24% improvement in carbon emission over Part L 2013;
- Heating, cooling and domestic hot water is provided to the building via efficient air source heat pumps (ASHPs).
  - Efficient light fittings and controls are specified throughout.
  - A 200m<sup>2</sup> PV roof mounted solar array is provided.
- 3.56 In addition to these reports, a site wide MEP strategy has also been produced. This document details the various technologies which have been proposed for the residential accommodation, shops and restaurants, library, offices and workplaces around a re-configured market.
- 3.57 Within the mixed-use development, it is proposed the heating is via air source heat pumps. A low temperature hot water (LTWH) system will be provided in each building, this LTWH system will also serve the food market. Cooling will be provided to retail/commercial units, bars, small offices and comms rooms via direct expansion air conditioning systems (DX) while a variable refrigerant flow (VRF) system with fan coil units will serve the events hall. The food hall, the library and the office block will be provided with cooling via the ventilation system. For the residential scheme fresh air will be supplied by individual mechanical ventilation heat recovery units (MVHR) in each apartment. Central Air Handling Units (AHUs) with integral heat pumps. The toilets, bars and few commercial units will be served by individual mechanical ventilation heat recovery units (MVHRs). All food retail units will be connected to the kitchen extract fan which shall have extensive filtration.
- 3.58 For all blocks domestic cold water will be boosted from a cold-water tank located in the ground floor and the main heat source to generate domestic hot water will be either by air source heat pumps or gas fired condensing boilers. Finally, a fire suppression system will be installed in the residential scheme with a sprinkler tank and pumps located on the ground floor.

### Waste Management and Recycling

- 3.59 The separately submitted DAS provides the detail of the Waste and Recycling Strategy for the proposed development (**section 05.02 Site Access Strategy / Refuse Vehicle Access and 05.03 Waste and Recycling Strategy**).
- 3.60 In summary, refuse is to be collected from 4 locations across the site and has been designed based upon a typical 1100L Eurobin:
- from the service units from both residential blocks;
  - from the service area servicing the Market Hall and Event Space; and
  - from the service unit of the office/library building from Queen Street.
- 3.61 The access road through the site has been designed to accommodate the movement of vehicles and refuse containers to aid waste collection.
- 3.62 Estimated volumes and type of waste have been calculated using capacity figures, building programme and building area.
- 3.63 Waste storage areas are highlighted on the site plan contained in section 05.03 of the separately

submitted DAS. A designated storage area of containers for commercial waste is provided and sensitively located as to limit visual appearance but retain road access. Separate storage areas are required for the Queen's Market, offices and residential developments.

- 3.64 The operator of the Queen's Market will be required by law to enter into a commercial waste agreement with a registered waste carrier for the disposal of waste. The indicated bin and recycling capacity greatly exceeds the requirement and allows for growth and future development if necessary.

### Pre-Application Consultation

- 3.65 Ahead of a formal planning application submission, the proposed development has been the subject of extensive engagement with a number of stakeholders as highlighted within paragraph 3.3. These discussions have informed the development proposals presented within the planning application consultation submission.
- 3.66 The draft planning application is now in a period of consultation for 28 days. This will allow key stakeholders and the local community to review the draft planning application documentation and provide comment if appropriate ahead of it being submitted as a formal final planning application to DCC as the LPA.
- 3.67 The feedback received from the pre-application consultation will be presented within a Pre-Application Consultation (PAC) report. This will be produced to confirm how stakeholders and the local community were informed and consulted upon about the draft planning application proposals, what comments were received as a result, and how any comments influence the final proposals which will be submitted as a final planning application.

## 4.0 Planning Policy Context

### Overview

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The adopted development plan for Rhyl currently comprises the adopted Denbighshire County Council Local Development Plan (2013). An emerging Local Development Plan is currently under preparation. The plan is proposed to be submitted to the Welsh Government in Autumn 2020, with examination anticipated Autumn 2020 to Autumn 2021, however the current covid-19 crisis is impacting timescales and decision making and this is expected to be delayed.
- 4.3 Relevant material planning considerations include Planning Policy Wales (2018), the Technical Advice Notes (TAN), and Supplementary Planning Guidance.
- 4.4 The below sets out an overview of relevant policies and material considerations.

### Local Planning Policy

#### Denbighshire County Council Local Development Plan 2006 – 2021

- 4.5 The Denbighshire County Council Local Development Plan (LDP) was adopted in 2013. The LDP covers the period 2006-2021 and sets out the strategy and aims for development and land use in Denbighshire.
- 4.6 Within the LDP, the application site is allocated for New Retail Development (Policy PSE7) and is also located within the Town Centre Boundary (PSE8) and the Development Boundary (Policy RD1).
- 4.7 Relevant policies include;
  - Policy RD1 – Sustainable Development and Good Standard Design
  - Policy RD5 – The Welsh Language and the Social and Cultural Fabric of Communities
  - Policy BSC1 – Growth Strategy for Denbighshire
  - Policy BSC3 – Securing Infrastructure Contributions from Development
  - Policy BSC4 – Affordable Housing
  - Policy BSC7 – Houses in Multiple Occupation and Self-Contained Flats
  - Policy BSC11 – Recreation and Open Space
  - Policy BSC12 – Community Facilities
  - Policy PSE7 – Proposals for New Retail Development
  - Policy PSE8 – Development within Town Centres
  - Policy VOE1 – Key Areas of Importance
  - Policy VOE4 – Enabling Development
  - Policy VOE10 – Renewable Energy Technologies
  - Policy ASA2 – Provision of Sustainable Transport Facilities

- Policy ASA3 – Parking Standards

### Material Planning Considerations

4.8 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the following represent material considerations to be attributed appropriate weight in the balance of any decision.

### Planning Policy Wales (PPW) (Edition 10, December 2018)

4.9 Planning Policy Wales (PPW) provides guidance at the national level in Wales and is subject to periodic updates. Edition 10 of PPW was released in December 2018 and relevant sections comprise:

- Access and Inclusivity;
- Previously Developed Land;
- Character;
- Design and Access Statements;
- Welsh Language and Placemaking;
- Integrating Green Infrastructure and Development;
- Sustainable Transport;
- Active and Social Streets;
- Car Parking;
- Transport Assessments;
- Housing Delivery;
- Tourism.

4.10 The pertinent paragraphs are detailed within Appendix 1.

### Technical Advice Notes (TAN)

4.11 The Technical Advice Notes (TANs) provide guidance on a range of specific topics. The pertinent TAN's in relation to the application site are considered to be;

- **TAN 4 (Retail and Commercial Development)** provides advice on the Welsh Governments objectives for retail and commercial centres. It intends to promote viable urban and rural retail commercial centres, sustain and enhance existing centres and improve access to and within retail and commercial centres.
- **TAN 5 (Nature Conservation and Planning)** provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.
- **TAN 8 (Renewable Energy)** (2005) provides advice on design and energy. Energy efficiency and energy conservation should be promoted and appropriate renewable energy technologies incorporated into proposed developments.
- **TAN 11 (Noise)** provides guidance on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.

- **TAN 12 (Design)** (2016) provides guidance on appraising the design of a proposed development and how to achieve a good design solution. Good design should have consideration to accessibility, character and legibility, crime prevention, environmental sustainability and sustainable travel. Paragraph 6.16 states that developments that do not address the objectives of good design should not be accepted. Design and Access Statements are required to support applications where applicable.
- **TAN 15 (Development and Flood Risk)** (2004) provides guidance in relation to determining flood risk issues, how to appropriately assess the flooding consequences of a proposed development and how to identify suitable mitigation measures when planning for new development.
- **TAN 18 (Transport)** (2007) includes advice on transport related issues when assessing the impact of a proposed development, location of development, parking and design of development. Guidance is also provided on the thresholds for requiring Transport Assessments and the maximum parking standards.
- **TAN 20 (The Welsh Language)** provides guidance on how the Welsh Language may be given appropriate consideration in the planning systems and on compliance with the requirements of planning and other relevant legislation.
- **TAN 23 (Economic Development)** (2014) provides advice on assessing the economic benefits of a new development. Paragraph 2.1.12 states that when determining development proposals, their 'special merit' should be considered, including whether a development will raise skills and introduce innovation. Sustainable development which will support strong rural economies are supported and development on unallocated sites could be supported if the resulting benefits outweigh any adverse impacts.
- **TAN 24 (The Historic Environment)** (2017) provides guidance on how to consider the historic environment in development plans and planning decisions.

### Supplementary Planning Guidance

4.12 Denbighshire County Council have also produced a number of Supplementary Planning Guidance (SPG) documents which provide further information on specific policies. Relevant SPG's are summarised below;

- **Advertisements (2015)** – This provides guidance in relation to different types of advertisements, offering advice on the location and type of advertisement. This document encourages the use of bilingual language when considering new advertisements.
- **Affordable Housing (2014)** – This document provides advice and guidance on how affordable housing is to be delivered on new residential schemes and is to be read in conjunction with Policy BSC4 of the Local Plan which outlines affordable housing requirements and thresholds.
- **Conservation Areas (2015)** – This document outlines that development proposals which impact on the character and appearance of Conservation Areas should be of a high quality and designed in context to the area which it relates. It states, that where opportunity arises, the Council will seek to enhance the appearance of its Conservation Areas. It highlights that the design of new developments within Conservation Areas should aim to ensure that the character of the overall area is retained or enhanced.
- **Listed Buildings (2015)** – This document provides guidance to developers as to what constitutes requiring Listed Building Consent, it highlights that the setting of a Listed Building

must be taken into account to ensure that the special character of both the building and its setting are protected and not compromised.

