

Denbighshire County Council

Housing Land Prospectus



Strategic Planning and Housing
September 2016

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Purpose of this document.



1. The purpose of this document is to provide developers and investors with a list of housing development opportunities in Denbighshire. This prospectus intends to concisely summarise known development considerations for each housing site. The approach of one site per page enables all the relevant background information to be easily distributed at pre-application stage. The sites within the document are divided geographically into three areas: North, Mid and South Denbighshire. The settlements within these areas are then ordered alphabetically as listed in the contents pages.
2. This document does not set planning policy, nor does it allocate housing sites. Information on each provided is purely factual evidence.
3. The sites contained in this document are those that have been allocated for housing in Denbighshire's Local Development Plan or are sites of 10+ units with an outline permission only. Additional sites will be added in due course. In this sense, the Housing land prospectus is a 'living' document.
4. The nature of the evidence for each site can change over time, for example, flooding areas may increase or decrease in size. Constraints for each site represent the situation as of September 2016. Prospective developers are encouraged to contact relevant consultees prior to the submission of a planning application. The contact details for key contacts are listed at page 74.
5. In addition, page 73 contains a list of key planning documents that will help you put together and planning application. Please note that any requirements for development contribution to education provision are only in effect when the forthcoming Planning Obligations SPG is adopted, or a development brief for the site in question is adopted .
6. Should you wish to understand the broader economic context and strategy of Denbighshire, then you may wish to view the Council's 'Economic and Community Ambition Strategy 2013—2023. This document can be downloaded on the following link:
7. <https://www.denbighshire.gov.uk/en/your-council/strategies-plans-and-policies/corporate-strategies/economic-and-community-ambition-strategy-en.pdf>



Example site, south of example town



Satellite image of the site (outlined in red line) inserted here.

Site area:
(whole site area).

Potential capacity:
Based on standard density & policy BSC 1.

Open Space:
Based on policy BSC 11 standards and on site requirement.

Affordable housing 10% on site

Suprfast broadband status
Based on the latest update from the Superfast Cymru website

Grid ref: xxxxxx, xxxxxx

Description:

A very brief description of the site and its surroundings.

Planning status.

This section outlines what the site is allocated for in Denbighshire's LDP. Please note that each site prospectus is purely a factual information document and does not count as planning policy.

Delivery considerations:

Known constraints at time of publication. Please note, delivery constraints are ever changing . For example, certain constraints may worsen, stay the same , or improve with time. It is advised key consultees are contacted prior to any application to ensure the most up to date information is at hand regarding the site.

Building Control.

To alert developers of our building control services.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.

Phone: 01824 706916,
ldp@denbighshire.gov.uk

Validation:
Main documents required to accompany any application are listed here. It is advised you contact the planning department as this list is not exhaustive.



The approximate location of the site in context of the county area



Landowner/agent:
Please contact Strategic Planning for further info.

Document layout



The sites within the document are divided geographically into three areas: North, Mid and South Denbighshire.

The settlements within these areas are then ordered alphabetically as listed in the contents pages.

North settlements:

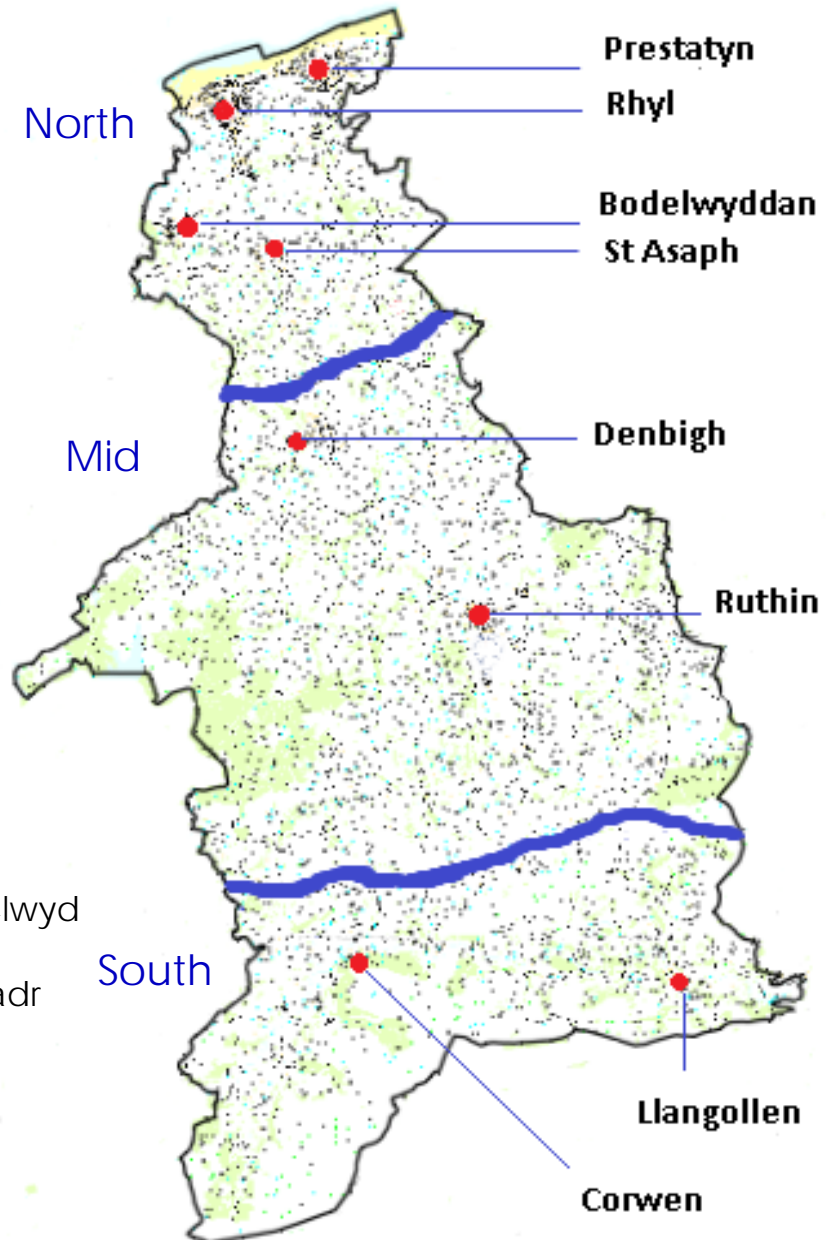
Bodelwyddan
Bodfari
Dyserth
Meliden
Prestatyn
Rhuallt
Rhuddlan
Rhyl
St. Asaph
Tremeirchion
Trefnant

Mid settlements:

Clawddnewydd
Clocaenog
Cyffylliog
Denbigh
Eryrys
Gellifor
Graigfechan
Henllan
Llanarmon yn Ial
Llanbedr DC
Llandyrnog
Llanfair Dyffryn Clwyd
Llanferres.
Pentre Llanrhaeadr
Pwllglas.
Ruthin

South settlements:

Bryneglwys
Carrog
Corwen
Cynwyd
Glyndyfrdwy
Gwyddelwern
Llandrillo
Llangollen





North Sites

8. Key Strategic Site—Bodelwyddan
- 9.Land at side of 16 Maes y Graig, Bodfari
- 10.Land rear of Bryn Orme, Bodfari
- 11.Land adj Glan Ffyddion Estate, Dyserth
12. Land at Cefn y Gwrych, Meliden
- 13.Land rear of Ffordd Hendre Meliden
- 14.Land rear of Maes Meurig, Meliden
- 15.Plas Deva Caravan Park, Meliden
- 16.Midnant Farmstead, Prestatyn
- 17.Land south of Dyffryn Teg, Rhuallt.
- 18.Rear of Dyffryn Teg, Rhuallt
- 19.Land west of Dyffryn Teg, Rhuallt.
- 20.Land adj Hafod y Gan and Ysgol Tir Morfa, Rhuddlan
- 21.Corner of Sydenham Avenue/West Parade, Rhyl
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- 23.Land off Trellewelyn Road/ Bro Deg, Rhyl
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- 25.Northgate School, Rhyl
- 26.36 Russell Road, Rhyl
- 27.Additional land at HM Stanley, St. Asaph
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- 29.Land adj Maes Gruffydd, Trefnant
- 30.Land rear of Llys yr Ewain, Trefnant



Key Strategic Site Bodelwyddan



Grid ref: 300623, 375490

Description:

This is a greenfield site located to the east of Bodelwyddan, adjoining the A55 trunk with potential access from Junction 26. Ysbyty Glan Clwyd regional hospital is located to the east of the site and St Asaph Business Park to the south. The site is generally flat and currently in agricultural use, with open countryside to the north and east of the site.

Planning status:

The site has been allocated as a key strategic site in Denbighshire's LDP for high quality mixed use development, including housing, employment uses, community facilities, health facilities, education, retail provision, new highway network and pedestrian and cycle facilities, all within a high quality landscaped environment. Outline planning permission for the site was granted in March 2016 under code 40/2013/1585. The planning permission also includes provision for a care home, close care flats and a hotel, in addition to the Council's policy requirements. A site development brief has been adopted by the Council and is available to view on the Council's website.

Delivery considerations:

This a large development site which will be completed in phases over a number of years. A number of technical reports and studies have been undertaken and were submitted as part of the outline planning application. These include landscape assessment, ecological assessment, flood consequences assessment, geophysical survey, utilities assessment, arboricultural assessment, drainage & transport strategies and all supporting documents are available to view on-line.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

104 ha (gross)

Potential

capacity:

1715 dwellings

Employment land:

26 ha (B1, B2 & B8)

Open space:

On site, 2.4ha per
1000 persons

Affordable

housing minimum

10% on site

Superfast

broadband

status:

Connected,
Latest update
from the Superfast
Cymru website is
that this area is
connected and
superfast
broadband is
available.

Validation:

Compliance with
outline planning
conditions



Landowner/agent:
Please contact Strategic
Planning for further info.

