

Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF Rheoli Datblygu

Cyngor Sir y Fflint, Neuadd y Sir, Yr Wyddgrug, Sir y Fflint, CH7 6NF

Email / E-bost: planningdc@flintshire.gov.uk Tel / Ffôn: 01352 703234 - Fax / Ffacs: 01352 756444 www.flintshire.gov.uk/planning - www.siryfflint.gov.uk/cynllunio

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Land to the south of

1. Site Details

Property name

Number

Suffix

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Address line 1	New Brighton Road			
Address line 2	New Brighton			
Town/city	Mold			
Postcode	CH7 6RB			
Description of site locat	ion must be completed if postcode is not known:			
Easting (x)	325222			
Northing (y)	365552			
Description				
2. Applicant Details				
Title				
First name				
Surname	C/o Agent			
Company name	Stewart Milne Homes (North West England) Limited			
Address line 1	C/o agent			
Address line 2				
Address line 3				
Town/city				
Country	United Kingdom			
Postcode				
		PB 0000000		

Primary number Secondary number First sub	2. Applicant Detai	ls		
Email address Are you an agent acting on behalf of the applicant? 3. Agent Details Title Mr First name Nail Surname Melian Company name Hourigan Connoily Address line 1 Hourigan Connoily Address line 2 WeWork Address line 3 1 St. Peters Square Towncicty Mancheaster Country United Kingdom Pestcode M2 3DE Primary number 803339399957 Secondary number Email info Ethourigancomnolly.com 4. Site Area What is the site area? 3.90 Scalle Hoctares Dees your proposal involve the construction of a new building which would result in the loss or gain of public open space, landscaping and associated works. 5. Description of the Proposal Pesase describe the purposed development including any change of use Residential development comprising 84 development including the provision of affordable units, areas of public open space, landscaping and associated works. 6. Existing Use Please describe the current use of the site Agricultural	Primary number			
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Please describe the current use of the site Agricultural	Has the work or change	e of use already started?	ℚ Yes	No
Please describe the current use of the site Agricultural				
Agricultural	_	rrent use of the site		
		THEFIT USE OF THE SITE		
- 103 WHO		ant?	□ Yes	No

6. Existing Use			
Does the proposal involve any of the following?			
Land which is known or suspected to be contaminated for all or part of the site			⊚ No
A proposed use that would be particularly vulnerable to the presence of contamination			□ No
Application advice			
If you have said Yes to any of the above, you will need to submit an approp	riate contamination assessme	nt.	
Does your proposal involve the construction of a new building?		Yes	○ No
If Yes, please complete the following information regarding the element of the site	e area which is in previously deve	eloped land or gre	eenfield land
Туре		Area of land (had development	a) proposed for new
Greenfield land			3.6
7. Materials			
Does the proposed development require any materials to be used in the build?		Yes	□ No
Please provide a description of existing and proposed materials and finishematerial):	es to be used in the build (inclu	ıding type, colo	ur and name for each
Walls			
Description of existing materials and finishes (optional):	N/a		
Description of proposed materials and finishes:	Brick Render		
Roof			
Description of existing materials and finishes (optional):	N/a		
Description of proposed materials and finishes:	Grey roof tiles		
Are you supplying additional information on submitted plans, drawings or a design and access of the plans, drawings and/or design and access of the plans.		Yes	○ No
Design and Access Statement Suite of house type drawings			
8. Pedestrian and Vehicle Access, Roads and Rights of Way			
Is a new or altered vehicle or pedestrian access proposed to or from the public h	ighway?	Yes	□ No
Are there any new public roads to be provided within the site?		Yes	ℚ No
Are there any new public rights of way to be provided within or adjacent to the si	te?	© Yes	No
Do the proposals require any diversions/extinguishments and/or creation of right	s of way?		⊚ No
Please show details of any existing or proposed rights of way on or adjacen your plans or drawings.	nt to the site, as well as any alt	erations to pede	estrian and vehicle access, on

Is vehicle parking relevant to this proposal?	
Please provide information on the existing and proposed number of on-site parking and cycling spaces on	your plans.
10. Trees and Hedges	
Are there trees or hedges on the proposed development site?	
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?	
If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before Your local planning authority should make clear on its website what the survey should contain, in accordance relation to design, demolition and construction - Recommendations'	ore your application can be determined. nce with the current 'BS5837: Trees in
11. Assessment of Flood Risk	
Is the site within an area at risk of flooding?	⊋Yes ⊚ No
Refer to the Welsh Government's Development Advice Maps website.	
If the proposed development is within an area at risk of flooding you will need to consider whether it is app assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood	propriate to submit a flood consequences I Risk.
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?	○ Yes
Will the proposal increase the flood risk elsewhere?	⊋Yes ● No
From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh N Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please chow to apply.	Ministers' Statutory SuDS Standards, SuDS
How will surface water be disposed of?	
✓ Sustainable drainage system	
Existing water course	
Soakaway	
Main sewer	
Pond/lake	
12. Biodiversity and Geological Conservation	
To assist in answering the following questions refer to the help text. The help text provides further informat likelihood that any important biodiversity or geological conservation features may be present or nearby any your proposals.	
Having referred to the help text, is there a reasonable likelihood of the following being affected adversely o application site, or on land adjacent to or near the application site?	r conserved and enhanced within the
a) Protected and priority species	
○ Yes, on the development site	
Yes, on land adjacent to or near the proposed developmentNo	
b) Designated sites, important habitats or other biodiversity features	
Yes, on land adjacent to or near the proposed developmentNo	
c) Features of geological conservation importance	
Yes, on land adjacent to or near the proposed developmentNo	
Supporting information requirements	
Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will information and assessments to allow the local planning authority to determine the proposal.	need to submit, with the application, sufficient
Failure to submit all information required will result in your application being deemed invalid. It will not be considere	d valid until all information required by the loca

