

FLINTSHIRE COUNTY COUNCIL

REPORT TO: PLANNING & DEVELOPMENT CONTROL
COMMITTEE

DATE: WEDNESDAY, 15 MAY 2013

REPORT BY: HEAD OF PLANNING

SUBJECT: 050125 – GENERAL MATTERS – OUTLINE
APPLICATION – FORMER CORUS GARDEN CITY
SITE, GARDEN CITY

1.00 APPLICATION NUMBER

1.01 050125

2.00 APPLICANT

2.01 Pochin Rosemound (Deeside Ltd)

3.00 SITE

3.01 Former Corus Garden City Site,
Welsh Road,
Garden City,
Deeside. CH5 2RD

4.00 APPLICATION VALID DATE

4.01 13th September 2012

5.00 PURPOSE OF REPORT

5.01 To seek authority for the holding of a Special Planning & Development Control Committee to determine planning application 050125 which is for the redevelopment of a strategic brownfield site for an Employment-led mixed-use development, incorporating Logistics and Technology Park (B1, B2, B8) with residential (C3), local retail centre (A1), hotel (C1), training and skills centre (C2, D1), new parkland; conversion of buildings, demolition of barns; and associated infrastructure comprising construction of accesses, roads, footpaths/cycle paths, earthworks and flood mitigation/drainage works.

6.00 REPORT

6.01 The procedure for determining major applications is in accordance with the policy approved by the Planning Committee on 7th July 1999 (minute number 98). This policy provides that, where the Committee considers an application to be of major significance, the application will be dealt with by a special meeting of the Committee. The policy also provides for interested parties to be given the opportunity of making oral representations to the Committee as part of the decision making process.

6.02 This application is considered to be for a development of major significance and issues of local and regional importance will be raised which will require careful consideration for the following reasons:-

1. The proposal would form a significant employment and residential opportunity of sub regional significance.
2. The proposal relates to the UDP's significant mixed use allocation.

7.00 RECOMMENDATIONS

7.01 That a Special Planning & Development Control Committee be convened to determine planning application 050125.

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