Land at side of 16 Maes y Graig, Bodfari



Site area:

0.26ha (gross)

Potential capacity:

8 dwellings

Open space:

On site, 2.4ha per 1000 persons, or commuted sum

Affordable housing minimum 10% on site

Superfast

broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Grid ref: 309355, 370044

Description:

The site is located to the north of Bodfari, with the residential estate Maes y Graig to the immediate south of the site. The western side of the site is partly wooded and forms part of the Coed y Llan wildlife site, whilst the site slopes upwards from south to north. Further north and to the east of the site is open countryside.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would have to be accompanied by an extended Phase 1 habitat survey owing to nearby records of protected species and potential bat & bird use of trees and vegetation. The site is partly located in the Coed y Llan Wildlife Site—mitigation required. Open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. A water main crosses the site and protection/easement measures would be required. The site is located in an AONB. Office records suggest that quarry related contamination is located to the west of the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Phase 1 habitat survey & protected species survey, Biosecurity risk assessment
- Community Linguistic Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land rear of Bryn Orme, Bodfari



Grid ref: 309355, 370044

Description:

The site is located centrally in the village of Bodfari. To the south of the site is a concrete works and a caravan site, to the east Bodfari Primary School, and to the north the former Dinobren Arms pub. The site comprises an open field that is bounded by hedgerow and slopes downwards from north to south.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey owing to potential bat & bird use of trees and vegetation. In addition, a Great Crested Newt survey would be required. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. A foul sewer crosses the site and protection/easement measures would be required. The site is located in an AONB and is adjacent a conservation area and listed building.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.32ha (gross)

Potential capacity:

15 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast

broadband status: Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey (including GCN), bats & birds)
- Community Linguistic Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj Glan Ffyddion Estate, Dyserth



Grid ref: 305319, 379520

Description:

The site is located to the west of Dyserth and is surrounded by open fields to the west and south, residential use to the east, and a playing field to the north east. To the immediate east of the site is a public footpath and open playing field, from which the site slopes away upwards from east to west. The site is bounded by hedgerow to the north of the site (opposite the A547).

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission is in place at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle. A site development brief has been adopted for the site.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation and protected species records on part of the site, a protected species survey would be required. The access to the site falls partially within a C2 flood zone and therefore engagement with Natural Resources Wales is encouraged. On site open space provision would be required in line with LDP policy. Office records suggest potential contamination at the site related to quarrying. A foul sewer crosses the site and protection measures would be required.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

3.2ha (gross)

Potential capacity:

99 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bird & bird survey
- Community and Linguistic Impact Assessment
- Tree Assessment.
- Preliminary contamination risk assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land at Cefn y Gwrych, Meliden



Grid ref: 305978, 381169

Description:

The site comprises of an overgrown field bounded by mature trees on foliage on all sides. The site is surrounded by residential use to the east, north and south, and Pwll y Bont wildlife site to the west. The site is located in the Meliden Ffordd Penrhwyfya conservation area.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. An outline permission with access arrangements has been granted permission at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to the number of housing development allocated in Meliden, it is suggested discussions are undertaken with the highway authority. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey and a bat & bird survey as the site is adjacent a wildlife site. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. A Tree Preservation Order affects this site. A sewer crosses the site.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.66ha (gross)

Potential capacity:

18 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey
- Community Linguistic Statement.
- Tree Assessment.
- Water Conservation Statement.



Landowner/agent:
Please contact Strategic Planning for further info.

Land rear of Ffordd Hendre Meliden



Grid ref: 305550, 380906

Description:

The site is located to the north west of Meliden and slopes gently downhill from south to north and consists of grassland and scrubland. The site is surrounded by scrubland/grassland to the immediate north, west and east, and residential use to the south. To the immediate north of the site is the wildlife site Pwll y Bont.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle. A site development brief has been adopted for this site.

Delivery considerations:

Owing to the number of housing developments allocated in Meliden and the number of houses anticipated from this allocation, a Transport Assessment would be required. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey as the site is adjacent a wildlife site. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Hydraulic modelling might be required to assess the impact of flooding incidents on the sewerage network. A 7m no development zone would be required between Meliden mine drain and the site. A water mains crosses the site.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

4.4ha (gross)

Potential capacity:

154 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Transport Assessment.
- Phase 1 habitat survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Surface Water Drainage Strategy/FCA
- Desk based archaeology survey



Landowner/agent:
Please contact Strategic Planning for further info.

Land rear of Maes Meurig, Meliden



Grid ref: 305837, 381064

Description:

The site is located to the north west of Meliden. The site is surrounded by scrubland/overgrown area to the immediate north, west and east, and residential use to the immediate south. The site slopes gently downhill from south to north and consists of grassland and scrubland.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle. A site development brief has been adopted for this site.

Delivery considerations:

Owing to the number of housing developments allocated in Meliden, a Transport Assessment would be required. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey as site is adjacent a wildlife site. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. A 7m no development zone would be required between Meliden mine drain and the site. A sewer and water mains crosses the site.

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Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.

Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.87ha (gross)

Potential capacity:

30 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Transport Assessment.
- Phase 1 habitat survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Surface Water Drainage Strategy/FCA.
- Preliminary Contamination Risk Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Plas Deva Caravan Park, Meliden



Grid ref: 305963, 380653

Site area:

1.1ha (gross)

Potential capacity:

30 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey inc lizard measures, bat & bird survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Preliminary Land Contamination Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Description:

The site consists of a series of terraces sloping upwards to the rear of the site from Ffordd Talargoch. Plas Deva is a vacant static and touring caravan site which is thought to have ceased operating in 2006 or 2007. The site contains all of the original concrete bases for the caravans and the site managers dwelling, known as 113 Ffordd Talargoch. The site is surrounded by residential use to the north and east, a car showroom to the east, and Graig Fawr hill to the south.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Outline permission for residential development of the site has been granted but has expired. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to the number of housing developments allocated in Meliden, it is suggested discussions are undertaken with the Highway Authority. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey as site is adjacent a wildlife SSSI. Confirmed common lizard population. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Office based records indicate the presence of trees subject to Tree Preservation Orders on site. A sewer crosses the site and therefore protection measures would be required.

Building Control.

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Midnant Farmstead, Prestatyn



Site area:
1.86ha (gross)
Potential capacity:
65 dwellings
Open space:
On site, 2.4ha per
1000 persons.
Affordable housing
minimum 10% on
site
Superfast
broadband status:
Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

Validation:

- Design & Access Statement.
- Community & Linguistic Impact Assessment.
- Bat & bird/protected species survey.
- Hydraulic modelling assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Grid ref: 307756, 383137

Description:

The site comprises of a farm located to the eastern edge of Prestatyn. The site is abutted by residential use to the west, and fields to the north and south. To the immediate east of the site is an LDP allocated green barrier, to the south the AONB, and further north a SSSI and SAC. The site slopes gently downwards from south to north.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

The site is adjacent to a SSSI and SPA therefore any proposal demonstrating no significant impact on both designations alongside a bat and bird survey would be required. On site open space provision would be required in line with LDP policy. Welsh Water note that they are aware of known problems with the existing sewerage network, and therefore the impact of development on flooding incidents should be assessed at pre-application/application stage. The site is adjacent an AONB. A listed building is located to the north of site. A number of TPOs are located along the western boundary of the site.

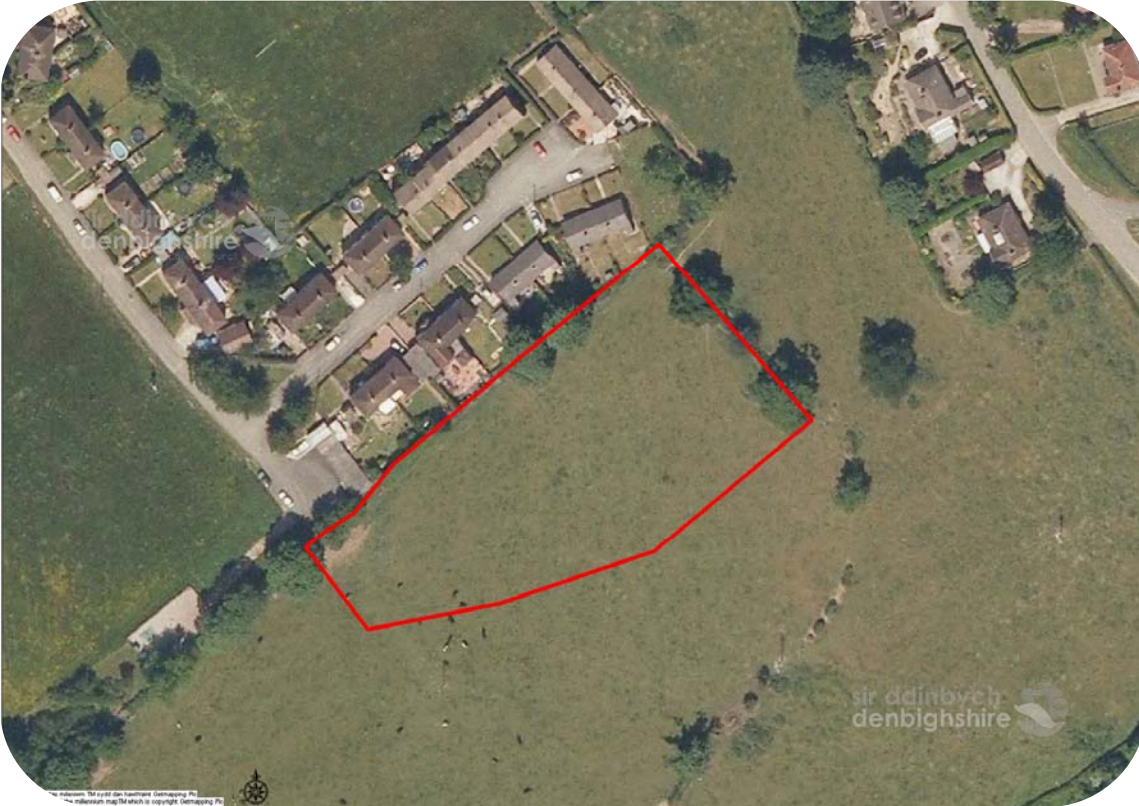
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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Land south of Dyffryn Teg, Rhualt.



Grid ref: 307354, 374860

Description:

The site is located to the south of Rhualt and is surrounded by residential use to the north, west, open fields to the east. Sewage Works are located to the west of the site, whilst further south is the A55. The site slopes gently downwards from west to east.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Rhualt is not connected to a mains sewer system. It is therefore advised that any applicant contact Natural Resources Wales to discuss acceptable private foul treatment methods. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. On site open space provision would be required in line with LDP policy. The site is approximately 70m away from an Area of Outstanding Natural Beauty.

Building Control .

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.

Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.64ha (gross)

Potential capacity:

19 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast

broadband status: Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Rear of Dyffryn Teg, Rhuallt



Grid ref: 309355, 370044

Site area:
0.6 ha (gross)

Potential capacity:
13 dwellings

Open space: on site
or via
commuted sum

Affordable housing
minimum 10%

Superfast
broadband status:
Under review.
Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Description:

The site is located to the south of the village of Rhuallt and is surrounded by residential use to the north, east and west. The site is currently grazing land.

