

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **12TH OCTOBER 2016**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – PROPOSED DEVELOPMENT OF A HOSPITAL AND RE-ABLEMENT CENTRE FOR PEOPLE DISADVANTAGED BY AN AUTISTIC SPECTRUM DISORDER AND/OR LEARNING DISABILITY INCLUDING PROPOSED RESIDENTIAL BLOCKS AND INDEPENDENT LIVING BUILDING (PREVIOUSLY APPROVED UNDER PLANNING PERMISSION 045395) AT ALYN WORKS (FORMER) KINSALE GOLF COURSE (PART) MOSTYN.**

APPLICATION NUMBER: **052119**

APPLICANT: **HOLYWELL ESTATES LTD**

SITE: **ALYN WORKS (FORMER) KINSALE GOLF COURSE (PART), MOSTYN**

APPLICATION VALID DATE: **9TH MAY 2014**

LOCAL MEMBERS: **COUNCILLOR D. RONEY**

TOWN/COMMUNITY COUNCIL: **MOSTYN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT RELATIVE TO DELEGATION SCHEME**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This full application proposes the development of a hospital and re-ablement centre for people disadvantaged by an autistic spectrum disorder and/or learning disability including proposed residential block

and independent living building on the site of the former Alyn Works and land to the south and east of the former Kinsale Golf Course, Mostyn.

1.02 For Members information, progression of the application has been protracted pending the receipt of consultation responses, as a result of the submission of additional information by the applicant.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time limit on commencement.
 2. In accord with approved plans.
 3. Details of materials to be submitted for consideration and approval.
 4. Finished floor levels to be set no lower than 7.9 m AOD.
 5. Existing bund to be retained at current height.
 6. New access bridge to have a soffit level set at 10.16 AOD and deck and raised approaches to bridge set at 10.5 AOD.
 7. Earthworks adjoining new access bridge to tie into existing bund at 10.5 AOD.
 8. Emergency access route onto Hafod y Ddol Road to be established at a minimum 7.6 AOD.
 9. Surface water run-off to be managed in accordance with approved Flood Consequences Assessment.
 10. Facilities to be provided for the loading, unloading, parking and turning of vehicles prior to the development being brought into use.
 11. Travel Plan and Transport Implementation Strategy (TIS) to be submitted and approved prior to bringing into use the development.
 12. No land drainage run-off to discharge into public sewerage system.
 13. No surface water to connect into public sewerage system unless otherwise agreed in writing by the Local Planning Authority.
 14. Foul and surface water to be discharged separately.
 15. No development to commence until a scheme for the integrated drainage of the site has been submitted and approved.
 16. Hard/soft landscaping to be submitted for consideration and approval.
 17. Timescale for implementation of hard/soft landscaping.
 18. Land Contamination report to be submitted and approved with remediation measures where required.
 19. Recording of former store and office to be undertaken before demolition and watching brief maintained during initial ground excavation works.

20. No development to commence on the construction of the educational building permitted until a phasing programme for the development of the former Alyn Works and re-instatement of golf course has been submitted and approved. The development shall be carried out in accordance with the approved phasing plan and retained thereafter.

3.00 CONSULTATIONS

3.01 Local Member

Councillor D. Roney

Request site visit and planning committee determination, in order to assess impact of proposed development.

Mostyn Community Council

Members are extremely concerned that this is one of the first structures visible on the approach to Mostyn and is an eyesore making this area look neglected and potentially unsafe thus making it detrimental to the local amenity. Member request that a Section 215 Notice to improve the appearance of the site be served on the owner.

Clwyd – Powys Archaeological Trust

Prior archaeological assessment of the site in 2009 indicated that the majority of a former lead smelting works on the site has been demolished and built over by the current factory units. The potential for sub-surface archaeology relating to the demolished lead works is considered to be high but given the fact that the new development will use the existing factory unit footprints on raised levels, the impact is low. The rest of the site was occupied by a former mill pond which is considered to have low archaeological potential. Recommend the imposition of conditions to ensure that the former store office/store building on the site frontage should be recorded before demolition and a watching brief maintained during initial ground excavation works, so that any evidence of the former lead smelting complex can be investigated and recorded.