- **Parking Requirements in New Developments (2014)** – This document provides guidance on the Councils requirements for parking provision within new developments, alongside sustainable transport.
- **Planning for Community Safety (2017)** – This document sets out the Councils expectation for new developments to take account for personal and community safety and security in the design and layout of development.
- **Planning and the Welsh Language (2014)** – This document requires new developments to show how consideration has been given to the Welsh Language. This document outlines the Councils requirements for due regard to the Welsh Language as an element which is an integral part of community life and activities within it.
- **Residential Space Standards (2013)** – This document seeks to provide guidance and standards for housing, which have arisen due to an oversupply of low-quality single person accommodation which have in turn contributed towards social and economic problems, adversely affecting the existing residential character. This document therefore seeks to outline the minimum standards the Council believes should be met in order for developments to achieve the good and inclusive design required by local and national policy.

#### Denbighshire Replacement Local Development Plan (LDP)

- 4.13 DCC are in the process of preparing a new LDP. A review report on the existing Adopted LDP recommended preparing a further LDP with the adopted LDP due to expire in December 2021. A timetable for delivering the forthcoming LDP has been agreed with Welsh Government but this will need to be reviewed and amended in light of delays caused by the Coronavirus pandemic. This is likely to include provision for policies included within the Adopted LDP to be saved beyond their expiry date in December 2021.



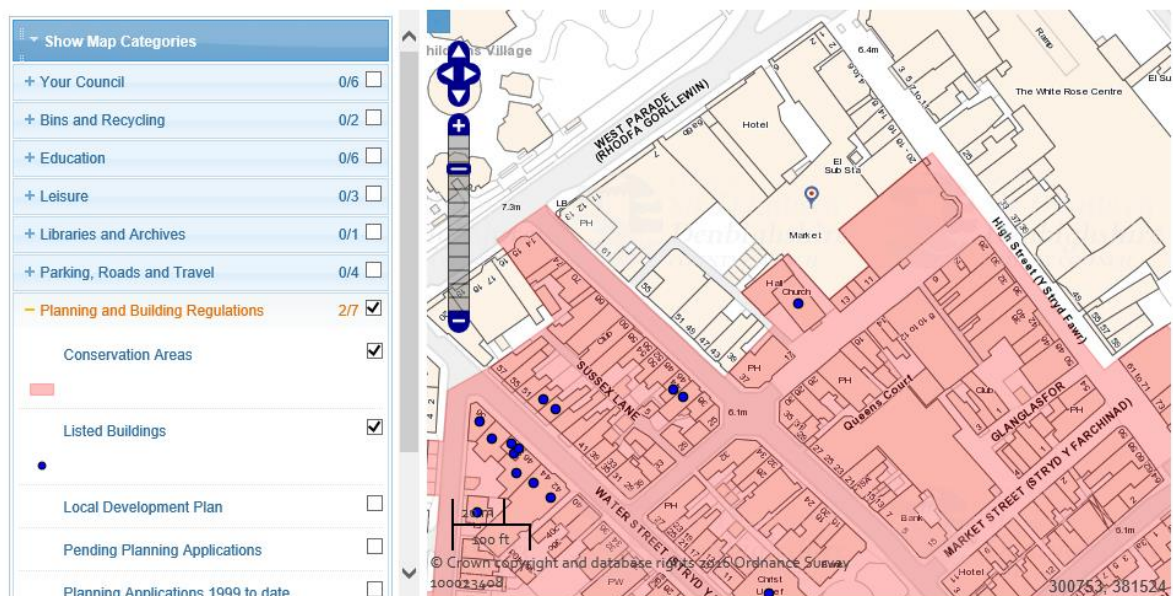
## 5.0 Heritage Assessment

### Introduction

- 5.1 Pre-application dialogue with DCC's Conservation Officer has confirmed that a standalone Heritage Impact Statement is not required to support this planning application on the basis that the only element of the development proposal to fall within the boundary of the Rhyl Central Conservation Area is the Queens Chambers building and this is to be sensitively refurbished. There are also no Listed Buildings within the planning application boundary.
- 5.2 The objective of this chapter of the Planning Statement is to provide a commensurate assessment of the Queens Chambers building and the heritage assets in close proximity to the application site in terms of any potential impact the proposed development might have on them. In doing this, consideration of the following planning guidance and policy has been made:
- Planning Policy Wales that provides the national planning policy framework for the consideration of the historic environment; and
  - Technical Advice Note 24: The Historic Environment.
  - Denbighshire Local Development Plan Policy VOE1 – Key Areas of Importance.
  - Denbighshire Supplementary Planning Guidance Conservation Areas (2015) and Listed Buildings (2015).

### Heritage Assets

- 5.3 The southern and western boundaries of the application site directly border the Rhyl Central Conservation Area illustrated by figure 2.



**Figure 2: Rhyl Central Conservation Area boundary and Listed Building locations**

- 5.4 The Rhyl Central Conservation Area was designated by DCC in July 2007. This followed a revision of the Queen Street/Crescent Road Conservation Area and the St Thomas Conservation Area which proposed to combine the two into a single designated area which encompassed the town centre and 'gateway' area adjacent to the Vale Road bridge.

- 5.5 The Conservation Area boundary has undergone further change when DCC's Planning Committee approved four changes in April 2019. One of these changes was to remove the Queen Street Development site. The only element of the proposed development that now falls within the Conservation Area boundary is the Queen's Chambers building (numbers 11 – 13 Sussex Street), which is to be retained and sensitively refurbished to reflect its contribution and value to the Conservation Area.
- 5.6 The Conservation Area is divided into several Character Areas. The Rhyl's Interchange & Commercial Core Character Area borders the application boundary to the south and east. Within this Character Area views along High Street towards the seafront are identified in which DCC's Conservation Areas appraisal as being a characteristic that contributes to the value of the Conservation Area. The Council's 2017 appraisal also identifies the former Plaza Cinema directly adjacent to the south east corner of the application site as well as 41-37 Queen Street/19 Sussex Street to the south west of the application site as being contributors to the character of the Conservation Area.
- 5.7 The Grade II Listed Sussex Street Baptist Church (listing reference 1521) is not located within the application boundary but sits directly on its southern boundary and within the Rhyl Central Conservation Area. It was listed in September 1991 for its townscape importance in the centre of Rhyl, and for its interest to the history of the Baptist movement in this area. Its establishment and early history serve to illustrate the growth of Rhyl as a holiday resort for primarily English visitors on the basis that the English Baptist Church was founded by a number of local Baptists together with some industrialists from Cheshire and Lancashire who came to Rhyl each summer. Originally the church was only opened in the summer months.

### Heritage Assessment

- 5.8 Of direct relevance to this planning application, the Welsh Government's specific objectives for the historic environment seek to:
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; and
  - safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- 5.9 In relation to Conservation Areas, Planning Policy Wales guidance states that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of Conservation Areas or their settings. Furthermore, preservation or enhancement of a Conservation Area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.
- 5.10 In relation to Listed Buildings, Planning Policy Wales guidance states that there should be a general presumption in favour of the preservation or enhancement of a Listed Building and its setting, which might extend beyond its curtilage. For any development proposal affecting a Listed Building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.
- 5.11 The objectives of Denbighshire Local Development Plan Policy VOE1 – Key Areas of Importance are relevant to this application, particularly the maintenance and, wherever possible, enhancement of Conservation Areas and heritage assets for their characteristics, local distinctiveness, and value to local communities. This policy is supported by Supplementary Planning Guidance Conservation Areas (2015) and Listed Buildings (2015).

## Rhyl Central Conservation Area

- 5.12 As set out in paragraph 5.5 the only element of the proposed development that falls within the Conservation Area boundary is the Queen's Chambers building (numbers 11 – 13 Sussex Street). This building is to be retained and sensitively refurbished to preserve and enhance its contribution and value to the Conservation Area.
- 5.13 Paragraphs 3.21 – 3.23 of this Statement describe the sensitive refurbishment work that will be undertaken to the building that will make it an integral component of the Queens Market redevelopment, reinvigorating the existing entrance to Queens Market by turning it into the main entrance for the new Events Space building beyond. The same design approach will be applied to the two existing tired and outdated shop fronts onto Sussex Street, where a modern but simple and stylish design approach has been taken to ensure that the reprovision of new shop fronts is tastefully achieved.
- 1.1. Architecturally, the proposals aim to be sensitive to the existing character of the Sussex Street facade, whilst making it fit for a 21st century use. Careful consideration has been taken to ensure the elements of the façade that reflect its architectural and functional heritage will remain displayed, whilst a modern shop front allows the frontage to tie into the new Events Space and Market Hall. The traditional features of the existing building onto Sussex Street will therefore be celebrated and enhanced to become a main thoroughfare for the new buildings beyond that will also service to remind visitors of the significance of the marketplace within Rhyl. The delicate masonry and stonework are proposed to be repaired and restored, preserving the architectural language of Sussex Street whilst enhancing the entrance to the development.
- 5.14 By repairing the existing building, the aim is to provide both a sustainable approach to reuse of this important building and to celebrate the legacy of the Queen's Market. On this basis, the refurbishment will not only provide the new Queens Market development with a grand entrance from Sussex Street, it will also provide new commercial floorspace that will meet the requirements of modern occupiers. Internal remodelling of the upper floor will allow new disabled access to the modern office units, whilst the ground floor will boast two reconfigured shop units. This will ensure that the new Queens Market better connects with the economic activity of Rhyl town centre through Sussex Street and into the High Street.
- 1.2. The alignment and scale of the proposed new commercial building that fronts onto High Street, alongside the new residential apartment block that sits at the location of West Parade and the High Street, have been designed to reinforce and enhance the view along High Street towards the seafront. This particular vista is identified in DCC's Conservation Areas appraisal as being a characteristic that contributes to the value of the Conservation Area. The illustrative imagery and drawings within the separately submitted DAS seek to demonstrate this. These buildings will re-invigorate this key junction between the High Street and West Parade, as well as providing a new public access into the redeveloped Queens Market and its three main squares.
- 1.3. The Council's 2017 Conservation Area appraisal also identifies 41-37 Queen Street/19 Sussex Street to the south west of the application site as being a building that contributes to the character of the Conservation Area. The demolition of properties along Queen Street and their replacement by a new modern commercial building will provide these existing buildings with breathing space that they previously weren't afforded, presenting them more clearly as buildings of value to the character of the Conservation Area. The building line of Queens Street has also been retained continuing to present a strong building frontage to the street as well as returning animation and activity to a key route between the town centre and the waterfront. The proposals seek to blend architecture of high design quality with the existing historically significant buildings, to enhance the overall streetscape and

celebrate the key characteristics of the seaside infrastructure and conservation area.