Planning status:

The site is allocated for housing in the Denbighshire LDP. No planning permission has been granted to date.

Delivery considerations:

Rhuallt is not connected to a mains sewer system. It is therefore advised that any applicant contact Natural Resources Wales to discuss acceptable private foul treatment methods. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat and bird use of trees and vegetation, a bat & bird survey would be required. Open space and affordable housing provision will be required in line with LDP policies. The site is approximately 70m away from an Area of Outstanding Natural Beauty.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.

Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Community Linguistic Impact Statement
- Phase 1 habitat survey and bat & bird survey



Landowner/agent:
Please contact Strategic
Planning for further info.

Land west of Dyffryn Teg, Rhualt.



Grid ref: 307221, 374900

Description:

The site is located to the west of Rhualt and is surrounded by residential use to the north, east, open fields to the west, and Sewage Works to the south. Further south is the A55. The site gently slopes upwards from west to east.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Rhualt is not connected to a mains sewer system. It is therefore advised that any applicant contact Natural Resources Wales to discuss acceptable private foul treatment methods. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. On site open space provision would be required in line with LDP policy. The site is approximately 220m away from an Area of Outstanding Natural Beauty.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.58ha (gross)

Potential capacity:

12 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community Linguistic Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj Hafod y Gan and Ysgol Tir Morfa, Rhuddlan



Grid ref: 302972, 378729

Description:

The site is located to the eastern side of Rhuddlan and is surrounded by residential use to the west. The remaining sides of the site are surrounded by open fields with the A547 abutting the southern boundary of the site beyond which lies Rhuddlan Golf Course. A Green Barrier (policy RD2) abuts the north eastern boundary of the site.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. Outline planning permission for residential development was granted in February 2016.

Delivery considerations:

Owing to the scale of development, a Transport Assessment would be required. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey alongside a survey of bat, birds and great crested newts. Local schools could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. The site is located over a principal aquifer. Off site sewers would be required to connect to the sewer network.

Building Control:

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

3.45ha (gross)

Potential capacity:

121 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Transport Assessment.
- Phase 1 habitat survey. Protected species survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Corner of Sydenham Avenue/West Parade, Rhyl



Grid ref: 299966, 380980

Description:

The site abuts West Parade, beyond which lies Rhyl Promenade to the north. To the immediate west of the site is Marina Quay, a major retail and leisure development which is currently under construction. To the south and west of the site is predominantly residential use.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

As the site is located in a C1 flood zone, any proposal should be accompanied by a Flood Consequence Assessment. Pre-application discussions with Natural Resources Wales are advised. The local school(s) could require developer contributions to education provision. Bats/birds could be nesting on site, whilst Clwyd Estuary and its adjacent fields are a wildlife site with otter and wading bird use. On site open space provision would be required in line with LDP policy. A foul sewer crosses the site.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.32ha (gross)

Potential capacity:

12 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

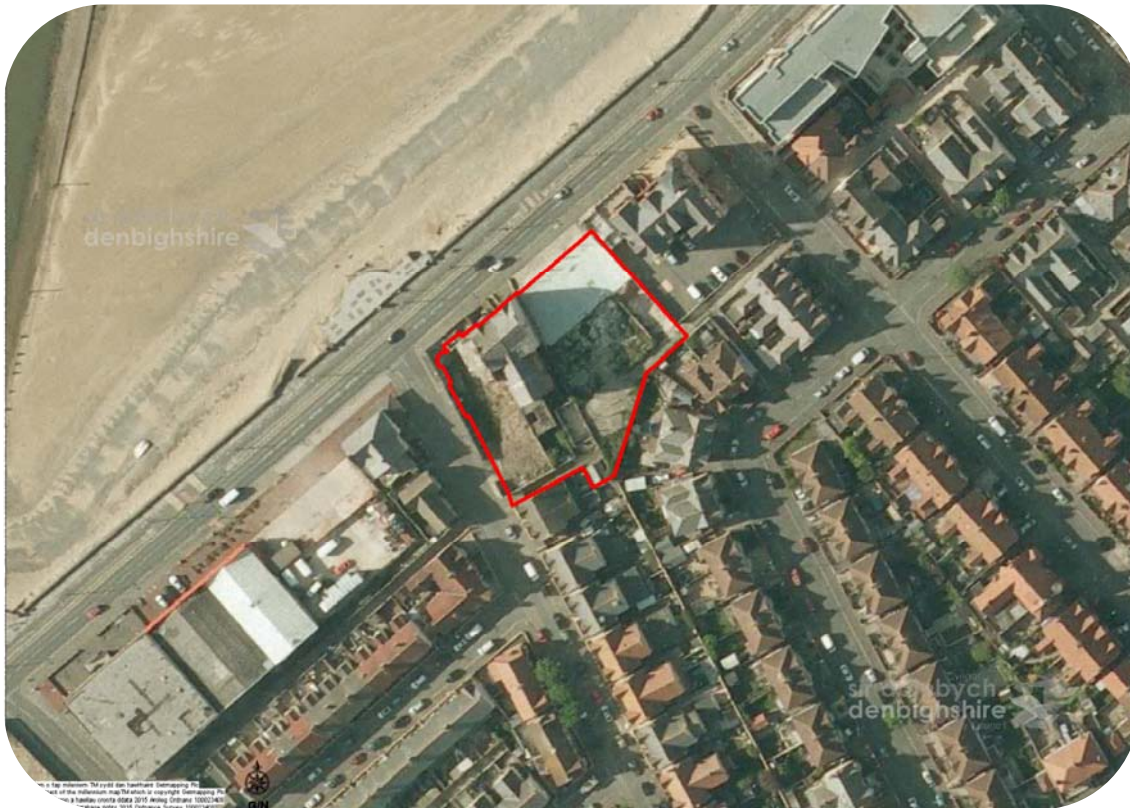
Validation:

- Design & Access Statement.
- Flood Consequence Assessment.
- Phase 1 habitat survey (inc bat & birds).
- Community Linguistic Statement.



Landowner/agent:
Please contact Strategic Planning for further info.

85-90 West Parade, Rhyl



Grid ref: 300040, 381041

Description:

The site comprises of a cleared grassed site located to the west of Rhyl. The site is surrounded by residential use to the east and south, the sea to the north, and former tourist entertainment use (now allocated for housing in the LDP) to the west.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Outline planning permission was granted for the residential development of the site but has since expired.

Delivery considerations:

The site is located in a C1 flood zone and therefore a Flood Consequence Assessment would be required. It is advised Natural Resources Wales are contacted prior to the submission of any planning application. On site open space provision would be required in line with LDP policy. A foul sewer crosses the site, therefore protection measures required. A developer contribution towards education could be required. Vegetation and existing buildings on site may support nesting birds.

Building Control .

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.28ha (gross)

Potential capacity:

20 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Flood Consequence Assessment.
- Community & Linguistic Impact Assessment.
- Bird/bat survey



Landowner/agent:
Please contact Strategic Planning for further info.

Land off Trellewelyn Road/ Bro Deg, Rhyl



Grid ref: 303014,380689

Description:

The site comprises of a relatively flat field which is located to the east of Rhyl. The site is surrounded by residential use to the east, and open fields on all remaining sides. To the north of the site is the 'Aberkinsey' residential development which is currently under construction, whilst adjacent are LDP allocations for community facility use and for open recreational space.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

The site is limited to a maximum of 100 dwellings owing to wider highway network constraints. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey (including water vole and Great Crested Newt survey) as the Council has records of protected species on the area. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. A river (Aberkinsey drain) runs through the site and therefore Natural Resources Wales should be contacted prior to any planning application.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
3.58ha (gross)

Potential capacity:
100 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

Validation:

- Design & Access Statement.
- Transport Assessment.
- Phase 1 habitat survey (inc great crested newts)
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Biosecurity Risk



Landowner/agent:
Please contact Strategic
Planning for further info.

Westbourne Avenue, Rhyl



Grid ref: 309355, 370044

Description:

The site is a brownfield site located in the west of the town of Rhyl, within an area of residential and commercial uses, and adjoining Marine Lake.

Planning status:

The site is allocated for housing in the Denbighshire LDP. It is outside but immediately adjoining the Rhyl Conservation Area, which is subject to an Article 4 direction. Permission was granted in 2005 for a development of 12 flats and 4 town houses (reference 45/2003/1414). Initial groundworks have been carried out but development has not continued beyond this stage.

Delivery considerations:

The site is located within C1 flood zone and any proposal should be accompanied by a Flood Consequence Assessment. Pre-application discussions with Natural Resources Wales are advised. Any new planning application would require open space and affordable housing provision in line with LDP policies.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.6 ha (gross)

Potential capacity:

16 dwellings

Open space: on site or via commuted sum

Affordable housing minimum 10%

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Community Linguistic Impact Statement



Landowner/agent:
Please contact Strategic Planning for further info.

Northgate School, Rhyl



Grid ref: 309355, 370044

Description:

The site is located in the north west of the town of Rhyl in a mainly residential area. The site is a brownfield site previously used as a private school but has since been cleared of all buildings.

Planning status:

The site is allocated for housing in the Denbighshire LDP. The site received planning permission for the erection of 22 2-bedroom apartments in 2006 (reference 45/2004/0813). This permission is extant but work on the residential units has not yet commenced. Approval has also been given for siting, design, external appearance and landscaping (reference 45/2007/0225). The site is outside but immediately adjoining the Rhyl Conservation Area, which is subject to an Article 4 direction.

