



DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT

YSGOL STRYD Y RHOS, RHOS STREET, RUTHIN, DENBIGHSHIRE

PROJECT DIRECTORY

APPLICANT

Medra,
Tŷ Coch,
Llys y Dderwen,
Parc Menai,
Bangor,
LL57 4BL

Contact: Daniel Parry, Director of Development,
E: daniel.parry@adra.co.uk

ARCHITECTS

Ainsley Gommon Architects
The Old Police Station
15 Glynne Way,
Hawarden
CH5 3NS

T: 01244 537100
F: 01244 537767
E: svenables@agarchitects.co.uk

Contact: Simon Venables/Ildris Owen

PROJECT DIRECTORY

PROPOSED RESIDENTIAL DEVELOPMENT AT

YSGOL STRYD Y RHOS, RHOS STREET, RUTHIN, DENBIGHSHIRE

AG|A AINSLEY GOMMON **ARCHITECTS**

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YSGOL STRYD Y RHOS, RHOS STREET, RUTHIN, DENBIGHSHIRE

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1.00 BACKGROUND TO THE PROPOSAL

1.01 INTRODUCTION

This Design and Access Statement will accompany the application for full Planning Consent in conjunction with the planning application drawings prepared by Ainsley Gommon Architects and other consultants for the proposed development.

The development proposals have been prepared on the basis of a collaborative planning briefing process carried out by Medra. The housing mix reflects the results of shared dialogue and the proposed development responds to housing need data prepared by Medra and Adra, the RSL and in consultation with the Local Authority who own the site.

1.02 VISION STATEMENT

The intended development is to provide new homes for market sale and affordable social rent on a site left vacant by the closure of the former Ysgol Stryd Rhos.

The design aims to provide modern, attractive, energy efficient housing that raises the standard for market led regeneration and affordable housing developments in the area, providing owners and residents with manageable private gardens to each residence while crating a sense of place with defensible space for the residents to enjoy.

The design seeks to make best use of the most positive features of the former school site: the limestone boundary walls which enclose the site which will be repaired and rebuilt in part, its open and sunny aspect and accessible location, adjacent to established residential developments and amenities. All new homes are arranged to maximize natural surveillance of the public and semi public spaces and adjacent approaches while taking advantage of the site's topography and views out across the town of Ruthin.



Images 01 - The scheme will fit into its context and help create a place the residence can call their own.