### Grade II Listed Sussex Street Baptist Church

- 5.15 Apart from the Bright Sport amusement arcade and 2-6 High Street, the buildings referenced in paragraph 2.3 will be demolished and replaced by the new Market Hall and Events Space and other identified commercial and residential development proposed by this application.
- 5.16 The majority of these buildings are either vacant or underutilised and in a very poor state of repair and therefore do not make a positive economic, social, environmental or cultural contribution to the town centre or the adjacent Rhyl Central Conservation Area and the Grade II Listed Sussex Street Baptist Church.
- 5.17 The objective of their demolition and redevelopment is to improve the vitality of the town centre by providing new premises that meet the needs of businesses who want to locate in the town centre. The applicant has therefore taken the direct action by acquiring the majority of the Queens Market buildings with the specific aim of:
- Improving the physical appearance of this key area of Rhyl to provide a much more positive image of the town for shoppers and visitors through the removal of the partially derelict and dilapidated buildings on site that significantly detract from the character of the town centre;
  - To provide a new mix of uses on the site to help reinvigorate and revitalise the town centre, with a clear focus on returning the site to a productive economic use and providing new business and employment opportunities;
  - To improve confidence in the town centre, increasing footfall and helping to stimulate further private sector investment in the town.
- 5.18 The demolition of these properties and their replacement with new modern fit for purpose modern retail, commercial and residential floorspace, which will be complemented by three new high public squares, will make a dramatic improvement to the general physical appearance of this key area of Rhyl town centre, as well as the setting of the Grade II Listed Sussex Street Baptist Church.
- 5.19 The Baptist Church will no longer be tightly enclosed on its western and northern elevations by vacant, underused, and poor quality buildings. Instead the new Market Hall and Events Space along with the new commercial building fronting onto Queen Street will be offset from the boundary with the Listed Building and alongside the construction of the new Main Square to the north will provide breathing space for the Listed Building, presenting its special architectural interest more clearly within the Conservation Area and enhancing its setting and the character of the Conservation Area.
- 5.20 The setting of the Listed Baptist Church will also be enhanced by the sensitive refurbishment of the Queens Chambers which is located directly adjacent.

### Conclusion

- 5.21 In conclusion, this heritage assessment has demonstrated that the application proposals will preserve and enhance the character and appearance of the Rhyl Centre Conservation Area whilst at the same time helping to contribute to the objective of improving the vibrancy and prosperity of it and the wider town centre.
- 5.22 The heritage assessment has also demonstrated that the setting of the Grade II Listed Sussex Street Baptist Church will be enhanced, which will in turn will safeguard its special architectural interest.
- 5.23 It is therefore considered that the application proposals will have a positive effect on the character,

value, and significance of the identified heritage assets, thereby complying with the relevant national and local planning policy identified in paragraph 5.2 of this chapter.

## 6.0 Planning Assessment

### Introduction

6.1 This section provides a justification and explanation of the benefits of the proposal having regard to the adopted planning policy and material considerations as outlined in chapter 4.0.

### 1. Principle of Development

6.2 This planning application is the catalyst to improve the vitality of the town centre through a significant regeneration project to redevelop the Queen's Buildings complex that occupy a prominent block in the heart of Rhyl town centre. The Queen's Buildings complex has frontages on both the prime retail street and the resort's central beach area but the majority of properties are vacant and in a very poor state of repair and therefore currently detract from the character and profile of the town centre.

6.3 The strategic location and large footprint of these buildings represent the best opportunity for the town to secure new investment and services that will act as a catalyst to delivering the wider regeneration that the town centre needs. This is because the vitality of Rhyl town centre has declined sharply in recent years with the loss to neighbouring towns of national retailers that are regarded as key attractors, a growth in the proportion of empty properties, and a reduction in footfall. The property requirements of businesses in segments of the retail sector which are still growing locally also cannot be met with the stock which is currently available because of its size and quality.

6.4 The applicant has consequently taken direct action by acquiring the majority of the Queens Market buildings. This acquisition has the specific aim of:

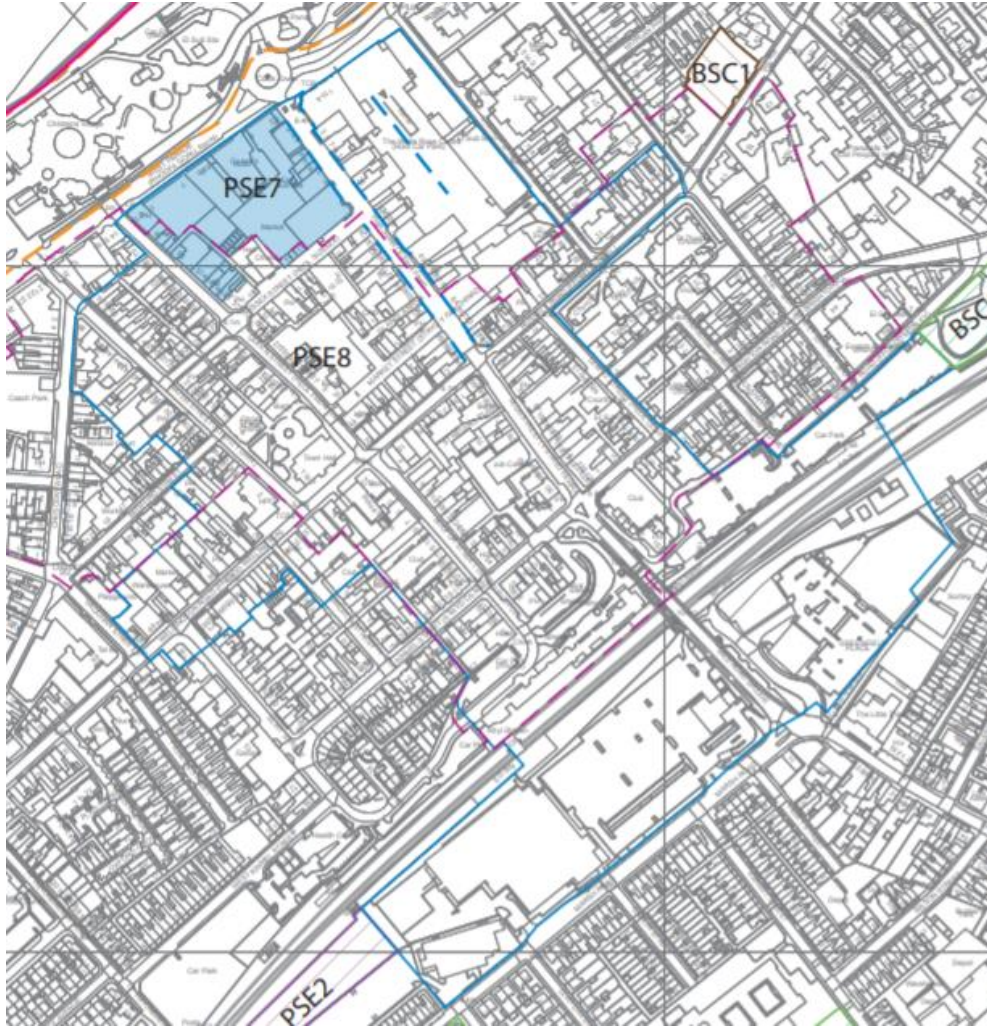
- Improving the physical appearance of this key area of Rhyl to provide a much more positive image of the town for shoppers and visitors through the removal of the partially derelict and dilapidated buildings on site that significantly detract from the character of the town centre;
- To provide a new mix of uses on the site to help reinvigorate and revitalise the town centre, with a clear focus on returning the site to a productive economic use and providing new business and employment opportunities;
- To improve confidence in the town centre, increasing footfall and helping to stimulate further private sector investment in the town.

6.5 Returning this pivotal town centre destination to a productive use will enhance the vitality of the town centre and improve the economic wellbeing of Rhyl generally.

### Land Use

6.6 To achieve the objective of reinvigorating and revitalising the town centre the applicant has carefully considered the different uses and activities that will return the site to long term sustainable economic use and provide new business and employment opportunities.

6.7 The applicant has recognised that the application site falls within the town centre boundary, which is governed by LDP policy **PSE8 Development within town centres** (blue unbroken line illustrated on figure 3 over the page). This policy seeks to enhance the vitality and viability of the town centre and the explanatory text states that town centres may appropriately accommodate non-retail uses, and proposals for non-retail uses such as financial institutions, leisure uses, offices and proposals that relate to the night time economy (e.g. pubs, clubs etc) will be permitted where they enhance the vitality of the town and do not result in an unacceptable imbalance of non retail uses.