Delivery considerations:

This permission is extant but work on the residential units has not yet commenced. Approval has also been given for siting, design, external appearance and landscaping (reference 45/2007/0225). The site is outside but immediately adjoining the Rhyl Conservation Area, which is subject to an Article 4 direction.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.2 ha (gross)

Potential capacity:
22 dwellings

Open space: on site
or via commuted
sum

Affordable housing
minimum 10%

Superfast broadband
status:

Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

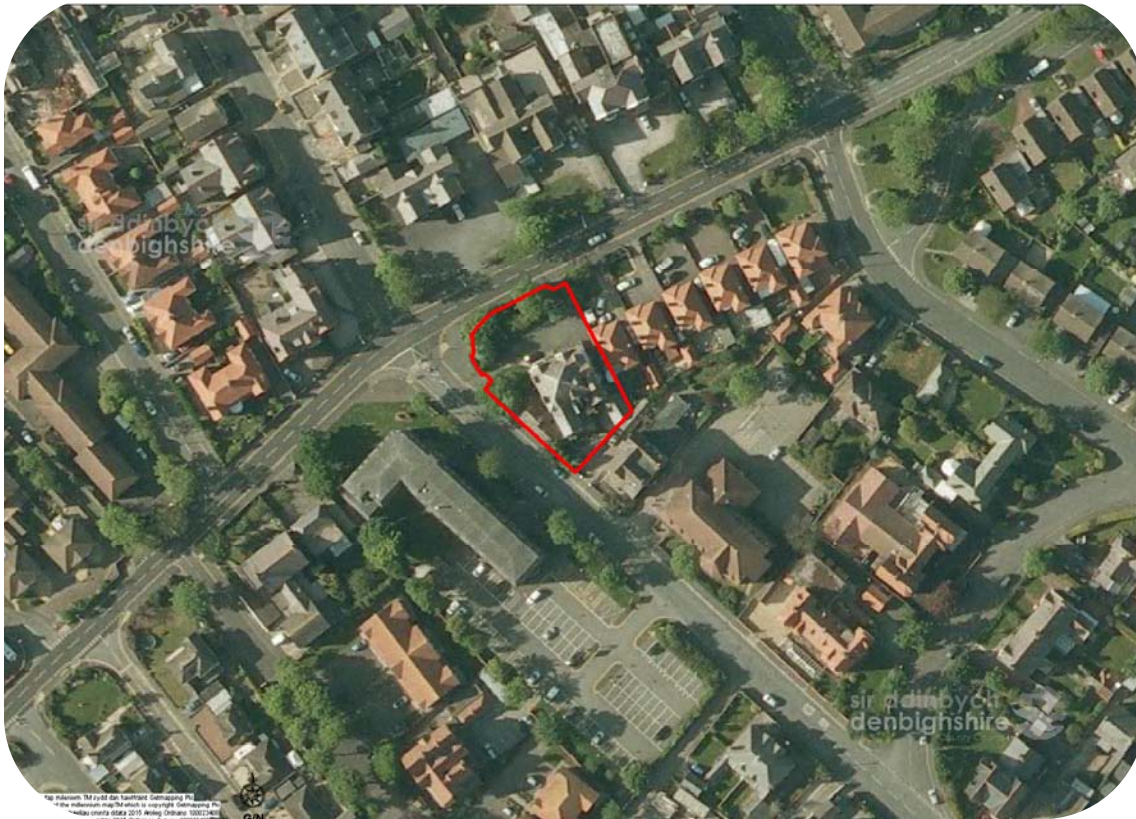
Validation:

- Design & Access Statement.
- Community Linguistic Impact Statement



Landowner/agent:
Please contact Strategic
Planning for further info.

36 Russell Road, Rhyl



Grid ref: 301424, 381825

Description:

The site comprises of a sizeable detached dwelling located in a generous plot in central Rhyl. The site is surrounded by residential use to the north, east, and south, with office use to the west.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Outline planning permission was granted in 2008 for 15 residential apartments. This permission has expired. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

A number of trees subject to a Tree Preservation Order are located on the boundary of the site. The local school(s) could require developer contributions to education provision, whilst bats/birds could be nesting in the existing dwelling. On site open space provision would be required in line with LDP policy.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.11ha (gross)

Potential capacity:

15 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Tree Assessment
- Bat & bird survey.
- Community Linguistic Statement.



Landowner/agent:
Please contact Strategic Planning for further info.

Additional land at HM Stanley, St.Asaph



Grid ref: 304529, 373610

Description:

The site comprises of two relatively flat fields to the south east and south west of HM Stanley, St.Asaph. HM Stanley Hospital is situated on the southern fringe of St Asaph and is surrounded by open fields to the south, east, west and residential use further to the north. HM Stanley Hospital is a grade II listed building which has recently become vacant.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. An area (1.1ha) of the allocated site to the eastern boundary has been granted planning permissions as part of the redevelopment of the former HM Stanley Hospital site. No planning permission has been granted on the remainder of the site to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle. A site development brief has been adopted for this site.

Delivery considerations:

Any proposal would have to be accompanied by an extended Phase 1 habitat survey, a Great Crested Newts survey, and bat & bird survey if trees are affected. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
5.74ha (gross)

Potential capacity:
201 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:
Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey, bat & bird & GCN survey
- Community & Linguistic Impact Assessment
- Tree Assessment.
- Transport Assessment.
- Desk archaeological survey.



Landowner/agent:
Please contact Strategic Planning for further info.

Land rear of Llys y Twysog, Tremeirchion.



Grid ref: 308125, 372803

Description:

The site is located in the village of Tremeirchion and is surrounded by residential use to the north and east, and open fields to the south and west. The site comprises of an open field that gently slopes downwards from east to west.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal could have to be accompanied by an extended Phase 1 Habitat Survey, including bats and birds if trees are affected. On site open space provision would be required in line with LDP policy. The site is located over a principal aquifer. Developer contribution could be required towards education provision. Conservation area is located immediately to the north east of the site.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.49ha (gross)

Potential capacity:

10 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status: Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey
- Community Linguistic Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj Maes Gruffydd, Trefnant.



Grid ref: 305350, 370780

Description:

The site is located to the east of Trefnant and is surrounded by residential use to the south, west and north, with open fields to the east. The site comprises of a relatively flat field that is bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation, alongside records of great crested newts within 250m of the site, a protected species survey would be required. On site open space provision would be required in line with LDP policy. The site is located over a principal aquifer whilst a foul sewer crosses the site. Developer contribution could be required towards education provision.

Building Control .

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.84ha (gross)

Potential capacity:

15 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey
- Community Linguistic Impact Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land rear of Llys yr Ewain, Trefnant.



Grid ref: 305543, 370654

Description:

The site is located to the east of Trefnant and is surrounded by residential use to the south, west and north, with open fields to the east. The site comprises of a relatively flat field that is bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation, alongside records of great crested newts within 250m of the site, a protected species survey would be required. On site open space provision would be required in line with LDP policy. The site is located over a principal aquifer whilst a foul sewer crosses the site. Developer contribution could be required towards education provision. Records from a desk based survey suggest the site has potential contamination related to clay bricks & tiles manufacture

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.75ha (gross)

Potential capacity:
25 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:
Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey, protected species survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Preliminary contamination risk assessment.



Landowner/agent:
Please contact Strategic Planning for further info.



Mid Denbighshire Sites

- 32.Land rear of Paradwys, Clawddnewydd
- 33.Land adj Crud yr Awel, Clawddnewydd
- 34.Nant y Celyn, Clocaenog
- 35.Land rear of Llys Heulog, Cyffylliog
- 36.Former Smithfield Service Station, Denbigh
- 37.Land off Eglwys Wen, Denbigh
- 38.Land between old and new Ruthin Roads, Denbigh
39. Land adj Ysgol Pendref (formally Heulfre), Denbigh
40. Land at Lodge Farm, Denbigh
- 41.Land at Bryn Stanley, Denbigh
- 42.Gwalia House, Eryrys
- 43.Land at Peniarth, Gellifor
- 44.Land south of Tan y Graig, Graigfechan
- 45.Ty Coch Farmhouse, Henllan
- 46.Maes Garmon, Llanarmon yn Ial
- 47.Land to the NW of Maes Derwen, Llanbedr DC
- 48.Land adj to the Old Rectory, Llanbedr DC
- 49.Adj Troed y Fenlli, Llanbedr DC
- 50.Adjacent Maes Llan, Llandyrnog
- 51.Rear of Bron y Clwyd, Llanfair Dyffryn Clwyd
- 52.Land rear of Bod Eryl, Llanferres.
- 53.Land at Dolwar, Pentre Llanrhaeadr
- 54.Land at Minffordd, Pwllglas.
55. Land south of A494, Pwllglas
- 56.Rhyd y Byll, Rhewl, Ruthin
57. Glasdir phase 2, Ruthin
- 58 .Land adj Maes Hafod and Llys Famau, Ruthin



Land rear of Paradwys, Clwyddnewydd



Grid ref: 308361, 352697

Site area:
1.06ha (gross)

Potential capacity:
10 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

Description:

The site is located on the northern boundary of Clwyddnewydd and is surrounded by open fields to the west and north and residential use to the south and west. To the immediate southern boundary of the site is a telephone exchange. The site comprises a small field that slopes downwards from west to east and is bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Planning permission has been granted for the residential development of part of the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat use of trees and the likely presence of hedgehogs, a survey should also cover these species. On site open space provision would be required in line with LDP policy. Off site sewers would be required to connect the development to the sewer network.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land adj Crud yr Awel, Clwyddnewydd



Grid ref: 308287, 352712

Description:

The site is located on the northern boundary of Clwyddnewydd and is surrounded by open fields to the west, east and north and residential use to the south. To the immediate western boundary of the site is a builders yard and sewerage works. The site comprises a small field that slopes downwards from west to east and is bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey owing to potential bat use of trees. A watercourse is located on the south western boundary therefore from a flooding and ecological perspective, a buffer zone will be required. On site open space provision would be required in line with LDP policy. A foul sewer crosses the site and therefore protection measures would be required, Off site water mains would be required to connect to the water mains.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.94ha (gross)

Potential capacity:

10 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Not currently available

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.
- Preliminary ground contamination assessment



Landowner/agent:
Please contact Strategic
Planning for further info.