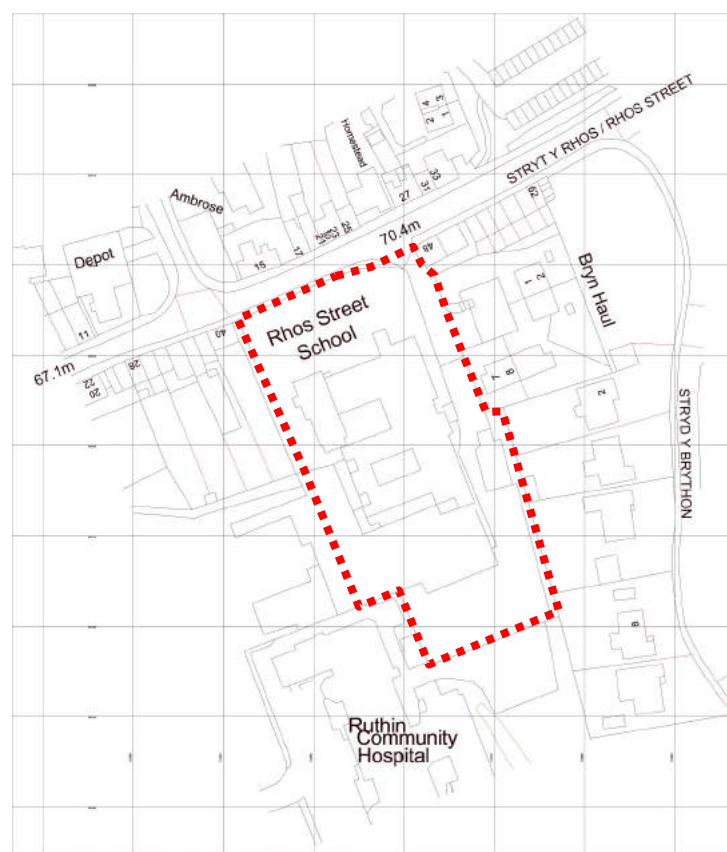
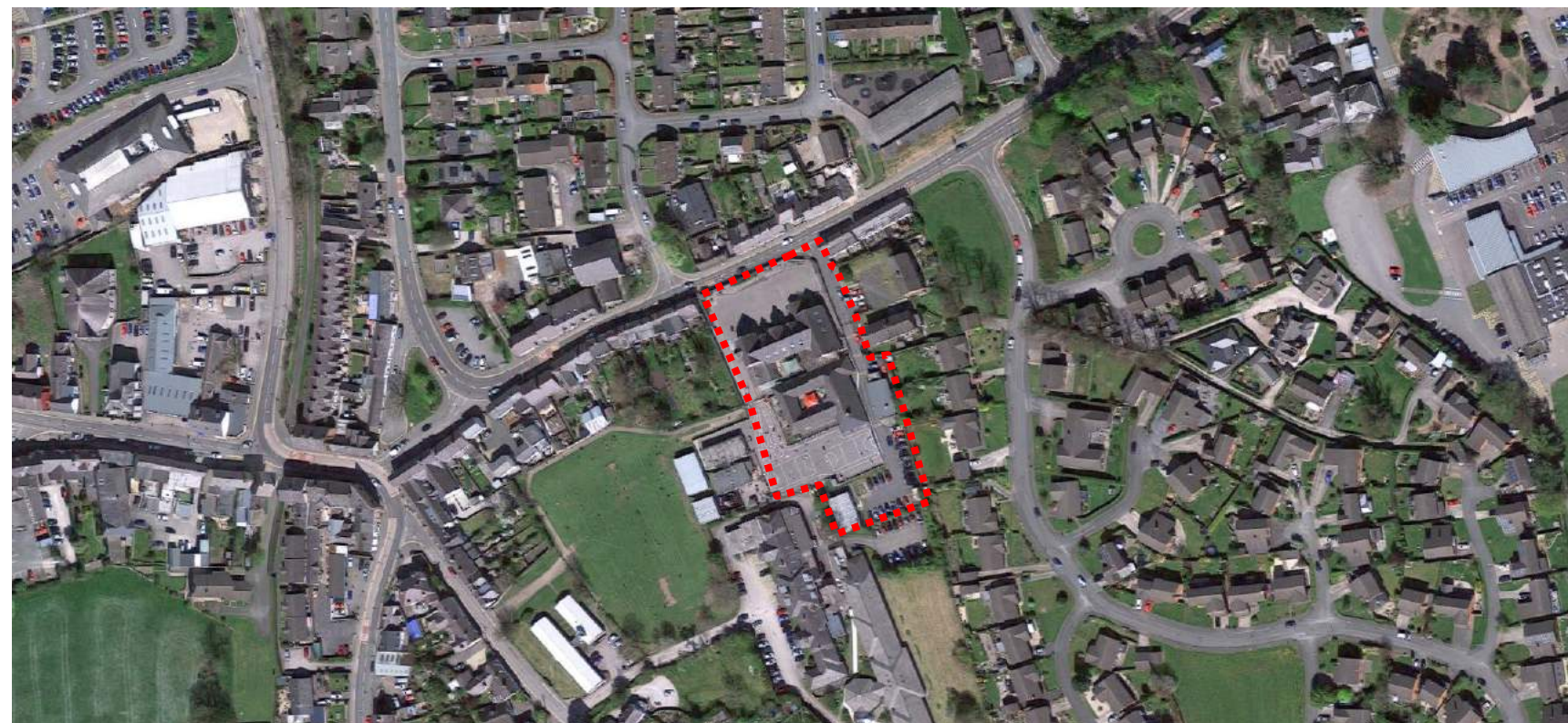
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1.00 - BACKGROUND TO THE PROPOSAL

PROPOSED RESIDENTIAL DEVELOPMENT AT

YSGOL STRYD Y RHOS, RHOS STREET, RUTHIN, DENBIGHSHIRE

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2.00 - CONTEXT

2.01 LOCATION

The scheme is located adjacent to Ruthin Community Hospital, within 500m of the town's centre, on a site approximately 0.55 hectares in area (including the access road). Situated in the middle of a residential area, the scheme is located on the site of the former Ysgol Stryd Rhos on a raised terrace - allowing views to the town of Ruthin to the West - delineated by stone retaining walls. Flanking and opposing the northern boundary of the site with Rhos Street, two storey rubble stone terraces typify the vernacular.

A Listed, half-timbered, thatched roof, cottage with rubble stone plinth terminates the terrace to the north and marks the junction of Rhos St and Haulfryn. To the east, the site is bounded by a development of detached bungalows; to the south and west, by the Hospital, gardens of Rhos St. terraced houses and the playing fields of the former school

2.02 PLANNING POLICY WALES

This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales. This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.

The Planning Statement prepared by Grimster Planning will explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be safe and accessible, providing flexibility in use and an environment that is convenient and enjoyable to use for the residents and complements the surrounding context.