**Figure 3: LDP Proposals Map 2013**

- 6.8 The principles of LDP policy PSE8 has very much been at the forefront of the applicant's consideration of the appropriate mix of uses that this application seeks permission for. These uses are as follows:
- A new Market Hall and Events Space building at the heart of the development;
  - A new commercial office building fronting onto Queen Street, which is proposed to include the relocated library and modern office space;
  - A new commercial building fronting onto High Street with retail/food and beverage space (A1, A3/A4) at ground floor and modern office space above; and
  - Residential apartments with ground floor food and beverage units (A3/A4 possibly some A1) fronting onto West Parade.
- 6.9 Each of the above uses can be expected to be found within any successful town centre, and when brought together as a high quality mixed use destination at a pivotal location between the waterfront and town centre, can only be considered to provide significant economic, social, and environmental benefit for Rhyl, thereby supporting the principles of LDP policy CS8.
- 6.10 The application site is also allocated under LDP policy **PSE7 New Retail Development** (blue shaded area on figure 3) for predominantly non-food retailing, leisure and commercial offices. This policy has also informed the applicant's mixed use proposals and demonstrates that the majority of the uses

proposed are in conformity with adopted planning policy.

- 6.11 LDP Policy PSE8 also seeks protection for primary shopping frontages. The LDP proposals map designates the frontage of the application site along High Street as a primary shopping frontage. The planning application proposals respect this designation by proposing A1/A3/A4 uses at ground floor fronting onto the High Street.
- 6.12 The only land use within the application proposals that is not promoted by LDP policies that govern the land use designation of the application site is residential. The application seeks outline permission for up to 80 apartments in two buildings overlooking the waterfront.
- 6.13 As town centres and high streets seek to reinvent themselves in the wake of significant structural changes to the retail market as a result of consumer demand, residential development has emerged as a positive introduction to the mix of uses that combine to create a vibrant and sustainable town centre or high street. The benefits of residential development within town centre and on high streets are well documented and include:
- a new resident population to support the vitality of existing and new services and businesses,
  - giving communities easy and convenient access to a range of services and amenities,
  - make the most effective use of land at increased densities that encourages more sustainable travel patterns that reduce carbon emissions,
  - improve natural surveillance and security over the town centre environment outside of core town centre opening hours (9am – 5pm), and
  - lending themselves to different housing types and tenures that increase the diversity of residential product within a local area to meet local need and demand.
- 6.14 These have all been important considerations for the applicant in their decision to include apartments in the planning application proposals as they seek to provide a catalyst to the decline of the vitality of Rhyl Town Centre.
- 6.15 LDP policy **BSC1 Growth Strategy for Denbighshire** is the key planning policy in relation to new housing within the County. The applicant's intentions for introducing residential development to the town centre through this planning application is consistent with the objectives of policy BSC1. The policy seeks to provide new housing that will meet the needs of local communities and to meet projected population changes, with developers expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.
- 6.16 The **Denbighshire Local Housing Market Assessment 2019** has been considered to determine what the appropriate housing product might be for the application site to meet community need and projected population changes. The Local Housing Market Assessment provides evidence that recent residential developments across the County have been dominated by larger properties with three and four bedrooms, when household size projections clearly show a downward trend in the size of households across the County, which limits the choice and availability for households who want a smaller one or two bedroom dwellings. Further to this, the assessment also shows that the number of households in Denbighshire is expected to grow by 4.11% by 2039, with the majority of this growth being single person and two person households. This suggests that the greatest need is for smaller dwellings with one or two bedrooms as there is significant growth in these household sizes within the population, with a decrease in the number of three person households and very minor growth in the larger households. The assessment therefore encourages developers to include a mix of housing sizes to reflect this particular need.



- 6.17 Whilst the residential component of the application is applied for in outline, the residential product that the applicant feels is best suited to this waterfront and town centre location and to address the identified need for 1 and 2 bed properties is apartments. Apartments will make the most effective use of land at a high density appropriate to urban locations and will encourage sustainable ways of living within an accessible town centre location, as well as being able to capitalise on the attractive waterfront location and associated views out over the Bay. The applicant believes that introducing such a product and offer, which is currently not found within the town, will start to create a new market that will attract a greater and more diverse population into Rhyl that will assist and sustain the regeneration of the town centre.
- 6.18 The illustrative masterplan drawings within the separately submitted DAS (section 02.13-02.17) demonstrate that there is capacity in the two proposed apartment blocks for up to 80 apartments with a provisional split of 48 2 bed apartments and 32 1 bed apartments over 4 storeys, albeit the final quantum and mix of apartments will be confirmed through further detailed design as part of future Reserved Matters planning applications.
- 6.19 It is recognised that LDP policy **BSC4 Affordable Housing** requires development proposals of this scale to provide a minimum of 10% affordable housing on-site. The applicant has considered this policy requirement very carefully within the context of the viability of the residential component of the application and has concluded that it will not be possible to finance and deliver the two apartment blocks if affordable housing is required to be included within the development. It is therefore proposed to include no affordable housing within the apartment blocks.
- 6.20 DCC's **Supplementary Planning Guidance on Planning Obligations** (2016) states that the Council will only consider such a position on affordable housing in exceptional circumstances, which include the proposal meeting an identified, acknowledged and over-riding approved regeneration aim or project in accordance with an approved Council regeneration strategy, and where the provision of affordable housing would seriously prejudice this.
- 6.21 The applicant considers that such exceptional circumstances exist within the context of this application being the catalyst to the regeneration of Rhyl town centre, which is a central component of the wider Rhyl Regeneration project.
- 6.22 A Financial Viability Note has been prepared and is submitted separately to support the draft application, providing further evidence to substantiate this position.
- 6.23 The only other key planning policy principle to consider relates to LDP Policy **RD5 The Welsh language and the social and cultural fabric of communities**. A Community and Linguistic Impact Assessment has been prepared and accompanies this application to satisfy the requirements of this policy to allow an informed decision to be made on the potential effect of the development on the future of the Welsh language within communities. The Community and Linguistic Impact Assessment demonstrates that the proposed development would not result in negative impacts upon the linguistic and social character and the locality, and indeed it offers an opportunity to strengthen the identity of the community and the Welsh language, particularly in respect of the new Market Hall that will have a focus on local Welsh food and produce.
- 6.24 It is considered that the principle of the proposed mixed use development is acceptable against the relevant adopted LDP planning policies on the basis of the assessment set out in paragraphs 6.6-6.23.
- 6.25 Further consideration of each land use component of the application is set out in the remainder of this section along with a more detailed statement on Planning Obligations and Viability to provide further justification for the application proposals.

## Market Hall and Event Space (detailed application)

- 6.26 The applicant considers that a Market Hall function is very important to the mix of uses and activity that will achieve their regeneration objectives for the town centre. As such, they have placed a new Market Hall at the centre of the proposals, ensuring that it is much more accessible to the wider town centre, which is achieved by the inclusion of new public squares that connect directly and more clearly onto West Parade, High Street, and Queen Street. This will encourage greater footfall, activity, useage, and animation to this pivotal town centre location.
- 6.27 The new Market Hall will be differentiated from the offer of the current Market Hall by providing a greater focus on local Welsh food produce, which will provide opportunity for new employment opportunities for the local population. This will not preclude the more traditional Market Hall offer and it is the applicant's intention that previous market traders / occupants will have the opportunity to continue trading in the new Market Hall. All market stall pitches are proposed to be affordable and targeted at attracting local businesses and generating local employment opportunities. As such, all stalls will encourage a lively atmosphere within an open communal Market Hall space whether they are providing a focus on local Welsh food or providing more traditional market products.
- 6.28 The new Market Hall will therefore host 16 permanent market stalls with the added potential of a further 6 units to the central space. A dual fronted bar is also provided to the ground floor, with a further bar space and facilities provided on a mezzanine level that will include additional seating related to the food and beverage offer.
- 6.29 Two new public squares – Main Square and West Parade Square – have been introduced to the eastern and northern elevations of the new Market Hall. The have the potential to be open as an outdoor market space or simply be used as a public square, with greenery and seating to dwell. These newly formed spaces will help to create a safe and friendly atmosphere and a central location that town centre employees, residents, and visitors can use regularly.
- 6.30 The new Market Hall will be linked to a new multi-functional Events Space building that will be able to provide greater capacity for an expanded Market Hall facility if required, but perhaps more importantly it will provide flexible space for other cultural and social events and activities that currently cannot be accommodated within the town centre and under cover providing an all-weather facility. Such events and activities might include, theatre, exhibitions, cabaret (award dinners, weddings, comedy etc), live music, and indoor recreation/sports. The separately submitted DAS (section 03) provides a more detailed analysis of the multi-functional use of the Events Space.
- 6.31 Echoing a key function of the current Market Hall, the new Market Hall / Events Space spine will allow a connection between the West Parade and the central shopping streets. It will be the beating heart of the development and is seen as the catalyst to wider regeneration of the town centre.
- 6.32 The applicant has secured Welsh Government funding for the new Market Hall / Events Space, which has estimated that 100 jobs will be accommodated and a further 35 gross jobs will be created (an estimate of further jobs created at 50% of what might occur because all building occupiers cannot be identified at the present time), alongside the following socio-economic benefits:
- 25 enterprises accommodated – within the Market Hall/Events Space at one time.
  - Training and employment opportunities – encouraging contractors to recruit and train economically inactive persons as part of the workforce delivering any contract let, directly or indirectly through the supply chain. This could include employment, apprenticeships, work experience, work trials or other relevant training opportunities.

- Supply chain opportunities for SMEs based in Wales, which could include sub-contracting through Sell2Wales and using the Welsh Government's Supplier Development service to promote tender opportunities and hold 'Meet the Buyer' events.
- Contributions to Community and Education with successful contractors working with local schools and colleges to support work experience placement, careers days, support for school projects; and making a contribution to community regeneration by donation, in-kind donation, support for local projects and consultation/education.

6.33 The applicant has also confirmed that the Market Hall and Event Space will have opening hours of 0900 until 2300 and that there will be up to 30 'amplified entertainment noise' events a year, for example live music performances (e.g. rock/pop concerts) and amplified pre-recorded music playback (e.g. DJ sets or background music). All amplified entertainment noise will cease by 2300. The potential acoustic and amenity impact of the operation of the Market Hall and Events Space has been assessed in the supporting Environmental Noise Assessment Report. This report concludes that based on measured background noise levels around the site and the adoption of suitably specified building envelope constructions, the relevant noise limits set out in the 'Code of Practice on Environmental Noise Control at Concerts' could be achieved for the Events Space for up to 30 days a year (not more than once in a single week) between 09:00 – 23:00 hrs. A summary of this report and its conclusions/recommendations is provided later in this chapter.