Highway Development Control Manager

Recommend that any permission includes conditions in respect of parking, unloading and turning of vehicles and the need for the submission of a full Travel Plan and Transport Implementation Strategy.

Head of Pollution Control

No adverse comments.

Environment Directorate

(Rights of Way)

Public Footpath 72 crosses the site but appears unaffected by the development. The path must be protected and kept free from

construction.

Dwr Cymru/Welsh Water

Request that any permission includes conditions in respect of foul, surface and land drainage.

Natural Resources Wales

Following the receipt of a revised Flood Consequences Assessment (FCA) it has been confirmed that the risks and consequences to and from the development can be acceptably managed. There is no objection subject to the imposition of conditions to control the Finished Floor Levels of the buildings the new access bridge and existing earth bund together with controls over surface water run-off and land contamination.

North Wales Learning Disability Partnership Group (NWLDPG)

Object (See main report).

Betsi Cadwallader University Health Board (BCUHB)

Object (See main report).

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

Five letters of objections received, the main points of which can be summarised as follows:-

- Proposal would be contrary to established planning policy framework.
- The introduction of residential facilities would not be sympathetic to the agricultural environment.
- Proposal would have a detrimental impact on the parkland setting.

5.00 SITE HISTORY

5.01 **674/84**

Change of use to golf course – Permitted 30th June 1986.

118/93

Golf course, club house and driving range – Permitted 18th May 1993.

98/1112

Alteration/extension to provide equipment store – Permitted 18th November 1998.

041549

Change of use from hotel to C2 use residential institution for establishing an independent school for young people with complex

Autistic Spectrum Disorder age 10 to 19 – Permitted 3rd August 2006.

040402

Layout of trails for walking, jogging and cycling; extension of existing clubhouse to provide gymnasium, swimming pool sauna, steam room and crèche; new putting course, tennis court, siting of 78 holiday lodges and sales lodge; associated access drives, car parking, modifications to golf course and comprehensive landscaping scheme – Appeal to The Planning Inspectorate allowed 18th October 2007.

045395

Construction of 5 No. 4 x person accommodation buildings, 3 No. linked two person independent living buildings and a communal centre to replace 30 previously approved holiday lodges to provide specialist placements for young children with autism – Permitted 11th December 2008.

047095

Erection of an autistic college facility including associated residential units – Withdrawn 5th October 2010.

046920

Erection of a detached residential building – Refused 14th October 2010.

048115

Erection of adult educational/residential facilities to complement existing school provision for children/young adults with autistic spectrum disorder – Refused 1st August 2012.

For Members information the permission (040402) relating to the erection of lodges on the site allowed on appeal is now extant although the consent issued under 045395 in 2008 for independent living accommodation has since expired.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR2 – Transport & Communications.

Policy STR6 – Tourism.

Policy STR7 – Natural Environment.

Policy STR8 – Built Environment.

Policy GEN1 – General Requirements for Development.

Policy GEN3 – Development Outside Settlement Boundaries.

Policy CF2 – Development of New Community Facilities.

Policy D2 – Location & Layout.

Policy D3 – Building Design.

Policy D4 – Landscaping.

Policy D5 – Outdoor Lighting.
Policy D6 – Crime Prevention.
Policy TWH2 – Development Affecting Trees & Woodlands.
Policy TWH3 – Protection of Hedgerows.
Policy TWH4 – Woodland Planting & Management.
Policy L1 – Landscape Character.
Policy WB5 – Undesignated Wildlife Habitats, Flora & Fauna.
Policy WB6 – Enhancement of Nature Conservation Interest.
Policy HE1 – Development Affecting Conservation Areas.
Policy HE5 – Protection of Landscapes, Parks & Gardens of Special Historic Interest.
Policy AC1 – Facilities for the Disabled.
Policy AC2 – Pedestrian Provision & Public Rights of Way.
Policy AC3 – Cycling Provision.
Policy AC13 – Access & Traffic Impact.
Policy AC14 – Traffic Calming.
Policy HSG4 – New Dwellings in the Countryside.
Policy SR1 – Sports, Recreation or Cultural Facilities.
Policy SR2 – Outdoor Activities.
Policy SR3 – Golf Facilities.
Policy T1 – Tourist Attractions.
Policy T4 – New Static Caravans & Chalets.
Policy T7 – Holiday Occupation Conditions.