2.03 TAN 12 - DESIGN

The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was originally published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016).

In particular, the scheme reflects the planning policy of Denbighshire County Council and Planning Policy Wales as follows:

PLANNING POLICY WALES 4.2.2 states that: 'locating new development within towns and villages or within the built form of Rural Villages, where there are existing facilities and services, offers an opportunity to: reduce the need to travel, regenerate communities and reduce the pressure to develop greenfield sites in the countryside'

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Image 01 - Existing Aerial Photograph of the site outlined in red.
Image 02 - Rose Cottage a medieval listed building along Rhos Street.
Image 03 - OS Map Extract showing site location outlined in red

02

03

2.00 - CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT

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DENBIGHSHIRE LDP POLICY RD1: Ruthin is identified as a lower growth town within the growth strategy of the Denbighshire Local Development Plan, being a town expected to make a significant contribution to meeting the identified housing need of the area. Policy RD1 states that:

'Development proposals will be supported within development boundaries provided that... (design) i) 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; and ii) Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density). iii) Protects and where possible enhances the local natural and historic environment; and iv) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside...'

The density is above the 35/dpha in Policy RD at 37/dph. It is considered the higher density would reflect the nature of the site and the surrounding development pattern.

2.04 TAN-18 –TRANSPORT:

PPW requires that new development includes appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing .

Due to its convenient location close to the centre of Ruthin, the development will help facilitate access by providing close links to public transport, local shops and amenities for pedestrian and cyclists.

Ample parking is provided and can be managed within the site. The street layout mitigates against inappropriate parking and the obstruction of pedestrian and emergency access.

A new public footpath link with Ruthin Community Hospital is planned to improve connectivity across the site and create a safe and welcoming entrance which gives priority to pedestrians.

Please refer to Transport Statement produced by Caulmert for further information.



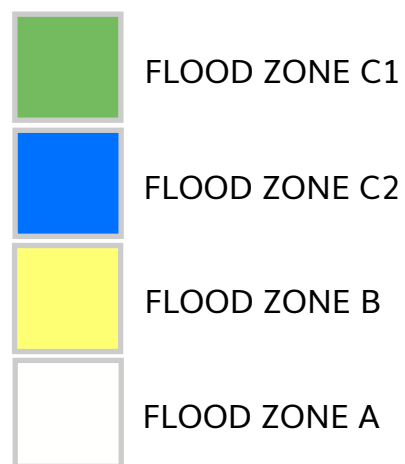
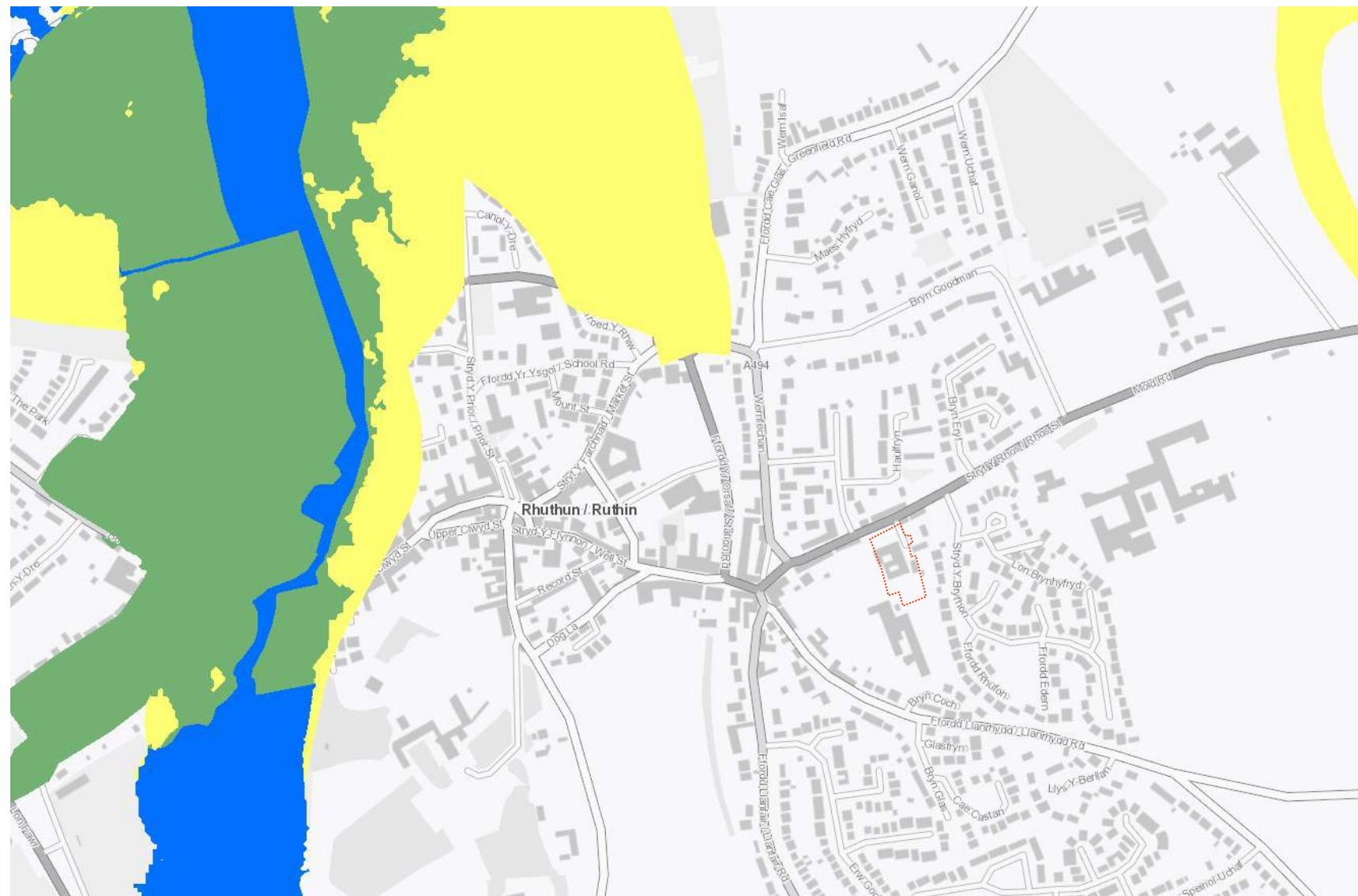
Image 01 - Image of site entrance. Which will be improved in the new scheme.