#### Library / Office Accommodation (outline application)

- 6.34 The planning application proposes a new commercial office building fronting onto Queen Street, which is proposed to include the relocated library and modern office space. This new building is intended to create a new destination in the town centre for residents and businesses that will place public sector and other commercial business workers in a prime location within easy access of the High Street through the new public spaces created within the development. This and the library function will also provide a greater draw of residents and visitors into the redeveloped Market area, providing greater footfall and spend that will all serve to increase the long term economic success of the new development.
- 6.35 This building is applied for in outline and will therefore be the subject of further detailed design and a future Reserved Matters planning application, however, it is the applicant's intention that the relocated library and associated café space will be accommodated at ground floor, providing animation and an active frontage to Queen Street, with new modern office workspace on the upper 4 storeys of the building.
- 6.36 Updated to meet the needs of the 21st century library visitor and commercial office occupier, the outline building design is to have a flexible space which could adapt as technologies change. Breakout areas and quiet reading spaces will be provided as part of the public offering. As well as the public library, the ground floor will also accommodate amenity space and 'one-stop-shop' facilities for the office space above, as well as a library café that will provide part of the breakout area to the ground floor, allowing a free flow of people from the road through to the landscaped courtyard behind. The permeability through to the new Main Square creates an inviting gesture from Queen Street.
- 6.37 Above the ground floor elements, the new building proposes office workspace and community meeting rooms, which could provide accommodation for some of DCC's functions. A large core serves the building, providing access for all. Architecturally, a modern office building will be provided with a ground floor datum, tying in with the rest of the scheme.
- 6.38 The library and office space will serve to retain important town centre jobs in the long term by providing new and improved accommodation with the opportunity to create further new employment positions.

### Apartments (outline application)

- 6.39 These two apartment buildings are applied for in outline and will therefore be the subject of further detailed design and a future Reserved Matters planning application, however, it is the applicant's intention that the proposed apartments capture the strong views across the beach, promenade and Bay. By taking advantage of the raised position, large vistas will enhance the connection between the apartments and the sea, creating a picture perfect view from the living spaces, whilst providing much needed passive surveillance to the West Parade and the new Market Hall and Main Square / Garden Square behind.
- 6.40 Modern architecture will be combined with classic seafront language, allowing the tall pitched town house shapes with large openings to sit comfortably within their proposed waterfront location. Balconies will provide a private space for residents, combined with the public courtyards below, allowing for good levels of outdoor amenity space.
- 6.41 The proposed massing reinstates the previous five storey building heights with a continuity and rhythm that reflects the more successful sea front massing, creating presence and a contextual reference point to the town centre.
- 6.42 The architecture, scale and massing also makes efficient use of land within such a pivotal town centre location, achieving a density in excess of 35 dwellings per hectare, thereby conforming with the relevant policy criteria contained in LDP Policy **RD1 Sustainable development and good standard design**.
- 6.43 As stated previously the illustrative masterplan drawings within the separately submitted DAS (section 02.13-02.17) demonstrate that there is capacity in the two proposed apartment blocks for up to 80 apartments with a provisional split of 48 2 bed apartments and 32 1 bed apartments over 4 storeys, albeit the final quantum and mix of apartments will be confirmed through further detailed design as part of future Reserved Matters planning applications. These illustrative masterplan drawings also demonstrate that the apartments have the capability of conforming to the Council's approved space and design standards with reference to LDP policy **BSC 7 Houses in Multiple Occupation & Self-Contained Flats** and **SPG: Residential Space Standards** (Updated 13th November 2013).
- 6.44 At ground floor level the two apartment buildings will accommodate a number of food and beverage units providing an exciting seafront environment that will add to the critical retail and leisure attraction of the proposed development, West Parade and the High Street.
- 6.45 Public realm enhancements are proposed to West Parade meaning that the activity from the units can spill out onto the widened pavement, enhancing the atmosphere of this important seafront Parade and encouraging passers-by into the development. With double-fronted access to both West Parade and the newly formed Queens Market Route, the proposed food and beverage units will also be able to spill into shared rear courtyard spaces that will also accommodate access for deliveries at appropriate times of the day.
- 6.46 The design concept seeks to encourage simple and elegant units with a smart identity to the frontage, embracing the design ethos of the entire scheme. The open plan nature of the ground floor space, with high floor to ceiling space, will also allow for flexible sub-division to accommodate a variety of units and operators.

### High Street Commercial Building (outline application)

- 6.47 A further commercial building is proposed to be provided onto the High Street. This building is applied for in outline and will therefore be the subject of further detailed design and a future Reserved Matters planning application, however, the applicant proposes that ground floor level will provide the

opportunity for retail or food and beverage space, complementing the existing primary retail function of the High Street. Above this will be flexible category A office floorspace that will complement and add further critical mass to new the office accommodation being provided along Queen Street. Both uses will strengthen the function of the High Street and the wider town centre, creating new employment opportunities to the benefit of the town's economy.

- 6.48 The scale of the building will be consistent with the height of the adjacent new residential units, combining to enclose the new Garden Square behind from the coastal elements.

#### Planning Obligations / Viability

- 6.49 A separate Financial Viability Note has been prepared to support this draft planning application. This seeks to address the requirements for affordable housing under LDP policies **BSC3 Affordable Housing** and **BSC 3 Securing Infrastructure Contributions from Development**, specifically that the application does not include the provision of any affordable housing within the apartment blocks. In summary, the justification for this is that such provision would prejudice meeting an identified, acknowledged and over-riding approved regeneration aim and project in accordance with the approved Council regeneration strategy for Queens Market and Rhyl town centre. The PPW also makes provision for applicants to demonstrate that exceptional circumstances justify the need for a site-specific viability assessment at the application stage.
- 6.50 DCC's SPG: Planning Obligations (Adopted 16th November 2016) states that education infrastructure is an integral part of new residential development and a contribution towards the upgrading and/or extension of existing educational facilities will be sought if the implementation of the development will result in the generation of additional pupil numbers in excess of existing or planned capacity at local schools and where capacity issues has been highlighted by DCC Education Services. Exceptions to this include 1 bed dwellings or 1 bed apartments or flats where DCC will not seek contributions. The proposed development includes new residential development in the form of 1 and 2 bed apartments. In line with guidance contained within DCC's Planning Obligation SPG the 1 bed apartments are exempt from any potential education contribution. It is only the proposed 2 bed apartments that could generate the need for an education contribution.
- 6.51 DCC's Education Service has provided the applicant with information on the capacity of local Primary and Secondary Schools, which demonstrates that overall there is a surplus of 140 spaces (5.19%) in local Primary Schools (total capacity 2,697 – total pupil Numbers 2,557) and a surplus of 271 (15.94%) in local Secondary Schools (total capacity 1,700 – total pupil numbers 1,429). On the basis of this evidence it is concluded that a planning obligation for education purposes will not be required.
- 6.52 The provision of open space in the form of new public realm and landscaping is addressed in a later section of this chapter of the Planning Statement, however, if DCC as LPA determine that additional open space is required, specifically in relation to the proposed apartments, the applicant respectively requests that this is a matter that is reserved through a planning condition or legal agreement to enable the matter to be resolved when future reserved matter applications are made as set out in DCC's Planning Obligations SPG.

#### Conclusion – Principle of Development

- 6.53 It is considered that the principle of the proposed mixed use development is acceptable against the relevant adopted LDP planning policies on the basis of the assessment set out in paragraphs 6.6-6.23 and the further consideration of each land use component and the consideration of planning obligations and viability set out in paragraphs 6.24-6.52, which provide further material considerations to justify the application proposals.

- 6.54 The approval and implementation of the application proposals will therefore:
- Return prominent derelict town centre properties to productive use;
  - Improve town centre footfall;
  - Leverage investment in complementary town centre and sea front development; and
  - Create new employment opportunities that will be accessible to local people who are furthest from the labour market, thereby improving the town's ranking in the Welsh Index of Multiple Deprivation.

## 2. Landscape and Public Realm

- 6.55 Paragraphs 3.29 – 3.34 of this Planning Statement confirm that significant new public realm and landscaping will be introduced to the town centre as a result of the development proposals. Table 3 summarises the new space that will be provided, which should be read in conjunction with section **04 Landscape Strategy** of the separately submitted **DAS** and **drawings (PH)001, (PH)002, and (PH)003**.

Public Realm / Landscape Component	Area (sqm)
<b>Detailed application components (phase 1)</b>	
Main Square / West Parade Square	2,313
Temporary Soft Landscaping	1,580
Temporary Bitmac Hard Landscaping	1,210
Temporary Extended Car Park	415
<b>Outline application components (phases 2 and 3)</b>	
Queens Market Street (phase 2) / West Parade Multi-functional route (phase 2)	1,324
Garden Square / Queens Market Street (phase 3) / West Parade Multi-functional route (phase 3)	1,023
<b>Total permanent public realm / landscape</b>	<b>4,660</b>

**Table 3: New Public Realm and Landscape**

- 6.56 In total, the development will provide 4,660 square metres of new public realm and landscaping in the form of three new public squares and two new multi-functional routes/spaces, which have been designed to create a visually pleasant, sustainable and biodiversity rich environment, creating new features and areas of open space that reflect local character and sense of place in line with the objectives of LDP policy RD 1 Sustainable development and good standard design. This policy also requires personal and community safety and security to be considered in the design and layout of development and public/private spaces and has regard to implications for crime and disorder. This has been a key feature of the landscape strategy and design that is set out in detail in the separately submitted DAS.
- 6.57 As table 3 conveys, detailed planning permission is being applied for two of the new main public open spaces in the proposed development, which will create a quality setting and essential multi-functional open space for the new Market Hall and Events Space that will be constructed as phase of the scheme.
- 6.58 These two main squares will also immediately benefit residents, employers, employees and visitors to the town centre, and over time be used as important recreational space for the new apartments, office and retail/food and beverage accommodation, alongside the new Garden Square and Queens Market and West Parade Multi-Functional routes/spaces that are proposed to be delivered in phases 2 and 3 of the development.
- 6.59 The applicant believes that the total amount of new high quality public realm and landscape meets

the requirements of LDP policy BSC11 Recreation and Open Space. Should DCC as LPA determine that additional open space is required in due course, specifically in relation to the proposed apartments, the applicant respectfully requests that this is a matter that is reserved through a planning condition or legal agreement to enable the matter to be resolved when future reserved matter applications are made as set out in DCC's Planning Obligations SPG.