Additional Guidance

Planning Policy Wales (PPW).
Technical Advice Note 12 – Design.
Technical Advice Note 15 – Development & Flood Risk.
Technical Advice Note 18 – Transport.

It is considered that the proposal **would** generally comply with the above policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

The site the subject of this application amounts to approximately 2.8 hectares in area. It comprises 3 No distinct parts which include:-

- a. The site of the former Alyn Works (previously occupied by Solar Fires) which is to the south of the A548 at Llanerch y Mor
- b. An area of land which is to the south and adjacent to Alyn Works. This part of the site is to the north of Kinsale School and east of the former Kinsale Golf Course and
- c. The upper lodge site to the west of Mertyn Isa a Grade II listed building next to the highest part of the former golf course.

7.02 For Members information Kinsale School referred to above, is run by The Options Group and is a residential home/school which caters for children/young adults who suffer from Autistic Spectrum Disorder. For clarification there is no formal link between the existing school and

current application.

- 7.03 The school and former golf course occupy an area of approximately 40 hectares of which the golf course covers approximately 26 hectares. The school and former golf course are approached by a private driveway which passes through open land comprising the golf course to the west and open land to the east.
- 7.04 Background History
For Member's information there is a complex background of planning history relating to development at this location which is referred to in paragraph 5.00 of this report.
- 7.05 In summary, planning permission was allowed on appeal to The Planning Inspectorate under reference No. 040402 on 18th October 2007 for a tourism development at Kinsale Golf Course comprising: the layout of trails for walking, jogging and cycling, extension of the existing clubhouse to provide a gymnasium, swimming pool, sauna, steam room and crèche; the provision of a new putting course, tennis courts, siting of 78 holiday lodges and a sales lodge, associated access drives, car parking and modifications to the golf course.
- 7.06 The 78 holiday lodges are proposed to be sited in two areas, on the periphery of the golf course, these being:-
- a. The Lower Lodge site to the south of Rhydwen House alongside the main entrance driveway to the school and golf course.
 - b. The Upper Lodge site to the west of Mertyn Isaf a Grade II Listed Building next to the highest part of the golf course.
- 7.07 At the time that the above application and appeal were under consideration Kinsale Hall, a former hotel, had been bought by the New Options Group and converted into a residential home for autistic children, this being granted under reference No. 045139 on 3rd August 2006.
- 7.08 Following the grant of planning permission in 2007 for a holiday lodge development, permission was subsequently granted under reference No. 045395 on 11th December 2008 for independent living accommodation buildings and a communal centre to replace 30 previously approved lodges, providing specialist placement for children with autism in connection with the existing school. This permission proposed the replacement of 24 previously approved holiday lodges on the upper part of the site and the replacement of 6 holiday lodges on the lower part.
- 7.09 A subsequent application submitted under reference No. 047095 for the erection of an autistic college facility including associated

residential units on land to the south of the former Alyn Works was included on the agenda for consideration by the Planning & Development Control Committee meeting held on 6th October 2010. This was however withdrawn by the applicants given officer's recommendation at that time for refusal given officer concerns about the impact of development on the character of the landscape at this location.

7.10 The application was however resubmitted under reference No. 048115 in order to seek to address the concerns previously highlighted. This application was considered at the Planning & Development Control Committee meeting on 25th July 2012 but was refused contrary to officer recommendation given concerns about the impact of development on the character of the landscape.

7.11 Proposed Development

This application which has been submitted by Holywell Estates Ltd., proposes the development of a hospital and re-ablement centre for people disadvantaged by an autistic spectrum disorder and/or learning disability including proposed residential blocks and independent living buildings. In addition to the standard application forms and plans, the application is accompanied by:-

- A Planning Design & Access Statement.
- Ecological Surveys.
- An Archaeological Assessment.
- An Arboricultural Assessment.
- A Hydrology Assessment including Flood Consequences Assessment (FCA)
- A Transport Assessment.