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3.00 - CONTEXT

PROPOSED RESIDENTIAL DEVELOPMENT AT

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3.00 - FACTORS AFFECTING DEVELOPMENT

3.01 FLOODING

Natural Resources Wales website confirms that the site in question is not within Flood Zones C1 or C2

3.02 EXISTING GROUND CONDITIONS

Ground investigation and engineers reports will be carried out on the site and this information will be made available to the Council.

3.03 ARCHAEOLOGY

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby which would warrant any investigation of the site.

3.04 EXISTING SERVICES

All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom. The information currently available shows that all mains services are available and provided to the site along the main road and along the existing site entrance. Adjacent and existing foul drainage can be diverted and accommodated within the scope of new development.

Refer to Engineers reports provided with this application

3.05 Listed Building and Heritage Statement

While the vacant school is not listed, Rose Cottage opposite the site frontage is an important Grade II* Listed example of a late medieval cruck-framed hall-house.

Image 01 - Image from the flood risk plan (Natural Resources Wales)

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3.00 - FACTORS AFFECTING DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT

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4.00 - DESIGN OBJECTIVES

4.01 THE BRIEF

The aim is to create a modern, well equipped housing scheme that is sensitive to context, meeting the needs of local families on the local authority waiting list and those in housing need. The type of new housing offered responds to the demands of individuals and smaller families seeking good quality housing in the area, in particular addressing a local shortage of 2 and 3 bedroom family homes. The new dwellings will be domestic in scale and appearance, attractive and energy efficient, responding sensitively to the local built form using a pallet of building materials compatible with the vernacular.

4.02 DESIGN CONCEPT AND PRINCIPLES

The proposed development of 20 new dwellings comprises:

- 2No. Three person two bedroom flats
- 4No. Four person two bedroom houses
- 12No. Five person three bedroom houses
- 2No. Seven person four bedroom houses with integral garage.

The size and massing of new semi-detached homes arranged in small clusters has been conceived to respect the scale, character and massing of the surrounding residential properties and is intended to sit comfortably on the former school site accessed off Rhos Street.

Orientation has been carefully considered, with living spaces orientated to maximise views and passive solar gain. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

Each new home has direct access to secure/private garden/amenity space providing convenient clothes drying facilities and bins stores, small patio areas and safe outdoor space for children to play with boundary treatments that limit overlooking from neighbouring properties.

New landscaped areas with native species hedging to robust site boundaries will provide shelter and aid privacy while providing an attractive green edge, offering opportunities to encourage wildlife and biodiversity and providing colour all year round. Boundary treatments are to include railings, close boarded fencing, hedging, and picket fencing as shown on our boundary treatment drawing. The considered use of stone cladding (such as Z Clad or Cupastone) on prominent dwellings helps tie the new development into the street scene and references the site's history.



Image 01 + 02 - The scheme aims to provide homes for couples, families and improve the fabric of the local community.