Nant y Celyn, Clocaenog



Grid ref: 308262, 354018

Site area:

1.10ha (gross)

Potential capacity:

8 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Description:

The site is located to the south of Clocaenog and is surrounded by open fields to the south of the site. The northern part of the site is surrounded by residential use to the north with Nant Ddu (stream) abutting the northern boundary of the site. The site comprises an open field bounded predominantly by hedgerow, with the field gently sloping downwards from south to north.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. No planning permission is in place at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees, a survey would be required to cover these species. A watercourse is on the north boundary of the site and is surrounded by a partial C2 flood zone. A Flood Consequence Assessment would therefore be required to accompany any planning application. On site Open space provision would be required in line with LDP policy. A detailed assessment will be required to ascertain whether development could be accommodated at the Waste Water Treatment Works. Off site sewers and water mains required. A public right of way abuts the northern boundary of the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.
- Flood Consequence Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land to the rear of Llys Heulog, Cyffylliog



Grid ref: 305681, 357712

Description:

The site is located to the west of Cyffylliog and is surrounded by open fields to the west, a small wooded area to the north west, and residential use to the east. The site comprises part of a larger field which is bounded by mature hedgerow whilst the field slopes gently downwards from north to south.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission is in place at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees, a survey would be required to survey these species. Afon Corris Woods wildlife site is located to the west of the site. On site open space provision would be required in line with LDP policy. A water main crosses the site and therefore protection measures would be required. Off site sewers are required to connect to the sewer network. Owing to highway constraints, the Highway Authority consider that the site could accommodate a maximum of 5 dwellings.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

1.05ha (gross)

Potential capacity:

5 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Former Smithfield Service Station, Denbigh



Grid ref: 304820, 365902

Description:

The site is a former garage located off Smithfield Road, Denbigh, situated between the Council offices and Morrison's supermarket. The site is within walking distance of Denbigh town centre.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. Outline planning permission is currently in place at the site for 12 apartments. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

In view of the previous use of the site there is a risk of contamination and a remediation strategy will be required to deal with risks associated with potential contamination. A long term monitoring and maintenance plan will also be required. The local primary school could require developer contributions to education provision. No problems with public sewerage network.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.094 ha (gross)

Potential capacity:

12 dwellings

Open space:

On site, 2.4ha per
1000 persons

Affordable housing
minimum 10% on site

Superfast broadband
status:

Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

Validation:

- Design & Access Statement.
- Remediation strategy to deal with contamination risks



Landowner/agent:
Please contact Strategic
Planning for further info.

Land off Eglwys Wen, Denbigh



Grid ref: 307123, 366038

Description:

The site is located to the south east of Denbigh and is abutted by residential use to the west, Ffordd Eglwys Wen (Whitchurch Road) to the north, Ruthin Road to the south and agricultural land to the east. Further north of the site is grade I listed building and associated grade II features. The site slopes downwards from south west to north east.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle. A site development brief has been adopted for the site.

Delivery considerations:

A Transport Assessment would be required to accompany any proposal. The site is located over a principal aquifer, and to the south of the site is a C2 flood zone. Any proposal should include a SUDs. Any proposal would have to be accompanied by an extended Phase 1 habitat survey and a bat & bird survey of any trees & vegetation affected. Records of hedgehogs require provision of a wildlife corridor. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Development should seek to retain and enhance the setting of the noted grade I listed building. A surface water sewer runs along the southern boundary of the site and protection measures/easements would be required.

Building Control.

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Denbighshire CC contact details:

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Site area:

2.9ha (gross)

Potential capacity:

101 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey inc protected species survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Transport Assessment.
- Water Conservation Statement
- Desk based archaeological survey.



Landowner/agent:
Please contact Strategic Planning for further info.

Land between old and new Ruthin Roads, Denbigh



Grid ref: 307066, 365882

Description:

The site is located to the south east of Denbigh and is abutted by residential use to the west, Ruthin Road to the north, the A525 to the south and the Brookhouse Mill to the east. The site gently slopes down from west to east and currently comprises of agricultural grazing land bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle. A site development brief has been adopted for the site.

Delivery considerations:

A Transport Assessment would be required to accompany any proposal. The site is located over a principal aquifer, and to the immediate south of the site is a C2 flood zone. Any proposal should include SUDs. Any proposal would have to be accompanied by an extended Phase 1 habitat survey as the site has potential for bat & bird use of trees and vegetation, whilst records of hedgehogs require provision of a wildlife corridor. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. A surface water sewer runs along the southern boundary of the site and protection measures/easements would be required.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

2.09ha (gross)

Potential capacity:

73 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey inc protected species survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Transport Assessment.
- Water Conservation Statement



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj Ysgol Pendref (formally Heulfre), Denbigh



Grid ref: 304242, 366123

Description:

The site is located to the east of Denbigh and is surrounded by open fields to the west, north and south. To the east of the site is Ysgol Pendref (formally Heulfre) with associated open space, alongside a preponderance of residential use. The site slopes gently downwards from south west to north east.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

A Transport Assessment would be required to accompany any proposal. The site is located over a principal aquifer. Any proposal would have to be accompanied by bat and bird survey as the site has potential for bat & bird use of trees and vegetation. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. A water main crosses the site and protection measures would be required. Off site sewer required to connect to the sewer network.

Building Control.

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Site area:

2.82ha (gross)

Potential capacity:

99 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Bat & bird survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Transport Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land at Lodge Farm, Denbigh



Grid ref: 304490, 388343

Description:

The site is located to the western edge of Denbigh and is surrounded by open fields to the north & west, and residential use to the south and east. The site comprises of an open field which slopes upwards from south east to north west and is bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

A C2 flood zone is located to the south west of the site boundary, whilst the site is located over a principal aquifer. Any proposal would have to be accompanied by an ecological survey as the site has potential for bat use of trees. A stream runs to the south west of the site and reasonable avoidance measures in relation to otters will need to be included in any proposal. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Vehicular access should be obtained via Tan y Sgubor.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.73ha (gross)

Potential capacity:
25 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community and Linguistic Impact Assessment
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land at Bryn Stanley, Denbigh



Grid ref: 304776, 365690

Description:

This is a greenfield site located in Denbigh and is adjacent to St Joseph's Church, with existing housing to the east and west of the site. The site is generally flat with a gentle slope to the south and currently in agricultural use, with open countryside to the south of the site.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. No planning permission is currently in place at the site. Outline planning permission for residential development lapsed in 2014. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

A transport assessment will be required & pedestrian links should be provided to the town. Water Supply can be provided. The local primary school could require developer contributions to education provision. No problems with public sewerage network. Vehicular access should be obtained via Bryn Stanley.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.6 ha (gross)

Potential capacity:

25 dwellings

Open space:

On site, 2.4ha per
1000 persons

Affordable housing :
minimum 10% on site

Superfast broadband
status:

Connected, Latest
update from the
Superfast Cymru
website is that this
area is connected
and superfast
broadband is
available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey & protected species survey,
- Community Linguistic Impact Statement



Landowner/agent:
Please contact Strategic
Planning for further info.

Gwalia House, Eryrys



Grid ref: 309355, 370044

Description:

The site is located on the south-eastern boundary of Eryrys, with residential development to the west of the site and open fields to the south and east. The site is made up of the existing farmstead and agricultural land. The site is within an AONB.

Planning status:

The site has outline planning permission granted under code: 15/2007/1065 and has been granted an extension for submission of reserved matters until 2018. Indicative plans for the site showed 17 dwellings.

Delivery considerations:

Open space and affordable housing provision will be required in line with LDP policy. The site is located over a principal aquifer. The outline permission refers to the need for contaminated land investigation and if necessary remediation prior to any development.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.65ha (gross)

Potential capacity:

17 dwellings

Open space:

on site 2.4 ha/1000 population and/or commuted sum

Affordable housing

min 10%

Superfast broadband status:

Fibre Enabled - Latest update from SFC website is that this area is enabled for Fibre but the local cabinet is not yet ready and orders are not being taken at this time.

Validation:

- in line with requirements on outline permission



Landowner/agent:
Please contact Strategic
Planning for further info.

Land at Peniarth, Gellifor



Grid ref: 309355, 370044

Description:

The site is located to the north of the village of Gellifor, between Maes Hafal and Gellifor Farm. The site is flat and is currently grazing land.

Planning status:

The site is allocated for housing in the Denbighshire LDP. No planning permission has been granted to date.

Delivery considerations:

Open space and affordable housing provision will be required in line with LDP policies. The Highway Authority requires that road improvement works, carriageway widening and a footpath linking the site to Maes Hafal be considered as part of any development. Dwr Cymru Welsh Water have confirmed that the local sewage treatment works is at capacity and developers may be asked to make financial contributions towards improvements (if development takes place prior to any DCWW investment).

Building Control.

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Denbighshire CC contact details:

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Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.6 ha (gross)

Potential capacity:

10 dwellings

Open space: on site
or via commuted
sum

Affordable housing
minimum 10%

Superfast

broadband status:

Under review.

Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Validation:

- Design & Access Statement.
- Community Linguistic Impact Statement



Landowner/agent:
Please contact Strategic
Planning for further info.

Land south of Tan y Graig, Graigfechan



Grid ref: 314730, 354321

Description:

The site is located to the north west of Graigfechan, and consists of an open field bounded by mature hedgerow which slopes downwards from East to West. To the east of the site is residential use, to the West open field, and a small number residential units to the north and south. A stream runs to the northern boundary of the site.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation and records of otters using the stream on the northern boundary of the site, a protected species survey would be required. On site open space provision would be required in line with LDP policy. A sewer crosses the site and therefore protection measures would be required. The site is located in an AONB. A public footpath abuts the northern boundary of the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.74ha (gross)

Potential capacity:

10 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Extended phase 1 survey and Protected species survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Ty Coch Farmhouse, Henllan



Grid ref: 309355, 370044

Description:

The site is located to the south west of Henllan, with residential development to the north, east and south of the site. The western boundary abuts a road with a playing field opposite. The site is brownfield and is currently in mixed use for garden sales, storage and workshops.

Planning status:

The site has full planning permission for 15 dwellings dating from 2015 under code **28/2014/1204/PF**.

Delivery considerations:

Development has not started on the site. Conditions on the planning permission relate to approval of materials, landscaping, highway works, drainage, archaeological work, contamination investigation and if necessary remediation, open space and affordable housing.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.

Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.34ha (gross)

Potential capacity:

15 dwellings

Open space:

as planning permission

Affordable housing as planning permission

Affordable housing

minimum 10% on site

Superfast

broadband status:

Connected, Latest update from the

Superfast Cymru website is that this

area is connected and superfast

broadband is available.

Validation:

In line with conditions set out in planning permission under code **28/2014/1204/PF**



Landowner/agent:
Please contact Strategic Planning for further info.

Maes Garmon, Llanarmon yn Ial



Grid ref: 309355, 370044

Description:

The site is located on the northern boundary of Llanarmon yn Ial, with residential development to the immediate south of the site. The site is flat and is currently used for agricultural grazing. The site is within an AONB.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Open space and affordable housing provision will be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. Highways have advised that improvements will be required to Ffordd Rhiw Ial.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

1.15ha (gross)

Potential capacity:

34 dwellings

Open space: on site

2.4 ha/1000 population and/or commuted sum

Affordable housing min 10% .

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Community & Linguistic Impact Statement.



Landowner/agent:
Please contact Strategic Planning for further info.

Land to the NW of Maes Derwen, Llanbedr DC.