7.12 In terms of detailing, the proposed elements of the application can be summarised as follows:-

- a. Alteration of the 3 No. existing buildings on the site of the former Alyn Works to provide a total of 44 No. hospital bedroom spaces and 24 No. step-down bed spaces with associated administration hub and ancillary support accommodation. It is proposed to utilise the footprints of the existing buildings but remodel the external appearance of the buildings which are predominantly flat roof in design by the introduction of new window openings with contrasting cladding on the external walls. It is also proposed that an area of external amenity space is provided for patient use with additional planning/landscaping undertaken in this area providing nature trails and a habitat for flora and fauna.

- b. The erection of a 2 storey H shaped monopitch educational block to the south of the former Alyn Works and an existing residential property Rhydwen House. The building would measure approximately 40 m x 37 m x 10 m high and it is proposed that it would be constructed having zinc/slate external walls. Although not forming part of the current application the educational block would be located in proximity to holiday lodges on the lower site previously allowed on appeal under reference 040402.
- c. On the upper lodge site removal of 24 No. lodges previously allowed on appeal under reference 040402 and replacement by 3 No residential blocks measuring approximately 30 m x 16 m x 5.7 m (high), a communal centre measuring 12 m x 12 m x 5 m (high) and 3 No. 2 bed units each measuring 18 m x 8.5 m x 5 m (high) linked by a corridor. It is proposed that the accommodation blocks be constructed having timber clad/stone external walls and slate roofs. For Members information these buildings were previously granted under reference 045395 on 11th December 2008 and proposed for use in connection at the time with Kinsale School.

7.13 In support of the application, the applicant's agent has advised as follows:-

- The proposal is to re-develop the former Alyn Works site to become a new 44 bed hospital and 24 bed step down unit for young adults with autism. It is proposed that this will include full residential accommodation with support services providing a non-clinical environment complete with staff support and activities of daily living.
- For people requiring the acute care within the hospital building the intention is to assist those people who can make the journey into step down accommodation.
- From here the young adults will be able to access the educational building to participate in courses to provide skills to allow access to the wider community.
- The buildings to the south are residential buildings where those who move on from re-ablement services may live longer term or may be referred from their local authority. These buildings are as previously proposed and approved under application reference 045395.

7.14 It is considered that the main planning issues to be taken into account in determination of this application are as follows:-

- Principle of development having regard to the planning policy framework.
- Adequacy of access to serve the development proposed.
- Scale/design and impact on character of landscape.
- Addressing drainage/flooding risks.
- Other material considerations including the weight to be attached to the consultation responses received from the Council's Social Services Department/Betsi Cadwaladr University Health Board.

7.15 In commenting in detail in response to the main planning considerations outlined above. I advise as follows:-

7.16 Principle of Development

The consideration of an application for the erection of new community facilities, must be undertaken having regard to Policy CF2 of the Flintshire Unitary Development Plan (FUDP).

7.17 This policy seeks to direct such facilities to locations within defined settlement boundaries. Outside settlement boundaries such development will only be permitted through (a) the conversion of existing buildings (b) by an extension to an existing facility or (c) on land with a previous built use.

7.18 This policy stance is further supported by Policies STR1 and GEN3 of the FUDP where new development proposals outside settlement boundaries, within the open countryside and on brownfield sites can be given consideration, particularly where development is appropriate to the open countryside.

7.19 Consideration of this application therefore has to be undertaken in light of the above policy framework in order to assess whether this is a suitable location and site within which to provide this type of facility. It is acknowledged that there is an existing autistic facility at Kinsale School which serves children and young adults from the ages of 6 – 19.

7.20 Although there are no formal links between Kinsale School and the current proposal, it would seem that there is scope for the proposed facility to complement existing facilities on site. It is considered that even if the proposal were a stand-alone facility that it would satisfy Policy CF2 in that it is looking to reuse/adapt existing buildings on land with a previous built use.