4.00 - DESIGN OBJECTIVES

PROPOSED RESIDENTIAL DEVELOPMENT AT

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1 | **PROPOSED PLOT MIX**
SCALE: 1 : 500

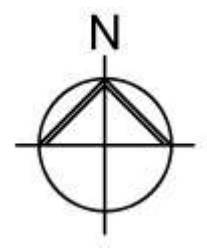
Secured by Design principles have been adopted throughout resulting in all properties overlooking adopted highways and public space, with secure gardens to the rear of the properties having lockable gates and sheds.

All of the properties will incorporate measures to minimize residents' fuel bills.

To achieve a reduction in carbon emissions, the design looks to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings.

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Image 01 - Site Layout showing general disposition and mix of house types.



4.00 - DESIGN OBJECTIVES

PROPOSED RESIDENTIAL DEVELOPMENT AT

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5.00 CHARACTER

5.01 LAYOUT AND LANDSCAPE DESIGN

The arrangement of new dwellings within the scheme reflects a considered approach towards the site condition and context. The proposed arrangement of the dwellings on the site will afford the private gardens morning, midday and afternoon sun depending on orientation, with each property provided with associated car parking spaces.

A positive street frontage has been created looking into a small cul de sac which is to be adopted. Boundary walls and edge planting will enhance the streetscape and improved site access provides safe site entry to both the new development and neighbouring dwellings off Rhos Street. Front gardens provide clear plot demarcation and a sense of ownership. Private gardens facing public space have been minimized to enhance security.

Improved amenity space with new planting will increase the biodiversity and ecology of the site. Low maintenance planting to side and front gardens will include barrier planted shrubbery and hedgerows to support wildlife. A full landscape plan with planting schedule will be provided and offered for approval.

5.02 SCALE

The site is located within a residential area on a built up plateau of land sloping gently to the west beyond the site boundary. To the south west, the site is neighboured by the single storey Ruthin Community Hospital, a large, spreading structure surmounted by a slate pitched roof.

To the east, the elevated position of the bungalows along Stryd y Brython relative to the proposal site prevents potential overlooking.

The house layout incorporates pairs of houses designed to mirror the scale and rhythm of neighbouring terraced dwellings. Larger 3 & 4 bedroom houses are clustered at the south eastern end of the site and are provided with commensurately larger private amenity space.

The surrounding context has been carefully considered and the scheme has been designed to reinforce the existing pattern and form of the area. Elevational treatments have been designed to be sympathetic to the surrounding residential properties while creating interest and variation.

5.03 EXTERNAL SPACES

The scheme's layout has been carefully considered to optimise the relationship between the new homes and their surroundings.