Grid ref: 314193, 359805

Site area:
0.59ha (gross)

Potential capacity:
18 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Under review.
Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Description:

The site is located to the north west of Llanbedr Dyffryn Clwyd, and is surrounded by fields to the north, east, west and residential use to the south. The site is part of a larger open field which slopes gently downwards from north east to south west and is bounded by post fencing to the south boundary of the site which bounds the B5429.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. The site is located over a principal aquifer. Off site sewers would be required to connect to the sewerage network. On site open space provision would be required in line with LDP policy. The site is located in an AONB.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land adj to the Old Rectory, Llanbedr DC.



Grid ref: 314129, 359714

Description:

The site is located to the north west of Llanbedr Dyffryn Clwyd, and is surrounded by fields to the north, south, west and residential use to the east. The site slopes downwards gently from north east to south west and is part of a larger field that is bounded by hedgerow and trees to the north west boundary.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation and records of otters using the stream on the northern boundary of the site, a protected species survey would be required. On site open space provision would be required in line with LDP policy. The site is located in an AONB. The site is adjacent a grade II and II* listed buildings.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.98ha (gross)

Potential capacity:

29 dwellings

Open space:

On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast
broadband status:
Under review.
Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey (inc bat & birds)
- Community and Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Adj Troed y Fenlli, Llanbedr DC.



Grid ref: 314224, 359628

Description:

The site is located to the north west of Llanbedr DC and comprises an open field which slopes downwards from east to west. The site is surrounded by residential to the north, east, south, and open fields to the west. The site is bounded by hedgerow to the north east boundary of the site, post and wire fencing to the southern boundary, and open on the remaining sides as the site forms part of a larger open field.

Planning status.

The site has been allocated for housing development and recreation open space in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by a bat and bird survey owing to potential bat & bird use of trees and vegetation. A watercourse is located in the site therefore a 4m no development buffer would be required. On site open space provision would be required in line with LDP policy. The site is located in an AONB.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.85ha (gross)

Potential capacity:

10 dwellings

Open space:

On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Under review.

Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Validation:

- Design & Access Statement.
- Bat and bird survey.
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Adjacent Maes Llan, Llandyrnog



Grid ref: 310933, 365234

Description:

The site is located to the north east of Llandyrnog, and is surrounded by residential use to the south west, open fields to the remaining sides and a farm to the north east. The site currently comprises of a relatively level open field bounded by hedgerow.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Outline planning consent was granted in July 2016 (40 units indicative) under code 18/2016/0400

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. On site open space provision would be required in line with LDP policy. A public right of way abuts the north of the site.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

1.69ha (gross)

Potential capacity:

25 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Rear of Bron y Clwyd, Llanfair Dyffryn Clwyd



Grid ref: 313318, 355520

Description:

This is a greenfield site located to the south of Ruthin and adjoins the northern boundary of the village of Llanfair Dyffryn Clwyd, with the A525 to the east. The site is generally flat and currently in agricultural use, with open countryside to the north and west of the site.

Planning status:

The site has been allocated for housing development and recreation in Denbighshire's LDP. No planning permission is in place at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

A transport assessment will be required & pedestrian links should be provided to the village. The public footpath to North of site should be protected. The trees on the eastern boundary of the site are subject to a Tree Preservation Order. Water supply can be provided, but off site mains to the boundary of the site is required. No problems with public sewerage network, The Waste Water Treatment Works currently has limited capacity. Welsh Water have improvements planned and anticipate work will be completed by 2018.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
2.7 ha (gross)

Potential capacity:
59 dwellings

Open space:
On site, 2.4ha per
1000 persons

Affordable housing
minimum 10% on site

Superfast broadband
status:

Under review.
Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey & protected species survey,
- Community Linguistic Impact Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land rear of Bod Eryl, Llanferres.



Grid ref: 318785, 360934

Description:

The site is located to the north of Llanferres, and comprises part of a larger field. The site is relatively level and is surrounded by residential use to the south and east, and open fields on the remaining sides. The boundary of the site consists of post and wire fencing that abuts the A494.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. On site open space provision would be required in line with LDP policy. The site is located in an AONB. Off site sewers would be required to connect to the sewer network.

Building Control .

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.66ha (gross)

Potential capacity:

10 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land at Dolwar, Pentre Llanrhaeadr



Grid ref: 308688, 362417

Description:

The site is located to the south of Pentre Llanrhaeadr and is part of a larger open field that is bounded by fencing to the west of the site, and hedgerow on all other sides. The site is surrounded by open fields to the west and east, south, and residential units to the far north west.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. On site open space provision would be required in line with LDP policy. Part of the site is located over a principal aquifer. Off site sewers would be required to connect to the sewer network.

Building Control.

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Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

1.188ha (gross)

Potential capacity:

23 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community and Linguistic Impact Assessment
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land at Minffordd, Pwllglas.



Grid ref: 311420, 354459

Site area:
1.19ha (gross)

Potential capacity:
20 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Under review.
Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

Description:

The site is located to the south of Pwllglas and gently slopes downwards from west to east. The site comprises an open field bounded by mature hedgerow which abuts the A494 to the east, residential use to the north, and open fields to the remaining sides.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. On site open space provision would be required in line with LDP policy. Developer contribution to education provision could be required. The development of this site could have an impact on local education provision.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community and Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land south of A494, Pwllglas



Grid ref: 311779, 354663

Description:

The site is located to the south of Pwllglas, and is surrounded by open fields to the south, and residential use to the remaining sides. The site abuts the A494, and comprises an open field which is bounded by hedgerow and slopes away from the main road.

Planning status.

The site has been allocated for housing development and open space in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Owing to potential bat & bird use of trees and vegetation and the stream to the northern boundary of the site, a protected species survey would be required alongside a 4m buffer next to the stream. On site open space provision would be required in line with LDP policy. A small section of C2 flood zone is located on the eastern boundary of the site. A sewer crosses the site and therefore protection measures would be required. The site is located on a major aquifer. Developer contributions to education could be required.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
2.07ha (gross)

Potential capacity:
15 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Under review.
Latest update from
SFC website is that
this area is under
review and they are
exploring ways to
bring Superfast fibre
to this area.

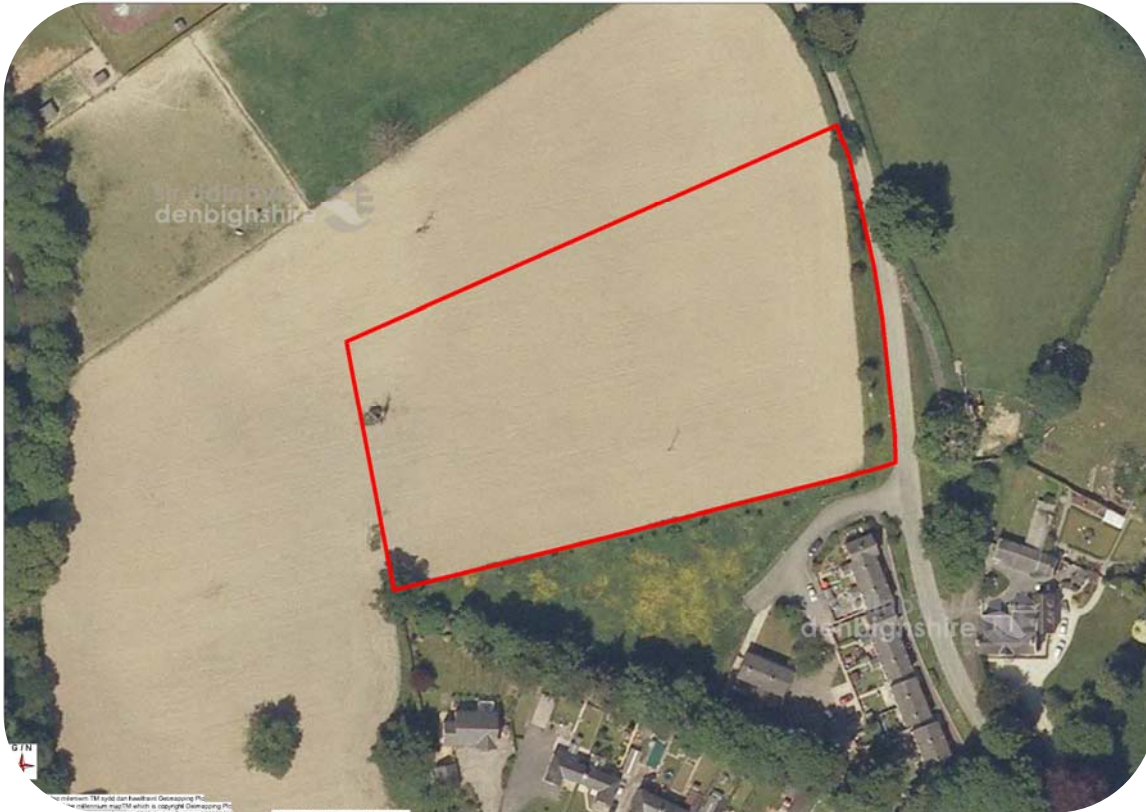
Validation:

- Design & Access Statement.
- Phase 1 habitat survey, & protected species survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Rhyd y Byll, Rhewl, Ruthin



Grid ref: 309355, 370044

Site area:
1.1 ha (gross)

Potential capacity:
39 dwellings

Open space: on
site or via
commuted sum

Affordable housing
minimum 10%

Superfast
broadband status:
Under review.
Latest update from
SFC website is that
this area is under
review and they
are exploring ways
to bring Superfast
fibre to this area.

Description:

The site is located to the north west of the village of Rhewl, near Ruthin. The site is flat and has been used for arable farming.

Planning status:

The site is part of a larger allocation for housing in the Denbighshire LDP. Outline planning permission for residential development was granted in 2014 (reference 24/2013/1553) for the remainder of the allocation. A portion of this area subsequently received approval for 4 dwellings in 2015. No planning permission is presently in place for the site area outlined in red above.

Delivery considerations:

The site is currently owned by Denbighshire County Council.

Building Control.

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Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Community & Linguistic Impact Statement



Landowner/agent:
Please contact Strategic
Planning for further info.

Glasdir phase 2, Ruthin



Grid ref: 311783, 358635

Description:

The site is situated to the north of Ruthin, and is surrounded by the Ruthin link road to the north, Glasdir Farm to the west, and existing residential development at The Park & football pitches to the south. The eastern boundary of the site is between 80 and 120 metres from the River Clwyd. Phase 1 of the allocation consists of some 6.14 hectares of the north eastern section of the site which already benefits from a partly implemented planning permission, with development of the site still ongoing.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

The site is partly located in a flood zone C1, and therefore Natural Resources Wales should be contacted prior to any application. A Flood Consequence Assessment would be required. A Transport Assessment would be required. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey (inc bat & bird) with records of water voles on phase 1 of the site and otters in the area. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works .