9. Vehicle Parking

12. Biodiversity and Geological Conservation		
planning authority has been submitted.		
Your local planning authority will be able to advise on the content of any assessments that may be required.		
13. Foul Sewage		
Please state how foul sewage is to be disposed of: ✓ Mains Sewer Septic Tank Package Treatment plant Cess Pit Other Unknown		
Are you proposing to connect to the existing drainage system?	Yes	☑ No ☑ Unknown
If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) ref	ferences	s.
Flood Consequence Assessment which includes drainage proposals.		
14. Waste Storage and Collection Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the	Yes	○ No
separate storage and collection of recyclable waste?		
If Yes, please provide details:	المسام ما	
Bins (including recyclable bins) will be stored within the curtilage of each dwelling. Bins will be collected at the front of each	n aweiiii	ng.
15. Trade Effluent		
Does the proposal involve the need to dispose of trade effluents or trade waste?		No
16. Residential/Dwelling Units		
Does your proposal include the gain, loss or change of use of residential units?	Yes	□ No
If you answered "yes" to the question above, please specify the existing and proposed number of market and afforplans	rdable d	dwellings on the attached
·		
17. All Types of Development: Non-Residential Floorspace		
Does your proposal involve the loss, gain or change of use of non-residential floorspace?	O Voc	@ No
bees your proposed involve the loss, gain or change or use of non-residential hoorspace.	○ Yes	■ NO
18. Employment		
Will the proposed development require the employment of any staff?		No
19. Hours of Opening		
Are Hours of Opening relevant to this proposal?		No
20. Industrial or Commercial Processes and Machinery		
Does this proposal involve the carrying out of industrial or commercial activities and processes?		No
Is the proposal for a waste management development?		No No
·		

21. Renewable and Low Carbon Energy Does your proposal involve the installation of a standations renewable or low-carbon energy development? 22. Hazardous Substances Does the proposal involve the use or storage of any hazardous substances? 23. Neighbour and Community Consultation Heave you consulted your neighbours or the local community about the proposal? If Yes, please provide details: Please refer to the Pre-Application Consultation Report. 24. Site Visit Can the site be seen from a public road, public footpath, bridleway or other public land? If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) The applicant Cother person 25. Pre-application Advice Has pre-application advice been sought from the local planning authority about this application? If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more difficiently: Cofficer name: Title Mr First name Date (Mast be pre-application submission) 1205-2021 Details of the pre-application submission) 1205-2021 Details of the pre-application submission) 1205-2021 See Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (6) related to a related member of staff (6) related to a re	If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website			
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Has pre-application advice been sought from the local planning authority about this application? If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently): Officer name: Title Mr First name James Surname Beattie Reference Date (Must be pre-application submission) 12/05/2021 Details of the pre-application advice received Please refer to Planning Statement. 26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) an ember of staff (b) an elected member (c) related to an ember of staff (d) related to a member of staff (d	The agentThe applicant	needs to make an appointment to carry out a site visit,	whom should they contact? (Please select	only one)
If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently): Officer name: Title Mr First name James Surname Beattie Reference Date (Must be pre-application submission) 12/05/2021 Details of the pre-application advice received Please refer to Planning Statement. 26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member	25. Pre-application	n Advice		
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Surname Beattie Reference Date (Must be pre-application submission) 12/05/2021 Details of the pre-application advice received Please refer to Planning Statement. 26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member (c) related to an elected member (d) related to an elected member	Title	Mr		
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Date (Must be pre-application submission) 12/05/2021 Details of the pre-application advice received Please refer to Planning Statement. 26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member of (c) related to a member of staff (d) related to a member of staff (d) related to an elected member	Surname	Beattie		
Details of the pre-application advice received Please refer to Planning Statement. 26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member	Reference			
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Please refer to Planning Statement. 26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member	12/05/2021			
26. Authority Employee/Member With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member	Details of the pre-applic	cation advice received		
With respect to the Authority, is the applicant or agent one of the following: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member	Please refer to Planning	g Statement.		
Tes • No	With respect to the Au (a) a member of staff (b) an elected member (c) related to a member (d) related to an electer	thority, is the applicant or agent one of the following or of staff d member	g:	○ Yes • No

20. Industrial or Commercial Processes and Machinery

27. Ownership Certificates Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012 I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates. Owner/Agricultural Tenant Name of Owner Mr Andrew Graham 4 Number Suffix House Name Warwick House Address line 1 Stanley Place Address line 2 Town/city Chester Postcode CH1 2LU Date notice served Name of Owner Mr Stuart Handley Number Suffix House Name Bretton Lodge Farm Address line 1 **Bretton Lane** Address line 2 **Bretton** Town/city Chester CH4 0DW Postcode Date notice served Person role The applicant The agent

Title

First name Niall

Surname Mellan

Mr

Declaration made

Declaration date

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

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

		U The applicant	The agent
Title	Mr		
First name	Niall		
Surname	Mellan		
Declaration Date			
Declaration made		-	
29. Declaration			
I/we hereby apply for p of my knowledge, any	lanning permission as described in this form and the acc facts stated are true and accurate and any opinions give	companying plans/drawings and additional information. I confinate the genuine opinions of the persons giving them. \Box	irm that, to the best
Date (cannot be pre- application)			