Image 01 - Site layout ground floor plan showing relationships of new dwellings

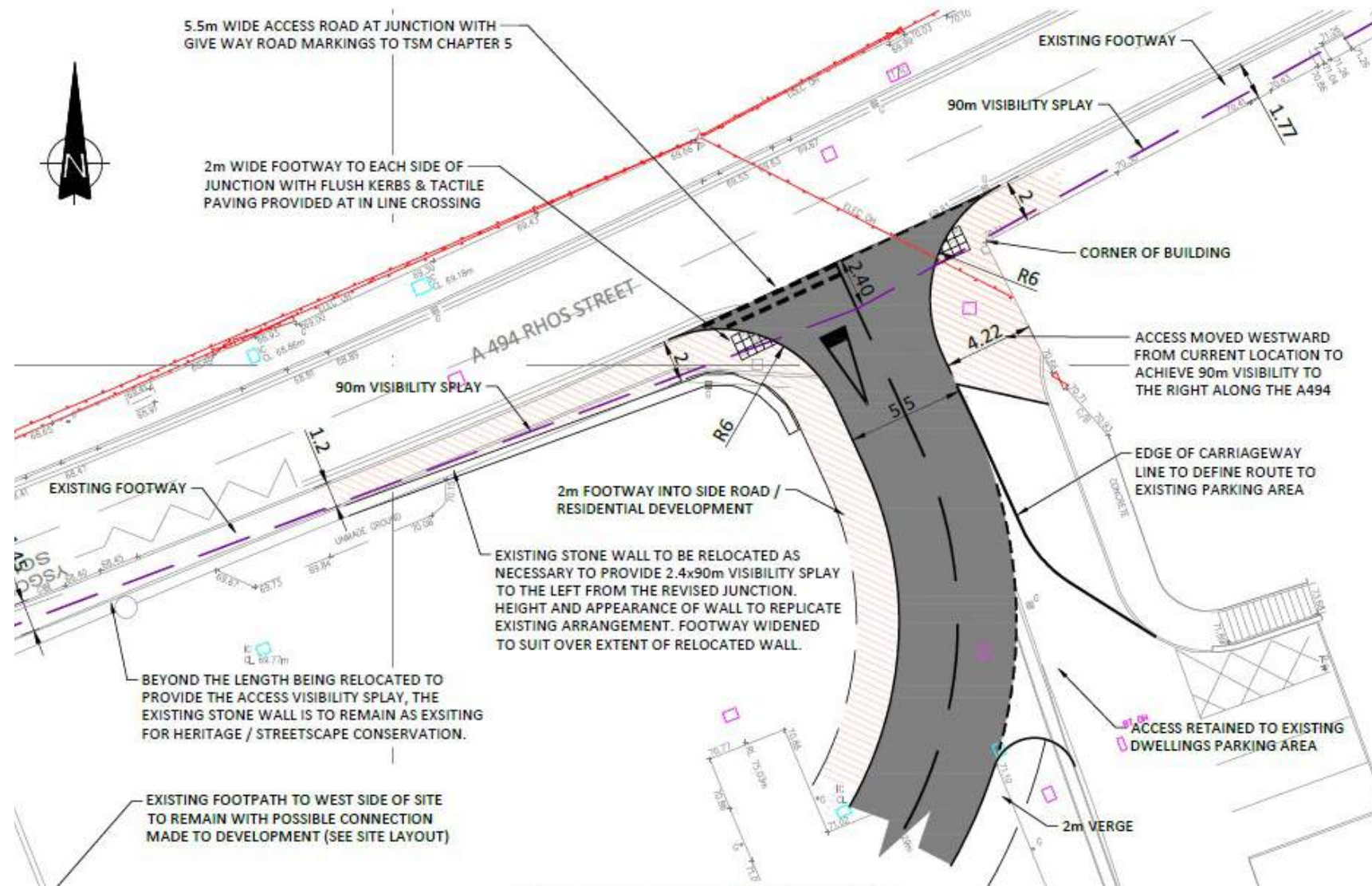
5.00 - CHARACTER

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The scheme's orientation allows the new houses to benefit from passive solar gain, ensuring good levels of natural light within the primary living spaces. In addition, most living rooms or kitchen dining rooms open out into private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas. All houses have small gardens to the front.

Planted areas have been provided to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access thresholds provided to each home.

5.04 SITE ACCESS

A new wider access road will be created off Rhos Street. This will act as a pedestrian and vehicular access and can be adopted by the local highway authority.

A new public right of way will enter from the hospital to the south west, connecting with the proposed pedestrian footpaths. This path will be created by utilising an existing gap in the boundary where temporary school buildings were previously located.

The proposal has been accepted in principal by the Highways Authority and all relevant details are to be submitted with a Section 38 Agreement. For more detailed information please refer to THE TRANSPORT STATEMENT Revision 2 produced by Caulmert.

5.05 APPEARANCE

The site is located within the settlement of Ruthin in the vale of Clwyd. The area has a distinct local character and appearance with properties that are stone, rendered or brick. Most roofs have slates and a small few with grey concrete tiles. The properties immediately adjacent to the proposed site on Rhos Street are predominately constructed of rubble stone under slate roofs with a smaller number of rendered properties and a lone cottage with thatched roof.

It is proposed that the new residential development will be sympathetic to the existing street scene and local character, maintaining traditional pitched roof forms and domestic fenestration while providing architectural interest through variety within the building forms and detailing.

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Image 01 - Caulmert Engineers proposed remodelled access from Rhos Street providing safer access to the site has been discussed with Denbighshire Highways Dept and approved in principle.

5.00 - CHARACTER

PROPOSED RESIDENTIAL DEVELOPMENT AT

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The proposed external materials are:

- Off white textured render is proposed with natural stone cladding to break up the scale and massing of the development.
- Natural stone clad plinths to the end of terrace properties are inspired by the local character.
- Natural Slate will be used for the roofs to fit in with the surrounding context.
- Energy efficient grey UPVC double glazed windows to complement existing properties.
- Grey (reconstituted) stone sills reflect local details.

Samples of these will be provided at a later date.



Image 01 - Site model - viewed from the east

Image 02 - Study of local materials used within Ruthin and varying window treatments used locally to the proposed site.

5.00 - CHARACTER

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6.00 - ENVIRONMENTAL SUSTAINABILITY

6.01 LANDSCAPE/TOWNSCAPE SETTING

The site is located close to local amenities, has good public transport links and has been designed to reflect the urban nature of the site. Materials have been chosen to complement the grain of the surrounding area.

From the outset the proposed development has been designed to work with the site and its urban context, with scale and density cues taken from the surrounding buildings.

