

**FLINTSHIRE COUNTY COUNCIL**

**AGENDA ITEM NUMBER: 4.6**

**REPORT TO:** **PLANNING & DEVELOPMENT CONTROL COMMITTEE**  
**DATE :** **29 APRIL 2009**  
**REPORT BY:** **HEAD OF PLANNING**  
**SUBJECT :** **FULL APPLICATION - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF AN APARTMENT BLOCK COMPRISING 9 NO. APARTMENTS (3 NO. ONE BEDROOM AND 6 NO. TWO BEDROOM) ON UPPER FLOORS WITH LOWER/BASEMENT LEVEL CAR PARKING AND SURFACE LEVEL PARKING TO REAR AT 2 MOLD ROAD, CONNAH'S QUAY**

This application was deferred from the 1st. April Planning Committee to allow a Committee Site Inspection by Members

**APPLICATION NO:** **045726**  
**APPLICANT:** **MRS D GOUGH**  
**SITE:** **THE DAIRY,  
2 MOLD ROAD,  
CONNAH'S QUAY**  
**APPLICATION VALID DATE:** **17/11/2008**  
**LOCAL MEMBERS:**  
**TOWN/COMMUNITY COUNCIL:**  
**REASON FOR COMMITTEE:**  
**SITE VISIT:**

**1.00 APPLICATION NUMBER**

1.01 045726

**2.00 APPLICANT**

2.01 Mrs D Gough

**3.00 SITE**

3.01 The Dairy,  
2 Mold Road,  
Connah's Quay

**4.00 APPLICATION VALID DATE**

4.01 17/11/2008

**5.00 INTRODUCTION**

5.01 This is full application which was originally submitted for 12 apartments, however, negotiations with officers has resulted the scheme being amended to 9 apartments. The proposal also includes off road parking for 15 cars located primarily in a basement car park, with a further 5 spaces on a surface car park to the rear. A landscaped area is proposed to the rear of the site.

**6.00 CONSULTATIONS**

6.01 Local Member

Councillor AP Shotton

Request referral to Planning Committee as he has concerns over vehicle access and parking provision.

Councillor JB Attridge

Requests referral to Planning Committee as he has concerns over access and the access to " Windermere Avenue.

Connah's Quay Town Council

Object to the proposal for the following reasons,

height of building in comparison to the surrounding dwellings and therefore neighbours could be overlooked

road safety, access onto Mold Road as there would be an increase in traffic flows in the vicinity of the proposed building where there have been accidents previously

over saturation of the site and considers a site meeting should be carried out by Members

Head of Highways and Transportation

No objections subject to conditions on visibility, access and footway widths and positive run off for surface water.

Head of Public Protection

No objection subject to a land contamination investigation condition.

SP Energy Networks

Notes to applicant on potential plant/apparatus in area

Wales & West Utilities

No objections. Applicant's attention to be drawn to apparatus in the area

Clwyd Powys Archaeological Trust

Requires a condition for a photographic survey of the building

Welsh Water

Object as the site is crossed by a water main

Environment Agency

No comment

**7.00 PUBLICITY**

7.01 Press Notice, Site Notice, Neighbour Notification

The application was advertised via site notice and neighbour notification. Two letters received from adjacent occupiers who raise issues relating to retention of pedestrian access to the site and impact on the privacy of the adjacent doctor's surgery.

**8.00 SITE HISTORY**

8.01 **05/39141**

Permission granted in June 2005 for the change of use from commercial to residential (3 bed detached house/garage) at 2 Mold Road.