- 6.60 Planning permission is also requested for temporary landscaping and a small extension to the existing temporary car park on Queen Street. As stated previously, the proposed development will be delivered in phases following the demolition of the existing buildings on site. This will mean that certain areas of the application site will be temporarily vacant for a period of time. To protect the amenity of the town centre it is proposed that temporary soft and hard landscaping is provided during this period, which will be removed and replaced by new buildings and high quality permanent public realm and landscaping as each phase is brought forward.
- 6.61 The small extension to the temporary car park on Queen Street will be removed to coincide with the commencement of phase 2 of the development that will see a new library and office accommodation come forward on this part of the development site.

### 3. Design

- 6.62 Paragraphs 3.10 – 3.28 of this Planning Statement provide an overview of the design principles and philosophy of the development proposed by this planning application. The separately submitted DAS provides a full and comprehensive explanation of the scheme design and should be read alongside the submitted planning application drawings.
- 6.63 Taking into account this information, it is considered that the design of the proposals meet the requirements of LDP policy RD 1 Sustainable development and good standard design whereby the development respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. The PPW and TAN12 requires similar considerations in terms of layout, form, scale and visual appearance of a proposed development and its relationship to surroundings.
- 6.64 LDP policy RD1 RD 1 Sustainable development and good standard design criteria xiv) also has regard to the generation, treatment and disposal of waste. The separately submitted DAS provides the detail of the Waste and Recycling Strategy for the proposed development (section 05.02 Site Access Strategy / Refuse Vehicle Access and 05.03 Waste and Recycling Strategy). The strategy is to collect refuse from 4 locations across the site, with the layouts having been designed based upon a typical 1100L Eurobin.
- 6.65 The access road through the site has been designed to accommodate the movement of vehicles and refuse containers to aid waste collection.
- 6.66 The indicated bin and recycling capacity greatly exceed regulatory requirements and allows for growth and future development if necessary.
- 6.67 On this basis, the design of the proposed development is considered to be in accordance with the relevant criteria of Policy RD1 of the LDP, as well as key material considerations including PPW and TAN 12.

### 4. Ecology

- 6.68 A Preliminary Bat Roost Assessment, Nesting Bird Check and Emergence surveys have been prepared by Enfys Ecology and accompany this application. This report assesses the impact of the proposed demolition of the existing Queens Market building complex on the local ecology.

- 6.69 For the Bat Roost Assessment it was agreed with DCC's ecologist that a worst-case scenario situation would be assessed with two nocturnal emergence surveys to be undertaken to ascertain whether the buildings were used as bat roosts. These surveys were undertaken on 31<sup>st</sup> July 2019 (PRA), 1<sup>st</sup> August 2019 (Nocturnal Emergence) and 15<sup>th</sup> August 2019 (Nocturnal Emergence) and no bats were recorded on either survey. This led to report recommendations that the buildings have low suitability for bats due to the asbestos roofing and the location adjacent to the coast, alongside lack of vegetation. It was therefore agreed with DCC's ecologists that bats were unlikely to be present and no further surveys were required to support the relevant applications. This conclusion extends to the Bright Spot building and number 2-6 High Street.
- 6.70 A Nesting Bird Check was also undertaken, which identified evidence of nesting birds in a number of buildings. It has therefore been recommended that due to the large numbers of nesting birds observed, any demolition works are required to be undertaken outside of the nesting bird season (April-September inclusive).
- 6.71 A number of swifts were identified on site, emerging from the small garages in the centre of the site. The report recommends the provision of 9 swift boxes to be included within the design of the development to mitigate for the loss of the garages where swifts currently roost. The applicant requests that the exact location of these swift boxes is conditioned so that they can be confirmed as part of a future reserved matters application.
- 6.72 Furthermore, in line with the requirements of TAN5 the proposed development seeks to provide enhancement of local biodiversity and feeding opportunities for all wild native species. The onsite landscaping has been selected to maximise biodiversity, however in order to meet the requirements of TAN 5 there is also a need to invest in offsite provision. Thus, in addition to the new landscape and public realm that will be introduced into the development, 4500sqm of wild flower (Boston seeds – BSRE 100%: Restore & Enrich Wildflower Seeds) linear habitat is to be created off site. 50 standard trees will also be planted along this wildflower habitat, these tree species will be made up of smaller native flowering species including bird cherry, crab apple, apple, wild cherry, rowan and goat willow.
- 6.73 The proposed development is therefore considered to be in compliance with Policies RD2 and VOE4 of the Local Development Plan, PPW and TAN 5.

## 5. Flood Risk

- 6.74 The majority of the site is located in Development Advice Map (DAM) Flood Zone A, which TAN15 defines as considered to be at little or no risk of fluvial or tidal / coastal flooding. The adjacent High Street (wholly) and Sussex Street (partially) are located within DAM Flood Zone C1 comprising areas of the floodplain which are developed and served by significant infrastructure, including flood defences. As such, a Flood Consequences Assessment has been prepared by JBA and is submitted with this planning application.
- 6.75 This assessment details how the application is informed by an investigation of all potential risks of flooding and consideration as to how the impact the development may have elsewhere with regard to flooding, and proposals to mitigate any potential risk of flooding determined to be present.
- 6.76 The Flood Consequences Assessment demonstrates that safe access and egress via High Street and/or Sussex Street is achievable under present day conditions. However, under a climate change scenario this route becomes inundated to depths of between 0.14 and 0.86 meters based on a predicted climate change extreme sea level of 6.8m AOD in the 0.1% AEP event. An alternative route is provided at West Parade where access / egress is proposed where the surveyed level of 6.80m AOD is equivalent to the predicted climate change Extreme Sea Level, which demonstrates access at this location is possible and therefore considered acceptable.



6.77 The proposed development is thus considered to be in compliance with Policies RD1 and VOE6 of the Local Development Plan, PPW and TAN 15.

## 6. Drainage

6.78 The drainage strategy has been undertaken in accordance with the standing advice and requirements of Natural Resources Wales as outlined in PPW and TAN15. The surface water management strategy has been reviewed in relation to the Statutory Standards for Sustainable Drainage Systems in Wales and the SABs guidance with respect to surface water methods, SuDs provision and outfall options.

6.79 This report concludes that;

- The site is located entirely within Flood Zone A, defined as having a little or no risk of flooding from rivers or the sea.
- In accordance with TAN 15, the site is multi use but the more vulnerable area is the residential buildings and therefore considered critical. According to TAN 15, this land use is appropriate for Flood Zone A without the need to apply the Justification Test.
- The site is considered as being at a low risk of flooding from all other sources.
- Overland flows from sea defence failure are considered and suitable methods are utilised to prevent the flow from impacting the site.
- Surface water discharge from the proposed development will be restricted to 4.5 l/s for all events up to and including the 1 in 100 (1%) Annual Probability plus 40% climate change event. This represents the equivalent Qbar greenfield runoff rate for the site.
- Surface water attenuation will be provided for all events up to and including the 1 in 100 (1%) Annual Probability plus 40% climate change event with no exceedance.
- Attenuation will be provided within attenuation tanks.
- Foul flows from the site will be discharged at an unrestricted rate to the combined public sewer.

6.80 The proposed development is thus considered to be in compliance with Policies RD1 and VOE6 of the Local Development Plan, PPW and TAN15.

## 7. Ground Conditions

6.81 A Phase 1 Preliminary Site Assessment has been prepared by Curtins and is submitted in support of this application.

6.82 The qualitative risk assessment (QRA) prepared through the preparation of the Phase 1 Preliminary Risk Assessment determined a varied level of risk associated with the proposed development. The QRA concluded by recommending that generic qualitative risk assessments (GQRA) were conducted to confirm the assessment of risk ascribed to each of the respective potential pollutant linkages (PPLs). The PRA recommends that the GQRA is conducted as part of the detailed ground investigation in support of the engineering design of the proposed development.

6.83 In summary, the following recommendations were made:

- Undertake an intrusive ground investigation (Phase 2 Ground Investigation)
- Undertake a GQRA as part of the investigation
- Undertake ground gas monitoring over a period of two to three months for potential hazardous gases.

- 6.84 The phase 2 ground investigation works have now been undertaken and the report will consider all of the above; it will become available for issue in October 2020 with further site-specific recommendations applicable to the proposed development.
- 6.85 The proposed development is therefore considered to be in compliance with the Local Development Plan, PPW and TAN 12.