6.02 BIODIVERSITY & LOCAL ENVIRONMENT

The proposed new development will have a positive effect on the biodiversity within the local environment by providing new planting allowing the creation of possible habitats and feeding opportunities. The scheme introduces a number of new trees and hedges that will aid site greening, diversity, and increase the biodiversity on site.

A 'Landscape Strategy Overview' is submitted with this application. Any adjacent hedgerows and trees will be protected during the works.

6.03 ENERGY EFFICIENCY/CARBON REDUCTION

The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment.

Orientation, micro-climate and built form have all been considered to promote passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.

The mechanical and electrical proposals will be developed in due course using low carbon strategies with an aim to reduce energy usage.

6.04 SUSTAINABLE MATERIALS

Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce a design that is both energy efficient and environmentally conscious.

Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy.

The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.



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Image 01 - The existing stone school building.

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Image 02 - View looking west along Rhos Street from the site entrance towards the neighbouring stone terrace and listed building.

6.00 - ENVIRONMENTAL SUSTAINABILITY

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6.05 WATER

In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

Drainage will be linked to the existing infrastructure subject to dialogue with the Local Authority. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.

A drainage strategy, prepared by Caulmert, is included with this submission

6.06 WASTE MANAGEMENT

A post-construction domestic waste management and recycling scheme will be implemented.

All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. Removal of recycled and garden waste will be dealt with by Denbighshire Council.

6.07 CLIMATE RESILIENCE

Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts. The dwellings have been designed to be as energy efficient as possible so as not to contribute further to climate change.

The aim is to meet the needs of the present without compromising people's ability to do so in the future.

6.08 EV CHARGING

It is anticipated that around 25% of the proposed dwellings will benefit from electric vehicle charging infrastructure



Element	Location	Material	Outline Specification	Green Guide Rating
External Walls	As elevations	Render	Through colour render on blockwork cavity wall or high performance timber frame	A+
External Walls (Plinth and entire façade)	As elevations	Natural stone finish	Natural stone cladding system such as Z Clad, Cupastone, or similar.	A+
External Doors	As elevations	uPVC	High performance	A
Windows	As elevations	uPVC	High performance	A
Pitched Roofs	As elevations	Natural slates	On trussed rafters	A

6.00 - ENVIRONMENTAL SUSTAINABILITY

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1 - The new homes will be highly sustainable and residents will be encouraged to minimise resource use and manage waste

2 - Table demonstrating a selection of different materials proposed for use in construction and the desirable aims for BRE Green Guide to Specification rating.

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7.00 - ACCESS

7.01 SITE LOCATION

The proposed site to the west of Ruthin town centre has good public transport links, allowing residents to live within easy walking distance of local amenities within Ruthin. The development is in a prime location, very close to the secondary school and community hospital along with the playing fields, allowing the residents to have a positive relationship with the local community.

A new pedestrian link will help to improve pedestrian access between Rhos Street and Llanhydd Road. The proposed footpath will also create a route from Rhos Street to the community hospital.

The A494 Rhos Street also allows access by car or public transport to employment areas further afield.

The town centre and Ysgol Brynhyfryd is well serviced by public transport along the A494 Rhos Street with regular services to Mold, Corwen, Denbigh and Wrexham. Bus stops in both directions are located within 400m of the site.

The topography of the site slopes east to west with existing retaining walls following the eastern boundary, Rhos Street and the footpath between the western boundary and 40 Rhos Street. Some of the retaining walls will need to be removed and partially reconstructed and the site topography levelled in the course of construction

7.02 INCLUSIVE DESIGN

The primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new homes.

All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerb or low rail.

All paths will be a minimum width of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Building entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All doors will have a minimum effective clear width of 800mm.



01

Image 01– View of the proposed development from north west facing the entrance.

7.00 - ACCESS

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The existing access will be widened and upgraded to facilitate safe pedestrian entry into the site. The road layout has been designed to comply with Highway Authority guidelines and is able to accommodate emergency and refuse vehicle access.

8.00 MOVEMENT

8.01 TRANSPORT MODES

The development at Rhos Street aims to facilitate a wide range of different transport modes for residents. There are local amenities within walking and cycling distance and good links to public transport into the centre of Ruthin and the surrounding area.

8.02 SERVICING

All properties are accessed from a new adopted road and have designated areas to store refuse and recycling bins to encourage residents to recycle and minimise their own waste.