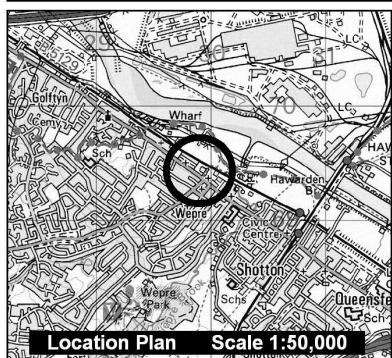
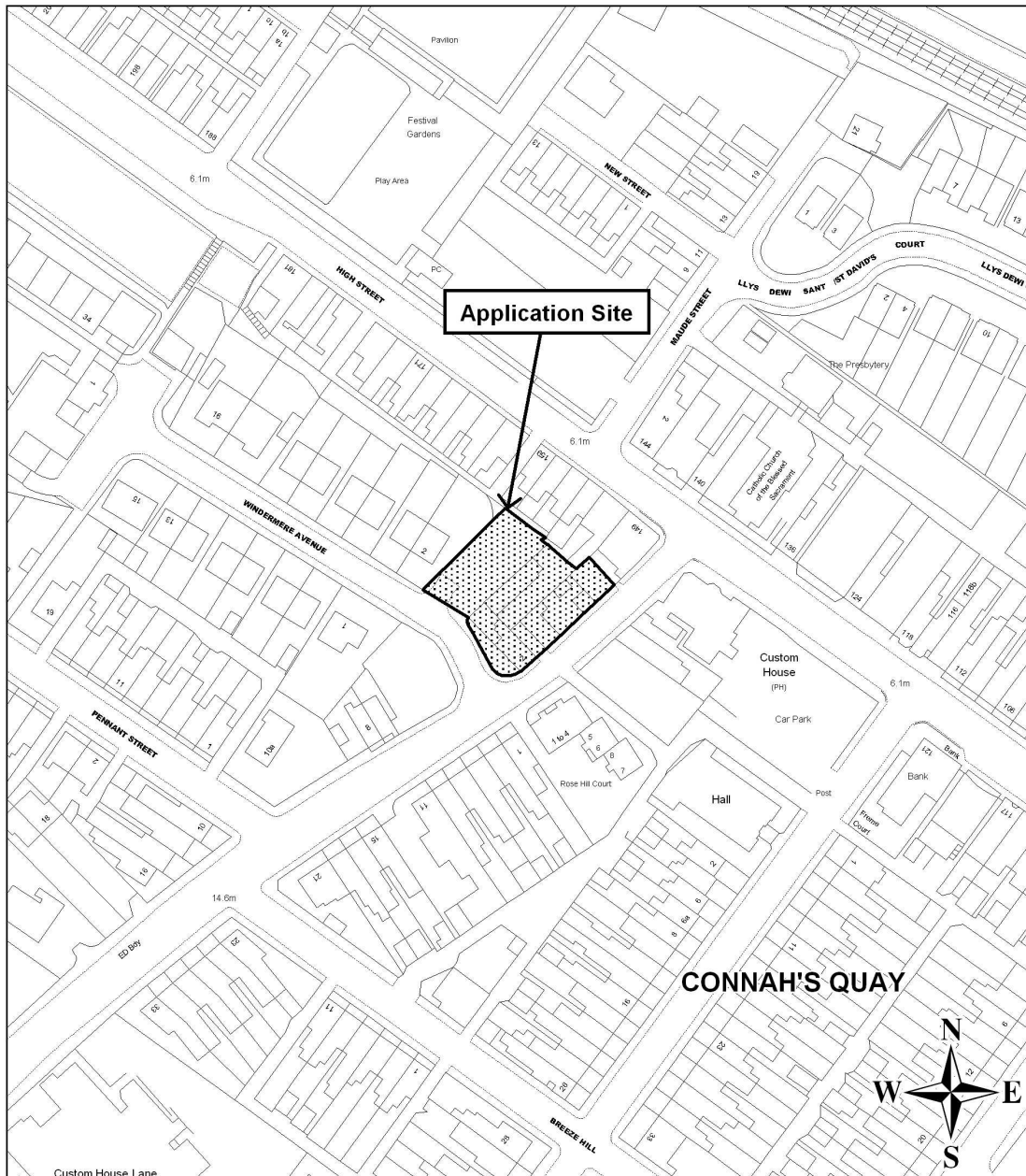
**06/41355**

Demolition of existing building and erection of 9 apartments at 2 Mold Road - withdrawn June 2006.

**08/44733**




Demolition of existing buildings and replacement with a 4 storey brick apartment block comprising 18 No. apartments at 2 Mold Road. - withdrawn June 2008.

Contact Officer: Declan Beggan  
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Environment Directorate,  
Flintshire County Council, County Hall,  
Mold, Flintshire, CH7 6NF.  
Director: Mr. Carl Longland

**Key to Settlement Boundaries**

-  Alyn & Deeside Local Plan Settlement Boundary
-  North Flintshire Local Plan Settlement Boundary
-  Emerging Flintshire Unitary Development Plan Settlement Boundary

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Map Scale	1:1250
Ordnance Survey Sheet	2969
Planning Application	<b>45726</b>