## 8. Transport and Highways

- 6.86 Submitted alongside this statement is a Transport Statement (TS) produced by Mott MacDonald, which assesses the transport matters associated with the proposed development. The TS has been prepared following scoping with DCC Highways.
- 6.87 The site is located such as to benefit from existing walking, cycling and public transport opportunities and is located within close proximity to a variety of seaside town facilities. The site is therefore considered to be highly accessible from sustainable modes of transport.
- 6.88 In conjunction with this Planning Statement (specifically Chapter 3 Proposed Development - Access, Car Parking and Servicing) and the Design and Access Statement, the submitted Transport Statement (TS) demonstrates that the proposed development is situated in a highly accessible location within Rhyl Town Centre. The site is readily accessible by public transport, walking and cycling. There are also several high capacity car parks within a short walking distance of the site. Being located within the town centre it is well positioned to make good use of the sustainable transport infrastructure already present in this urban area and as such the development is positioned as being car free and no car parking will therefore be required. The submitted TS presents the justification for this in sections 5.2.3 and 5.4 against LDP policy ASA3 – Parking Standards.
- 6.89 The TS also provides an analysis of transport demand, as well as analysis of access during all phases of development. A Travel Plan framework is also included within the Transport Statement which sets out how the use of sustainable transport modes will be encouraged at the development site. The Transport Statement concludes that the development will not have a material detrimental impact on the operation of the transport network. The development will be of benefit to the area creating new walking routes and public realm.
- 6.90 The proposed development is therefore considered to be in compliance with Policies RD1, ASA2 and ASA3 of the Local Development Plan, PPW and TAN 18.

## 9. Noise

- 6.91 An Environmental Noise Assessment Survey has been prepared by BDP and is submitted with this application. The report assesses the existing and historical noise levels and identifies appropriate mitigation measures to meet internal guideline noise levels.
- 6.92 The noise sensitive receptors assessed in the report are limited to those identified by and agreed with the DCC Environmental Health, i.e. the residential receptors on Sussex Street (above the retail units opposite the proposed Queens Chambers entrance) and the residential receptors along Queen Street.
- 6.93 The assessment demonstrates that the Event Hall can achieve proposed external noise criteria allowing up to 30 events per year (not more than once per week) between 09:00 – 23:00, and the Food Hall can achieve the external noise criteria for daily events between 09:00 – 22:00 as set out in the 'Code of Practice on Environmental Noise Control at Concerts'.
- 6.94 The report identifies that based on the historic noise levels measured, conventional double glazing, external walls, roofs and background ventilation methods would ensure compliance with the proposed internal noise level criteria, ensuring a commensurate level of protection against noise for the

proposed residential units. Furthermore, suitable internal noise levels will be incorporated into the design for the proposed offices and library.

- 6.95 The proposed development is therefore considered to be in compliance with PPW, TAN 11 and the appropriate material considerations.

## 10. Heritage

- 6.96 A separate Heritage Assessment has been prepared and is contained within chapter 5.0 of this Planning Statement. The assessment concludes that the application proposals will preserve and enhance the character and appearance of the Rhyl Centre Conservation Area whilst at the same time helping to contribute to the objective of improving the vibrancy and prosperity of it and the wider town centre.
- 6.97 The heritage assessment also demonstrates that the setting of the Grade II Listed Sussex Street Baptist Church will be enhanced, which will in turn will safeguard its special architectural interest.
- 6.98 It is therefore considered that the application proposals will have a positive effect on the character, value, and significance of the identified heritage assets, thereby complying with LDP Policy VOE1 Key Areas of Importance, DCC Supplementary Planning Guidance Conservation Areas (2015) and Listed Buildings (2015), as well as the relevant considerations for the historic environment within Planning Policy Wales and Technical Advice Note 24: The Historic Environment.

## 11. Air Quality

- 6.99 An Air Quality Assessment has been prepared by Redmore Environmental and is submitted alongside this planning application.
- 6.100 The report details the results of the air quality assessment undertaken in support of the planning application for the proposed development. The report acknowledges that the development has the potential to cause air quality impacts during the construction and operational phases, as well as expose future occupants to any existing air quality issues. As such, the Air Quality Assessment was undertaken to determine baseline conditions and assess potential effects as a result of the scheme. Therefore, based on the assessment results and conclusions it is considered that air quality factors are not considered to be a constraint on the proposed development.
- 6.101 In conclusion, the assessment has demonstrated that the proposed development will not lead to an unacceptable risk from air pollution. There are no material reasons in relation to air quality why the proposed scheme should not proceed, subject to appropriate planning considerations that will be agreed with the Council as Local Planning Authority during the determination of the planning application.
- 6.102 The proposed development is thus considered to be in compliance with the Local Development Plan and PPW.

## 12. Energy and Sustainability

- 6.103 An Energy and Sustainability report has been prepared by BDP and is submitted in support of this application, alongside an Energy and Part L report.
- 6.104 Together these reports seek to respond to a number of policies listed within the Denbighshire County Council Local Development Plan (2006 – 2021) and Denbighshire Local Development Plan (2018 – 2033 – Draft Preferred Strategy) relevant to energy efficiency, renewable energy, sustainable transport, waste management, ecology and biodiversity, waste and water management, and a requirement for all non-residential developments over 1,000m<sup>2</sup> on a site over 1ha to meet BREEAM

'Very Good' standards.

- 6.105 Following a review of site information and a BREEAM workshop, in addition to exceeding the minimum energy requirements for BREEAM Excellent (which requires 4 credits, and 5 are currently achieved), the new Market Hall and Events Space is expected to achieve a BREEAM score of 60.28%, equating to a rating of 'Very Good'. This provides a buffer over the minimum 55% required for BREEAM Very Good, allowing the rating to remain secure should any future changes to design occur or constraints be realised that prevent particular credit criteria from being met. An additional 33.23% worth of credits have been highlighted as being potentially achievable, either requiring further investigation by the design team, or potential changes to the design itself. The targeted BREEAM criteria demonstrate how the building and wider development will comply with the Local Plan criteria for transport, biodiversity, surface water, renewable energy, water consumption and waste minimisation (through both design and operation).
- 6.106 As per the details in the Energy and Part L report, through the specification of the following measures and renewable technologies, the new Market Hall and Events Space achieves a 24% improvement in carbon emission over Part L 2013:
- Heating, cooling and domestic hot water is provided to the building via efficient air source heat pumps (ASHPs).
  - Efficient light fittings and controls are specified throughout.
  - A 200m<sup>2</sup> PV roof mounted solar array is provided.
- 6.107 Although energy calculations for the remaining phases can only be undertaken once the designs have progressed, a strategy for delivering a low carbon development, accounting for all phases, has been proposed. Adopting the LETI guidance and approach, with the specifications included in this document, the entire development will use 73.6kWh/m<sup>2</sup>/year energy and will generate 44.3kWh/m<sup>2</sup> through renewable energy. This results in a site-wide residual energy consumption of 29.3kWh/m<sup>2</sup>/year which could be mitigated through further energy optimisation as well as offset and offsetting solutions.
- 6.108 A site wide MEP strategy has also been produced and is submitted alongside this planning application. It supports both the detailed Planning Application components – the new Market Hall and Events Space – and the outline planning application components of the wider Queens Market redevelopment as a whole. Various technologies have been proposed for the residential accommodation, shops and restaurants, library, offices and workplaces around a re-configured market.
- 6.109 In this mixed-use development the proposed source of heating is via air source heat pumps. A low temperature hot water (LTHW) system will be provided in each building and it will be connected to the heating terminal units such as radiators. In the food market the LTHW system will also serve the underfloor heating manifolds and overdoor heaters while in the office and library blocks it will also be connected to perimeter trench heaters. An alternative heat source option is to use efficient gas fired condensing boilers but this solution requires a provision for a new incoming gas installation. Cooling will be provided to retail/commercial units, bars, small offices and comms rooms via direct expansion air conditioning systems (DX) while a variable refrigerant flow (VRF) system with fan coil units will serve the events hall. The food hall, the library and the office block will be provided with cooling via the ventilation system. For the residential scheme fresh air will be supplied by individual mechanical ventilation heat recovery units (MVHR) in each apartment. Central Air Handling Units (AHUs) with integral heat pumps, filtration, heat recovery and attenuation will serve the food and events halls. The AHUs will be located on the ground floor external plant area. The toilets, bars and few commercial units will be served by individual mechanical ventilation heat recovery units (MVHRs). All food retail

units will be connected to the kitchen extract fan which shall have extensive filtration: Capture Ray UV-C Grease & Odour in the canopies, Panel & bag filters, Carbon filter, run around coil, attenuation etc. Also a separate supply fan will provide fresh make-up air. The library and office blocks will be served by central Air Handling Units (AHUs) installed on the roof of each building. The retail units located on the ground floor of each block will be served by individual MVHRs.

- 6.110 For all blocks domestic cold water will be boosted from a cold water tank located in the ground floor and the main heat source to generate domestic hot water will be either by air source heat pumps or gas fired condensing boilers. Finally, a fire suppression system will be installed in the residential scheme with a sprinkler tank and pumps located on the ground floor.
- 6.111 The proposed development is thus considered to be in compliance with Policy RD1 of the Local Development Plan, PPW and TAN 8.

### 13. Ventilation and Extraction

- 6.112 A Ventilation and Extraction statement has been prepared by BDP and is submitted in support of this application.
- 6.113 This statement is largely focused around the new Market Hall and Events Space, with the statement outlining the preference to utilise a Combined Kitchen Extract System. As agreed with DCC, this would consist of one kitchen extract fan which will serve all food retail units alongside a main extract duct distribution system which will connect to the kitchen extract canopies of each food retail unit.
- 6.114 It is proposed that both the dining hall and the events hall will be served by separate air handling units that will have filtered, tempered air supply and heat recovery. The air intake and discharge will be separated to avoid cross contamination. Furthermore, a decentralised ventilation strategy is proposed to be applied to the toilets and bars within the dining space.
- 6.115 It is therefore considered that the proposed development is in accordance with the Local Development Plan and PPW.