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
5.01ha (gross)

Potential capacity:
167 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:
Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Flood Consequence Assessment.
- Transport Assessment.
- Phase 1 habitat survey & protected species survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj Maes Hafod and Llys Famau, Ruthin



Grid ref: 311383, 358356

Description:

The site is located to the west of Ruthin and is surrounded by residential use to the north and east, and open fields to the south and west. A watercourse abuts the western site boundary.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey & bat and bird survey owing to potential bat and bird use of trees and vegetation. The Council's Biodiversity Officer also notes that a watercourse is located alongside the boundary of the site. The site is located over a natural aquifer. And therefore mains connection should be sought. On site open space provision would be required in line with LDP policy. A developer contribution would be required to ensure the Waste Water Treatment Works facility can accommodate the site. A public right of way crosses the eastern boundary of the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

1.98ha (gross)

Potential capacity:

69 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing

minimum 10% on site

Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Bat & bird survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.



South Sites

- 60. Land rear of Bryn Awel, Bryneglwys
- 61. Land adj cemetery, Carrog
- 62. Land adj Maes Sidan, Carrog
- 63. Adj Ysgol Caer Drewyn, Corwen
- 64. Council depot, Corwen
- 65. Land adj Bryn Gwynt, Cynwyd
- 66. Land rear of New Inn Terrace, Glyndyfrdwy
- 67. South of School, Gwyddelwern
- 68. Rear of Beuno Terrace, Gwyddelwern
- 69. Bryn Llan, Gwyddelwern
- 70. Rear of Bodowen, Llandrillo
- 71. .Adj Trem y Gwernant, Llangollen
- 72 .Rear of Castle View and The Hollies, Llangollen.
- 73. Vicarage Road, Llangollen



Land rear of Bryn Awel, Bryneglwys



Grid ref: 314641, 347205

Description:

The site is located to the eastern side of the village of Bryneglwys, with residential use to the north, south and west, and open countryside to the east. The site currently comprises an open field that is bounded on all sides by hedgerow. The site slopes gently upwards from north west to south east.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Also, owing to bat & bird use of trees and vegetation, a bat and bird survey would be required. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. On site open space provision would be required in line with LDP policy. The site is located in an AONB and is adjacent a listed building. A public right of way crosses the south western boundary of the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.32ha (gross)

Potential capacity:

10 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site
Superfast broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey and bat & bird survey
- Community Linguistic Statement.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj cemetery, Carrog



Grid ref: 311035, 343510

Description:

The site is located in the village of Carrog and is surrounded by fields to the north and south, the main village to the east, and a cemetery to the west. The site comprises part of a larger open field which is bounded by hedgerow and slopes.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey. Also, owing to otters and potential bat & bird use of trees and vegetation, a bat & bird and otter survey would be required. Sufficient information would be required to demonstrate no likely significant impact on the River Dee & Bala Lake SAC. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. A small section of the site is located in a C2 flood zone. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. The site is located in an AONB.

Building Control.

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Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.45ha (gross)

Potential capacity:

12 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing

minimum 10% on site

Superfast broadband

status: Fibre Enabled -

Latest update from SFC website is that this area is enabled for Fibre but the local cabinet is not yet ready and orders are not being taken at this time.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey & protected species.
- Community Linguistic Statement.
- Tree Assessment.
- Preliminary Contamination Risk Assessment.
- Flood Consequence Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land adj Maes Sidan, Carrog



Grid ref: 310891, 343599

Description:

The site is located in the village of Carrog and is surrounded by fields to the north and south and the main village to the east. The site comprises part of a larger field which slopes downwards from south to north and includes a number of mature trees on the southern boundary of the site.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat survey owing to otters and potential bat & bird use of trees and vegetation. Sufficient information would be required to demonstrate no likely significant impact on the River Dee & Bala Lake SAC. The site is within the River Dee catchment area; a section of the site is located in a C2 flood zone. Therefore, it is advised that Natural Resources Wales are contacted. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. The site is located in an AONB and to the west of a listed building.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.62ha (gross)

Potential capacity:
15 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Fibre Enabled - Latest update from SFC website is that this area is enabled for Fibre but the local cabinet is not yet ready and orders are not being taken at this time.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey, bat & bird
- Community Linguistic Statement.
- Tree Assessment.
- Preliminary Contamination Risk Assessment.
- Flood Consequence Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Adj Ysgol Caer Drewyn, Corwen



Grid ref: 307694, 344554

Description:

The site is surrounded by open fields to the immediate north and south, with the B5437 abutting the northern boundary. Further north west of the site is Ysgol Caer Drewyn and Clawdd Poncen, whilst Corwen is located further south. The site comprises an agricultural field used for grazing which slopes up and down from east to west.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by a bat & bird survey habitat survey owing to potential bat use of trees. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. The local school(s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. A water main crosses the site. Off site sewers required to connect to the sewer network.

Building Control.

We offer practical and intelligent design advice and appraisal, helping streamline a project's development. We will give you the reassurance of certifying that plans meet the full range of Building Standards and our qualified Surveyors will work with you from project inception, through construction to completion and occupation.

Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
2.57ha (gross)

Potential capacity:
89 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Under review.
Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Bat & bird survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Preliminary ground contamination assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Council depot, Corwen



Grid ref: 307238, 344676

Description:

The site is surrounded by open fields to the immediate north west and south west, with the A5104 abutting the northern boundary. Further south of the site is residential use at Clawdd Poncen, Ty'n Lliart Industrial Estate to the immediate east, whilst Corwen is located further south. The site comprises part council depot (north east corner of site) and an agricultural field used for grazing which slopes up gently from east to west.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to the scale of development, a Transport Assessment would be required. Any proposal would also have to be accompanied by a bat & bird survey owing to potential bat & bird use of trees. A stream located to the south east boundary of the site flows to the River Dee and Bala Lake SAC. Sufficient information is therefore required to demonstrate no significant harm to the SAC. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. The local school (s) could require developer contributions to education provision. On site open space provision would be required in line with LDP policy. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site. Off site sewers required to connect to the sewer network.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

3.12ha (gross)

Potential capacity:

128 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Transport Assessment.
- Bat & bird survey.
- Community & Linguistic Impact Assessment.
- Tree Assessment.
- Preliminary ground contamination assessment



Landowner/agent:
Please contact Strategic Planning for further info.

Land adj Bryn Gwynt, Cynwyd



Grid ref: 305652, 340929

Description:

The site is surrounded by open fields to the south and east of the site, with residential to the west and north. The site comprises part of a larger field, and slopes downwards from north to south, with the northern section of the site being raised above the B4401 which abuts the western boundary.

Planning status:

The site has been allocated for housing development in Denbighshire's LDP. No planning permission is in place at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to potential bat & bird use of trees and vegetation, a bat & bird survey would be required. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. Cynwyd conservation area abuts the northern boundary of the site. On site open space provision would be required in line with LDP policy. The site is located in an Area of Outstanding Natural Beauty. Office records suggest potential contamination at the site related to factory works.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.

Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.49ha (gross)

Potential capacity:
15 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Bat & bird survey.
- Community Linguistic Statement.
- Tree Assessment.
- Preliminary contamination risk assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Land rear of New Inn Terrace, Glyndyfrdwy



Grid ref: 315019, 342759

Description:

The site is located to the east of Glyndyfrdwy and is surrounded by residential use to the north, south, west and open countryside to the east, whilst the site is bounded by post and wire fencing and a mixture of foliage. The site slopes steeply upwards from north to south, and a stream runs across the northern boundary of the site.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission is in place at the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

An extended Phase 1 habitat survey and a protected species survey is required alongside sufficient to demonstrate no likely significant impact on the River Dee SAC & SSSI. The site is within the River Dee catchment area & the northern boundary of the site falls partially within a C2 flood zone ; applicant should contact Natural Resources Wales. On site open space provision would be required in line with LDP policy. Office records suggest potential contamination at the site related to railway use . This record of contamination is linked to the remains of an old tramway of which the County Archaeologist has requested is recorded if removed. A foul sewer crosses the site and protection measures would be required. The local primary school could require developer contributions to education provision

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.78ha (gross)

Potential capacity:
30 dwellings

Open space:
On site, 2.4ha per 1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:
Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey
- Community and Linguistic Impact Assessment
- Tree Assessment.
- Preliminary contamination risk assessment.
- Desk based archaeological survey.



Landowner/agent:
Please contact Strategic Planning for further info.

South of School, Gwyddelwern



Grid ref: 309355, 370044

Description:

The site is located to the south of Gwyddelwern, with the school playing field to the immediate north of the site. The site is flat and is currently used for agricultural grazing.

Planning status:

The site has an outline planning permission dating from 1986 and detailed planning for phase 1 development of 7 dwellings which has a technical start (06/2000/0145). There are no open space or affordable housing requirements attached to these planning permissions.

Delivery considerations:

Development has commenced on Phase 1 of the site, the access has been created and two housing slabs are present. There has been no further development on the site since around 2005. Detailed plans would need to be submitted for any revision to Phase 1 and for Phase 2 of the site

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.87ha (gross)

Potential capacity:

26 dwellings

Open space,
Affordable housing

To be in line with LDP policy requirement if a new application were to be submitted on the site.

Superfast
broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

Details of siting, external appearance and landscaping required.



Landowner/agent:
Please contact Strategic Planning for further info.

Rear of Beuno Terrace, Gwyddelwern



Grid ref: 309355, 370044

Description:

The site is located to the west of Gwyddelwern, with the Ty Mawr public house to the immediate south. The site was formally a garage and is currently unused land.

Planning status:

The site is allocated for housing in the Denbighshire LDP. Outline planning permission was granted in 2008 but this expired without the submission of any reserved matters.

Delivery considerations:

The previous outline application required further assessments covering access improvements, potential contaminated land issues and the need for an archaeological assessment. A tree on the site is to be retained. A foul sewer crosses the site and protection/easement measures would be required. Developer contributions could be required towards increasing the capacity of the Waste Water Treatment Works to accommodate the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.37ha (gross)
Potential capacity:
12 dwellings
Open space: on site
or via commuted
sum
Affordable housing
minimum 10%
To be in line with LDP
policy requirement if
a new application
were to be submitted
on the site.