- 7.21 In looking at the wider sustainability considerations, it is considered that it is located on a main communications route within the County (A548), and bus services on this key route which make it accessible both to those who reside locally and further afield.
- 7.22 The background documentation references that as part of the autistic programmes proposed, that the site has important linkages for employment, training and recreation. The applicant has advised that an open countryside location is beneficial for the proposed use, as residents can benefit from the recreational activities on site in addition to its tranquil environment.
- 7.23 In looking at this broader context of the consented holiday development allowed on appeal, the key objective was to secure a package of tourist attractions, facilities and accommodation which functioned alongside the specialist school use. This was recognised by the Inspector in allowing the appeal under reference 040402, where there is a requirement for the developer to enter into a legal obligation to ensure that all staff/visitors to the site are made aware of the specialist needs of the children on site at the Kinsale School/residential home.
- 7.24 Whilst it is acknowledged that the golf course on site is no longer operational, the applicant's agent has advised that it is intended to use the golf course as a facility for the therapeutic care of patients, and work to bring the golf course back into a playable condition will be carried out in conjunction with the development proposed.
- 7.25 The intention to re-instate the golf course as part of the development is noted and supported, but it is my view that no development should commence on the construction of the educational building until the development on the Former Alyn Works and re-instatement of the golf course has been completed in accordance with a phasing plan to be submitted and approved. This can be covered by condition if Members are mindful to grant permission.
- 7.26 For Members information development on the site of the former Alyn Works was previously explored as part of application 048115, but at the time development of the site was not in the ownership/control of the applicant and there were concerns that the development would be unacceptable in economic terms, given remedial costs involved.
- 7.27 This current application however has addressed this particular constraint to development and bearing in mind (i) the planning history of the site (ii) its evolution since the appeal decision and the policy context established by Policy CF2 and phasing of the development

which would require the development of the brownfield site before undertaking other elements of the proposal as referred to in paragraph 7.25 above, it is considered that the proposed development is acceptable in principle.

7.28 Adequacy of Access

Consultation on the application has been undertaken with the Council's Highway Development Control Manager who following the receipt of a Transport Assessment (TA) does not raise any objection to the scale of vehicular movements likely to be generated by the proposal or the adequacy of parking provision to serve the development. If Members are however mindful to grant permission for the development it is recommended that any permission be subject to conditions in respect of parking and the submission of a Full Travel Plan and Transport Implementation Strategy before bringing into use the development.

7.29 Scale/Design & Impact on Character of Landscape

Of particular importance in consideration of this application is the impact of the proposed development on the character of the landscape at this location. It is acknowledged that permission has been allowed on appeal under reference 040402 for a tourist related development with a subsequent permission (045395) allowing for development of residential accommodation blocks on the upper and lower site.

7.30 In allowing the appeal under reference 040402, the Inspector essentially concluded that the Kinsale Site "is largely a man-made landscape of terracing and slopes with free planting around and between fairways. It has neither a natural appearance nor the farmland character of much of the surrounding landscape. Members are advised that the design/form of the buildings proposed in the upper part of the site have previously been permitted under reference 045395 and in my view as a result of this background there is therefore no objection to this element of the scheme.

7.31 In addition it is my view that current buildings on the former Alyn Works site have no architectural or heritage value and the principle of their rebuilding is to be welcomed on this brownfield site. It is considered that this site has long since been absorbed into the sub rural character of the coast road and whilst the design of the buildings proposed including the educational block to the south of the former Alyn Works are contemporary in nature, the use of slate as a cladding material seems more appropriate to an upland environment along this coastal corridor. It is considered that the visual appearance of these buildings could be improved through the use of local sandstone or limestone and the use of timber would also help to provide for a more sympathetic form of development at this location which would respect the relationship of the site to the Abakhan building on the southern side of the A548. This will it is considered help to significantly improve

the visual appearance of the site which has remained vacant and unused in recent years. If Members are mindful to grant permission the use of the proposed materials can be covered by condition.

7.32 Drainage

A Flood Consequences Assessment (FCA) and Hydraulic Modelling Report (HMR) have been submitted as part of the application and formally assessed by Natural Resources Wales (NRW).

7.33 The conclusion is that the FCA now demonstrated that the risks and consequences of flooding to and from the development can be acceptably managed and there is no objection to the development subject to the imposition of conditions to control the finished floor levels of the building and that of the proposed new access road bridge together with land levels and an existing bund on the north bank of the River Gwibnant.