### 14. Lighting

- 6.116 A Lighting strategy has been prepared by BDP and is submitted in support of this application.
- 6.117 The report details an appropriate lighting strategy for the site in order to establish its effects on the surrounding environment and neighbouring properties. The lighting concept was developed with ShedKM and proposes indicative luminaire types that complement the aesthetic requirements of the development and meets relevant industry standard lighting guidance.
- 6.118 It is therefore considered that the proposed development is in accordance with the Local Development Plan and PPW.

## 7.0 Conclusion

7.1 This Planning Statement has been prepared by Cushman & Wakefield on behalf of the applicant DCC in respect of a planning application for:

*“Detailed planning permission for Queens Market accommodating a Food and Market Hall, Multi-purpose Events Space, and Shared Service Core, associated public realm and infrastructure, the refurbishment of the Queens Chambers building, Sussex Street, and the demolition of the Bright Spot building, West Parade/High Street and adjacent property at 2-6 High Street.*

*Outline planning permission for up to 80 apartments, 1,804sqm of A1/A3/A4 floorspace, 540sqm of D1 floorspace, and 5,794sqm of B1 office floorspace on land at Queens Market, Rhyl.”*

7.2 The applicant has made this planning application because it firmly believes that the redevelopment of the Queens Market building complex will act as the catalyst to the wider regeneration of Rhyl town centre. To achieve the objective of reinvigorating and revitalising the town centre the applicant has carefully considered the different uses and activities that will return the site to long term sustainable economic use and provide new business and employment opportunities.

7.3 The applicant has recognised that the application site falls within the town centre boundary, which is governed by LDP policy PSE8 Development within town centres. This policy seeks to enhance the vitality and viability of the town centre and the explanatory text states that town centres may appropriately accommodate non-retail uses, and proposals for non retail uses such as financial institutions, leisure uses, offices and proposals that relate to the night time economy (e.g. pubs, clubs etc) will be permitted where they enhance the vitality of the town and do not result in an unacceptable imbalance of non retail uses.

7.4 The principles of LDP policy PSE8 has very much been at the forefront of the applicant’s consideration of the appropriate mix of uses that this application seeks permission for. These uses are as follows:

- A new Market Hall and Events Space building at the heart of the development;
- A new commercial office building fronting onto Queen Street, which is proposed to include the relocated library and modern office space;
- A new commercial building fronting onto High Street with retail/food and beverage space (A1, A3/A4) at ground floor and modern office space above; and
- Residential apartments with ground floor food and beverage units (A3/A4 possibly some A1) fronting onto West Parade.

7.5 Each of the above uses can be expected to be found within any successful town centre, and when brought together as a high quality mixed use destination at a pivotal location between the waterfront and town centre, can only be considered to provide significant economic, social, and environmental benefit for Rhyl.

7.6 The applicant has assessed this complementary mix of uses against the relevant adopted LDP policies, supported by the associated SPG’s and national planning policy and guidance in chapter 6.0 of this Planning Statement and considers that the principle of the proposed high quality mixed use development is acceptable against the relevant adopted LDP planning policies and national planning policy and guidance.

7.7 Further to this, and in respect of the provision of affordable housing, the submitted Financial Viability Note presents a case that exceptional circumstances exist, namely that the proposal meets an identified, acknowledged and over-riding approved regeneration project in accordance with an

approved Council regeneration strategy (Rhyl town centre regeneration) to justify no affordable units being provided within the two apartment blocks because this provision would seriously prejudice the achievement of the regeneration project. Provision exists within DCC's Planning Obligations SPG (2016) and Affordable Housing SPG (2014) to justify such a position. The PPW also makes provision for applicants to demonstrate that exceptional circumstances justify the need for a site-specific viability assessment at the application stage.

7.8 The proposed development will also deliver the following direct benefits, which are considered to be strong material considerations in the positive determination of this planning application:

- Redevelopment of 0.93 hectares of previously developed land within a core town centre location currently occupied by a number of buildings that are mainly vacant and in a very poor state of repair, which in turn will improve the physical appearance and character of town to provide a much more positive image of the town for shoppers and visitors.
- Provision of 14,706 sqm of new commercial, residential, and civic floorspace created (new Market Hall and Events Space, modern library, modern office space, retail/food and beverage (A1, A3/A4), residential apartments).
- 4,660 sqm of new high quality and publicly accessible public realm and landscaping.
- 100 jobs accommodated and a further 35 gross jobs created (an estimate of further jobs created at 50% of what might occur because all building occupiers cannot be identified at the present time) through the provision of the new Market Hall and Events Space.
- The proposed modern library, office, retail and food/beverage floorspace will serve to retain and create important town centre jobs in the long term by providing new and improved accommodation as well as increasing footfall within the heart of the town centre to sustain and support existing and new business.
- 25 enterprises accommodated – within the Market Hall/Events Space at one time
- The proposed new apartments will meet an identified need for 1 and 2 bed residential units within the County.
- The proposed new apartments will introduce a residential product and offer that is currently not found within the town, which will have the benefit of creating a new market that will attract a greater and more diverse population into Rhyl that will assist and sustain the regeneration of the town centre.
- The proposed new apartments and commercial floorspace will increase investment in the town through increased Council Tax and Business Rate revenue.
- Training and employment opportunities – encouraging contractors to recruit and train economically inactive persons as part of the workforce delivering any contract let, directly or indirectly through the supply chain. This could include employment, apprenticeships, work experience, work trials or other relevant training opportunities.
- Supply chain opportunities for SMEs based in Wales, which could include sub-contracting through Sell2Wales and using the Welsh Government's Supplier Development service to promote tender opportunities and hold 'Meet the Buyer' events.
- Contributions to Community and Education with successful contractors working with local schools and colleges to support work experience placement, careers days, support for school

projects; and making a contribution to community regeneration by donation, in-kind donation, support for local projects and consultation/education.

- Sensitive restoration, repair and refurbishment of an important heritage building within the boundary of the Rhyl Central Conservation Area to provide more attractive retail and commercial floorspace and increase the buildings productive economic use.
- Preservation and enhancement of the character of the Rhyl Central Conservation Area.
- Enhanced setting of one Grade II Listed Building (Sussex Street Baptist Church).

7.9 A full range of technical reports have been submitted alongside this application. These reports, as summarised in Chapter 6.0 of this statement, demonstrate that there are no technical constraints to development and that the proposed development will not lead to any significant adverse impacts that would outweigh the benefits of the scheme.

7.10 As a result, we therefore conclude that the proposed development:

- Is compliant with planning policy at a national and local level;
- Will deliver significant social, economic and environmental benefits;
- Will not result in any unacceptable, insurmountable adverse impacts; and
- Therefore comprises sustainable development.

7.11 In conclusion, it is considered that there are no policy grounds or material considerations which should prevent planning permission from being granted for the proposed development, particularly as it has been prepared to respond directly to the Queens Market regeneration project that seeks to improve the vitality of the town centre. Granting planning permission will therefore result in:

- The return of prominent derelict town centre properties to productive use;
- The improvement of the physical appearance of this pivotal area of Rhyl to provide a much more positive image of the town for shoppers and visitors through the removal of the partially derelict and dilapidated buildings;
- To provide a new mix of uses on the site to help reinvigorate and revitalise the town centre, with a clear focus on returning the site to a productive economic use and providing new business and employment opportunities;
- Improved confidence in the town centre, increasing footfall and helping to stimulate further private sector investment in the town;
- The leverage of investment in complementary town centre and sea front development; and
- The creation of new employment opportunities that will be accessible to local people who are furthest from the labour market, thereby improving the town's ranking in the Welsh Index of Multiple Deprivation.



Appendix 1  
Drawing List

	latest revision	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy
<b>drawing number</b>		11.09.20															
Q/M SKM (00)001 site location plan	-	-															
Q/M SKM (00)002 proposed demolition	-	-															
Q/M SKM (00)003 site boundary	-	-															
Q/M SKM (00)020 extg west parade ele	-	-															
Q/M SKM (00)021 extg queen st ele	-	-															
Q/M SKM (00)022 extg sussex st ele	-	-															
Q/M SKM (00)023 extg high st ele	-	-															
Q/M SKM (00)030 extg site section aa	-	-															
Q/M SKM (00)031 extg site section bb	-	-															
Q/M SKM (00)032 extg site section cc	-	-															
Q/M SKM (00)050 prop west parade ele	-	-															
Q/M SKM (00)051 prop queen st ele	-	-															
Q/M SKM (00)052 prop sussex st ele	-	-															
Q/M SKM (00)053 prop high st ele	-	-															
Q/M SKM (00)060 prop site section aa	-	-															
Q/M SKM (00)061 prop site section bb	-	-															
Q/M SKM (00)062 prop site section cc	-	-															
Q/M SKM (00)101 ga ground floor plan	-	-															
Q/M SKM (00)102 ga first floor plan	-	-															
Q/M SKM (00)103 ga second floor plan	-	-															
Q/M SKM (00)104 ga roof plan	-	-															
Q/M SKM (00)105 ga ground floor plan	-	-															
<b>distribution</b>																	
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bdp	•	•															
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**distribution**

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cushman & wakefield	●	●
bdp	●	●
WYG	●	●
denbighshire CC	●	●
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<b>drawing number</b>	<b>latest revision</b>	11.09.20	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy	dd mm yy
Q/M SKM (PH)001 phase 01	-	-																	
Q/M SKM (PH)002 phase 02	-	-																	
Q/M SKM (PH)003 phase 03	-	-																	
Q/M SKM (PH)004 phase 04	-	-																	
Q/M SKM (PH)100 ground max building	-	-																	
Q/M SKM (PH)101 upper max building	-	-																	
Q/M SKM (PH)102 max building heights	-	-																	
Q/M SKM (PH)103 public realm	-	-																	
Q/M SKM (PH)104 ground floor use	-	-																	
Q/M SKM (PH)105 upper floor use	-	-																	
Q/M SKM (PH)106 3d massing extents	-	-																	
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