Superfast broadband
status:
Connected, Latest
update from the
Superfast Cymru
website is that this

Validation:

- Design & Access Statement.
- archaeological assessment
- Community Linguistic Statement
- Tree Assessment.
- Preliminary Contamination Risk Assessment



Landowner/agent:
Please contact Strategic
Planning for further info.

Bryn Llan, Gwyddelwern



Grid ref: 309355, 370044

Site area:

0.87ha (gross)

Potential capacity:

26 dwellings

Open space:

Affordable housing

Superfast

broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Description:

The site is located to the south of Gwyddelwern, with the school playing field to the immediate north of the site. The site is flat and is currently used for agricultural grazing.

Planning status:

The site has an outline planning permission dating from 1986 and detailed planning for phase 1 development of 7 dwellings which has a technical start (06/2000/0145). There are no open space or affordable housing requirements attached to these planning permissions.

Delivery considerations:

Development has commenced on Phase 1 of the site, the access has been created and two housing slabs are present. There has been no further development on the site since around 2005. Detailed plans would need to be submitted for any revision to Phase 1 and for Phase 2 of the site

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, Idp@denbighshire.gov.uk

Validation:

Details of siting, external appearance and landscaping required.



Landowner/agent:
Please contact Strategic Planning for further info.

Rear of Bodowen, Llandrillo



Grid ref: 303348, 337202

Description:

The site comprises of an open field to the north of the site and scrub land with two brick constructed single storey buildings to the southern part of the site. The site is bounded by hedgerow and post and wire fencing, and is relatively flat.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Outline planning permission has been granted for the residential development of the south east section of the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to potential bat & bird use of trees and vegetation and records of otters using the stream on the northern boundary of the site, a protected species survey would be required alongside Reasonable Avoidance Measures. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. A very small section of the site is in flood zone C2. On site open space provision would be required in line with LDP policy. A sewer crosses the site and therefore protection measures would be required. The site is located adjacent an AONB and conservation area which contains a number of listed buildings.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:
0.95ha (gross)

Potential capacity:
20 dwellings

Open space:
On site, 2.4ha per
1000 persons.

Affordable housing
minimum 10% on site

Superfast broadband
status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Protected species survey
- Community and Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic
Planning for further info.

Adj Trem y Gwernant, Llangollen



Grid ref: 322103, 341516

Description:

The site is located to the south of Llangollen and is surrounded by residential use to the immediate south, west and east. The site is wooded and slopes downwards from north east to south west. The site currently comprises a wooded area.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. Planning permission has been granted for the residential development of part of the site. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Any proposal would also have to be accompanied by an extended Phase 1 habitat (including bat & birds) survey owing to potential bat use of trees. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. On site open space provision would be required in line with LDP policy. The site abuts a Woodland Trust site which is subject to a Tree Preservation Order. The site is located in the World Heritage Site buffer zone and an AONB.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ. Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

0.39ha (gross)

Potential capacity:

14 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast broadband status:

Under review.

Latest update from SFC website is that this area is under review and they are exploring ways to bring Superfast fibre to this area.

Validation:

- Design & Access Statement.
- Phase 1 habitat survey
- Community Linguistic Statement
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Rear of Castle View and The Hollies, Llangollen.



Site area:

1.17ha (gross)

Potential capacity:

41 dwellings

Open space:

On site, 2.4ha per 1000 persons.

Affordable housing minimum 10% on site

Superfast

broadband status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Grid ref: 321357, 341559

Description:

The site is located to the south of Llangollen and is surrounded by a wooded hillside to the south, open fields to the north (allocated for housing in the LDP) & west, and allotments to the immediate east. The site slopes downwards from south to north and comprises an open field.

Planning status.

The site has been allocated for housing development in Denbighshire's LDP. No planning permission has been granted to date. Subject to the acceptability of design details, housing development at the site is acceptable in principle.

Delivery considerations:

Owing to wider highway network constraints, it is advised a discussions are undertaken with the Highway Authority. Any proposal would also have to be accompanied by an extended Phase 1 habitat survey alongside a bat and bird survey. The site has historic records of slow worm. The site is within the River Dee catchment area; applicant should contact Natural Resources Wales. On site open space provision would be required in line with LDP policy. The site is located in the World Heritage Site buffer zone and the AONB. The site abuts a grade II listed building. A tree subject to a Tree Preservation Order is located towards the centre of the site.

Building Control.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Validation:

- Design & Access Statement.
- Phase 1 habitat survey
- Community & Linguistic Impact Assessment.
- Tree Assessment.



Landowner/agent:
Please contact Strategic Planning for further info.

Vicarage Road, Llangollen



Grid ref: 309355, 370044

Description:

The site is located to the south west of Llangollen, with Fron Bache cemetery to the immediate east. There is an undeveloped housing allocation adjoining the southern boundary of the site. The site is mainly grassland and slopes to the south.

Planning status:

The site is allocated for housing in the Denbighshire LDP. Full planning permission was granted in 2001 (reference 03/1997/0740), which has been implemented but development has not progressed beyond initial groundworks.

Delivery considerations:

The development of the site should provide access to the adjoining undeveloped housing allocation ('Rear of Castle View and The Hollies, Llangollen'). Any new planning application must meet the requirements of the Denbighshire LDP policies.

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Denbighshire CC contact details:

Strategic Planning & Housing, Caledfryn, Denbigh, Denbighshire, North Wales, LL16 3RJ.
Phone: 01824 706916, ldp@denbighshire.gov.uk

Site area:

2 ha (gross)

Potential capacity:

47 dwellings

Open space: on site
or via commuted sum

Affordable housing
minimum 10%

Superfast broadband
status:

Connected, Latest update from the Superfast Cymru website is that this area is connected and superfast broadband is available.

Validation:

- Design & Access Statement.
- Community Linguistic Impact Statement



Landowner/agent:
Please contact Strategic
Planning for further info.

Key planning documents



Local Planning Policies.



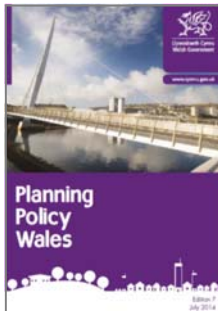
Denbighshire's adopted Local Development Plan (2006 - 2021).
Supplementary Planning Guidance (SPG) documents relating to:

- Affordable Housing.
- Conservation areas.
- Planning and the Welsh Language.
- Landscaping New Developments.
- Nature Conservation and Species Protection.
- Open Space Requirements in New Development.
- Parking in New Development.
- Residential Development Design Guide.
- Residential Space Standards.
- Trees and Development.

Site development briefs:

- [Bodelwyddan Key Strategic Site Development Brief](#)
- [Site Development Brief - Land at HM Stanley Hospital, St Asaph](#)
- [Site Development Brief - Brookhouse Sites, Denbigh](#)
- [Site Development Brief - Cae Ffyddion, Dyserth](#)
- [Site Development Brief - Ffordd Hendre & Maes Meurig, Meliden](#)

National Planning Policies.

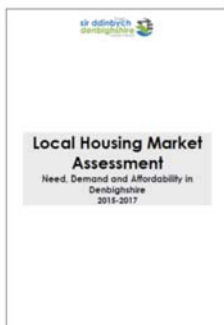


Planning Policy Wales (edition 8, Jan 2016).

Technical Advice Notes (TANs) relating to:

- TAN 2: Planning and Affordable Housing (2006).
- TAN 5: Nature Conservation and Planning (2009).
- TAN 12: Design (2014).
- TAN 16: Sport, Recreation and Open Space (2009).
- TAN 18: Transport (2007).
- TAN 20: Planning and the Welsh Language (2013).

Other documents.



- Denbighshire Local Housing Market Assessment 2015—2017
- Denbighshire Joint Housing Land Availability Study 2016
- Denbighshire Housing Strategy 2016—2021
- Denbighshire Strategic Flood Consequence Assessment (2014 update)
- Welsh Government, Practice Guidance - Planning for Sustainable Buildings (2014)
- For guidance on Sustainable Urban Drainage Systems, see CIRIA publications C522 SUDS – Design manual for England and Wales and C523 SUDS – Best Practice Manual
- British Standard 'Trees in relation to construction—BS5837:2005'
- The Bat Conservation Trust publication entitled '*Bat Surveys – Good*

Practice Guidelines (2nd ed.)'

Key contacts.



Denbighshire County Council:

Development Management
Caledfryn
Smithfield Road
Denbigh
LL16 3RJ
Tel.: 01824 706727
Email: planning@denbighshire.gov.uk

Strategic Planning and Housing
Caledfryn
Smithfield Road
Denbigh
LL16 3RJ
Tel.: 01824 706916
Email: ldp@denbighshire.gov.uk

Building Control
Caledfryn
Smithfield Road
Denbigh
LL16 3RJ
Tel: 01824 706717
Email: building.control@denbighshire.gov.uk

Highways and Transportation
Caledfryn
Smithfield Road
Denbigh
LL16 3RJ
Tel: 01824 706882
Email: highways@denbighshire.gov.uk

Ecology and Biodiversity.
Countryside services
Loggerheads Country Park
Ruthin Road
Nr Mold
CH7 5LH
Tel: 01824 712143
Email: biodiversity@denbighshire.gov.uk

Archaeology
Countryside services
Loggerheads Country Park
Ruthin Road
Nr Mold
CH7 5LH
Tel: 01824 712143
Email: archaeology.consultations@denbighshire.gov.uk

Flood Risk Management
Caledfryn
Smithfield Road
Denbigh
LL16 3RJ
Tel: 01824 706901
Email: flood.investigations@denbighshire.gov.uk

Other organisations:

For flooding, wildlife environmental matters:

Natural Resources Wales
Planning Liaison Officer
Ffordd Penlan
Parc Menai
Bangor
Gwynedd
LL57 4DE
0300 065 3000
enquiries@naturalresourceswales.gov.uk

Welsh Water's Development Control section can provide pre application relating to water supply and sewerage. Full details on this pre-application service can be found on the link below:

<http://www.dwrcymru.com/en/Developer-Services/Pre-Planning.aspx>

Water supply for sites in the Llangollen area are supplied by Dee Valley Water. For further information regarding pre-application discussions with Dee Valley Water, please see the link below:

<http://www.deevalleywater.co.uk/article.php?id=142>

For gas supply, please contact Wales and West Utilities:
Tel: 0800 912 2999
Email: connections@wwutilities.co.uk

Electricity supply, Scottish Power:
Tel: 0141 614 8800
Email: askchristine@ScottishPower.com



Landowner/agent:
Please contact Strategic
Planning for further info.