

Flintshire County Council

Village Road, Northop Hall

Geotechnical Review
29 June 2012

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Village Road, Northop Hall

Geotechnical Review

26 June 2012

Notice

This geotechnical report is intended for advice in respect of a planning application, this advice is based on a review of documents provided in conjunction with application No: 048855 lodged with Flintshire County Council.

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Document History

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1.0	Issue for Review	J.Brady	J.Brady	J.Brady	K.Bennett-Ard	29 th June 2012
Surveyors: N/A						

Table of Contents

Chapter	Pages
1. Introduction & Background	4
2. Ground Investigation Report	5
2.1. Summary of findings	5
3. Conclusion	5

1. Introduction & Background

Atkins Limited (Atkins) were requested to provide geotechnical advice regarding the decision taken at a Planning and Development Control Committee meeting on 14th March 2012 to refuse planning application No: 048855 for four reasons, in summary:

- The ecological impact of the development on great crested newts and badgers
- Highway Safety issues to do with the capacity/design of the existing network (Village Road)
- Density of the development too high
- Lack of a geological survey

The officer recommendation was one of approval, largely on the basis that the application site is allocated for residential development in the newly adopted Unitary Development Plan (UDP) and the fact that issues surrounding the four reasons set out above had been addressed by the applicant and are covered in the report to committee (Appendix A: Report of Planning and Development Committee 14th March 2012).

A report by the Flintshire County Council Head of Planning to the planning committee seeking further consideration was submitted and considered in a meeting of the planning & development control committee on the 23rd May 2012; the purpose of this report was to seek guidance regarding the reasons for refusal to be attached to the decision.

An appeal against the non-determination of the application was submitted by the applicant at the same time (23rd May 2012). This appeal is to be considered at an inquiry (date to be determined).

This report draws on geotechnical advice reported by REFA Consulting Engineers who conducted a full ground investigation report.

Summary of Geotechnical Reports

Title	Issued by	Date
Ground Investigation Report (Ref. 02102)	REFA Consulting Engineers	November 2004
Addendum Ground Investigation Report (Ref. 02102/A)	REFA Consulting Engineers	January 2010

2. Ground Investigation Report

2.1. Summary of findings

Within the planning application documentation, a full ground investigation report has been prepared by REFA Consulting Engineers, reference 02102 dated November 2004.

An addendum to ground investigation report was prepared in January 2010.

3. Conclusion

From review of the documents prepared by REFA Consulting Engineers, the developer has commissioned the level of ground investigation that you would expect for a residential development.