7.34 Responses from Health Care Providers

Consultation on the application has been undertaken with (a) the Council's Social Services Department and (b) Betsi Cadwallader University Health Board (BCUHB).

7.35 For Members information the Council's Social Services Department formulated a response on the application on behalf of the North Wales Learning Disability Partnership Group (NWLDPG) which is made up from representatives from Ynys Mon, Gwynedd, Conwy, Denbighshire, Flintshire, Wrexham and Betsi Cadwallader University Health Board.

7.36 The view of the NWLDPG whilst recognising that the private sector has a key role in the provision of services to people with a learning disability and/or autism on the basis of the initial information submitted is that object to the proposal as:-

- "The construction of an ASD hospital in Flintshire is not consistent in any way with the Transforming Care Agenda.
- North Wales already has enough hospital type provision.
- The construction of an institution in Flintshire does not in our view meet local need in terms of service commissioning.
- If constructed it will place additional significant burdens on local services given that it will be likely to provide placements for individuals outside North Wales.

7.37 As a result of the above response, the applicant/agent questioned the status of both the NWLDPG and BCUHB, and submitted further information questioning their approach and views on the application.

7.38 This has subsequently been further assessed with BCUHB responding as follows:-

- There is a disparity in numbers between currently commissioned hospital places for local residents and the proposed development is so great as to demonstrate that the capacity proposed in this development significantly exceeds our understanding of demand to meet local needs.
- Should the proposed development proceed it is our view that it is highly likely to provide hospital placements to people from out of area. This could have a significant impact on local NHS services.
- The submission from NWLDPG makes clear that the strategic direction for support and care for individuals with learning disability is predicated upon access to an “ordinary life” and community-based living being fundamental rights of the individual. We do not believe that the proposed model fits with this intention and therefore we could not support such a development”.

7.39 The objections raised by both NWLDPG and BCUHB are noted and in response to the points raised, I wish to comment as follows:-

- When consideration of an application for a proposal of this nature, there is no requirement as part of either national or local planning policy to assess the need for such a facility.
- notwithstanding the above, there is no quantified evidence of the financial impact of development on social services.
- The proposal for this private facility to operate on a national level is an operational decision that the company may wish to consider and whilst statutory bodies or agencies from further afield may wish to commission bed spaces they will be under no obligation to do so. These commercial decisions are not under the remit of planning legislation.

7.40 Neither NWLDPG or BCUHB have quantified the level of impact the development may have, nor have they specifically advised how the impact is unacceptable or may be unacceptable. While they have identified that there would be some strain on the capacity of health care providers, they have not said that they lack capacity to deal with such impact. In the absence of more specific evidence to confirm that the proposed development would be demonstrably unacceptable, it is my view that, in planning terms little weight should be attributed to the

relatively generic comments made. In addition, there is no 'national' requirement for a development of this nature to meet local needs only and therefore in order to function in an appropriate manner, it needs to be of a specific scale allowing the employment of adequate numbers of staff making it necessary to operate on a wider regional or national basis.

8.00 CONCLUSION

8.01 It is considered having regard to the background of planning history at this location, that the development as proposed on a previously developed/redundant brownfield site and part of the wider site area at this location that has previously had the benefit of planning permission for a tourist/educational facility for persons affected by Autistic Spectrum Disorder, would be acceptable within this open countryside location in line with Policies STR1, STR10 and CF2 of the Unitary Development Plan. The concerns/objections from the NWLDPG and BCUHB are noted, which advise that the proposal would not be in line with the current approach to the provision of health care within Wales, and there would be an associated impact on available resources to support this facility. I would advise Members that these concerns have not been quantified and sufficient harm has not been demonstrated which outweighs the planning land-use merits of the proposal.

8.02 It is my view that subject to a phasing programme for the development that the scheme as proposed would sit comfortably within the planning policy framework, the original concept of a comprehensive tourist, recreational and educational environment for those people with Autistic Spectrum Disorder. Consultation on the application has been undertaken with the Council's Highway Development Control Manager and Natural Resources Wales with it being confirmed that there is no objection to the development subject to the imposition of conditions. I therefore recommend accordingly.

8.03 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered

that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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