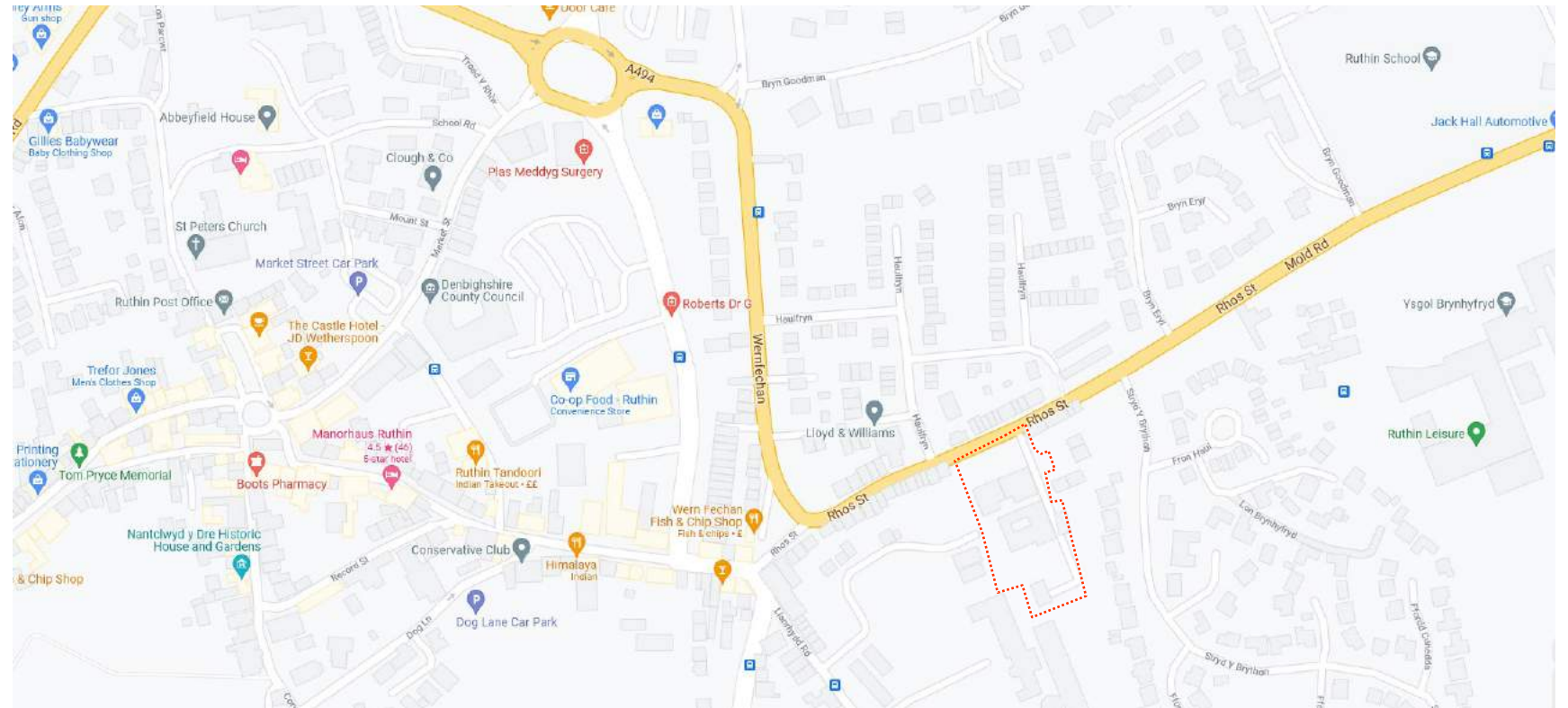
8.03 PARKING

The scheme provides each dwelling with off street parking. In this case; 1 space per 3P2B flat, 2 spaces per 4P2B & 5P3B houses and 3 spaces for each of the 7P4B dwellings .

The parking spaces are accessed directly from the adopted highway serving the site with some situated off private parking areas. All spaces are overlooked by their own property and neighbours.

8.04 TRANSPORT STATEMENT

A Transport Statement has been prepared by Caulmert.



8.00 - MOVEMENT

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Image 01 - Local area map showing proximity to local services and bus stops for the frequent bus service to Mold, Wrexham and Denbigh.

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Image 02 - Local map showing proximity from Ruthin to the surrounding areas

02



9.00 COMMUNITY SAFETY

9.01 SECURED BY DESIGN & SURVEILLANCE

Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised.

9.02 BOUNDARY TREATMENTS

A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected, in accordance with Secure by Design principles.

10.0 CONSULTATION

10.01 CONSULTATION

As a Major Planning Application, consultation with statutory consultees and local residents will occur through the mandatory 28 day Pre-Application Consultation Period. A PAC report will then be prepared prior to the Planning Submission to summarise the consultation responses.

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Image 01 - 3D view of the proposed development as seen from the south east.

9.00 COMMUNITY SAFETY & 10.0 CONSULTATION

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