

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **13th MARCH 2024**

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

SUBJECT: **ERECTION OF A 66 BEDROOM CARE HOME (USE CLASS C2) FOR THE ELDERLY WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING**

APPLICATION NUMBER: **FUL/001017/23**

APPLICANT: **LNT CARE DEVELOPMENTS AND CRAG HILL ESTATES**

SITE: **PLOT 2, THE AIRFIELDS, NORTHERN GATEWAY, SEALAND**

APPLICATION VALID DATE: **16TH NOVEMBER 2023**

LOCAL MEMBERS: **COUNCILLOR CHRISTINE JONES**
COUNCILLOR DALE SELVESTER

TOWN/COMMUNITY COUNCIL: **SEALAND**

REASON FOR COMMITTEE: **DUE TO THE SCALE OF THE DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for the proposed development of land at the former RAF Sealand, now known as The Airfields, for the erection of a new care home on Plot 2. The site benefits from an original outline

consent reference 061125 for an employment led mixed use development and associated infrastructure comprising construction of accesses, roads, footpaths, cycle paths, earthworks, and flood mitigation on land at former RAF Sealand.

- 1.02 The Airfields site together with the neighbouring former Corus site forms part of a long standing commitment of Flintshire County Council and Welsh Government to bring forward a comprehensive, mixed use redevelopment in this area (known as a whole as the Northern Gateway) taking advantage of the strategic location and the availability of previously developed land This site forms part of the wider mixed use strategic allocation including housing under Policy STR3A: Strategic Site: Northern Gateway of the Flintshire Local Development Plan.
- 1.03 The original outline planning permission granted in 2013 has been varied by a freestanding permission (ref. 061125) approved pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended). A masterplan formed part of that approval setting out approved uses for each phase of the development site.
- 1.04 The masterplan identifies Plot 2 as a district centre providing a range of uses for future residents and employees. However, since the granting of outline consent, market circumstances have changed, and the demand for small individual retail units has lessened. However, the landowner has committed to providing a mid-sized food store, restaurant and a health care facility on the remaining land at plot 2.
- 1.05 Although the granting of this proposal will see a change to the approved masterplan, the principle of the development is considered acceptable for the reasons as outlined above. The ambitions of the FLDP Policy STR3A are still achievable and the development is compliant with this policy.
- 1.06 The provision of a 66 bedroomed care home will provide en-suite accommodation, communal areas and outside landscaped gardens for the use of residents and the community. The applicant confirms that there is a demonstrable need for this type of accommodation in the County. Betsi-Cadwallader are supportive of the proposal.
- 1.07 The scale and design of the proposed building is sympathetic to the surroundings and takes into consideration the adjacent residential developments and the wider Garden City area. In addition, careful consideration of the siting and landscaping have been given to ensure that any future commentarial uses of the remaining Plot 2 will not be adversely affected by the residential use.
- 1.08 Matters including highway safety, ecological implications contaminated land and drainage have been assessed and are

considered acceptable subject to the inclusion of conditions as set out at paragraph 2.01 of this report.

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

2.01 That conditional planning permission be granted.

Conditions

1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.
2. The development shall be carried out in accordance with the following approved plans and documents:
 - Site Plan - A.03
 - Site Plan Section - A.07
 - Location plan - A.01
 - Floor & Roof Plan - A.04
 - Proposed Visual - A.06 1
 - Proposed Visual - A.06 2
 - Proposed Visual - A.06 3
 - Landscape Master Plan - 23-300 L01
 - Proposed Elevations - A.05 1
 - Proposed Elevation - A.05 2
 - AMENDED - Plot 2 Proposed Finished Levels & Earthworks Analysis - Dwg 4671JPG 02-22-DR-C-1200 - S2 - P03
 - Proposed Access Vehicle Tracking - 10100020-PEL-ATR-01-DR-D-0001-P02
 - Proposed Access General Arrangement - 10100020-PEL-HGN-01-DR-D-0001-P02
 - Plot 2 Surface Water Drainage Layout - 4671-JPG-02-ZZ-DR-D-1400-S2-P01
 - Topographical Survey - A.02

 - Planning Statement
 - Design & Access Statement
 - Sustainability & Energy Statement
 - Travel plan
 - Transport Statement
 - AMENDED - Drainage Impact Assessment - 4671-JPG-XX-XX-PR-D-0627 - S2 - P03
 - ADDITIONAL INFORMATION - Agent response to BCUHB response and recommendations - 201223
 - ADDITIONAL INFORMATION - Agent response to Planning Policy response

- ADDITIONAL INFORMATION - Geoenvironmental Desk Study Report
 - Validation Report Section B - October 2019
 - Remedial Strategy Report Plot 2 - June 2022
 - Remedial Strategy Report Commercial Plots - Aug 2017
 - Ground Investigation Report Plot 2 - May 2022
 - Extended Phase 1 Report
 - Unexploded Ordnance Desk Study
 - Noise Impact Assessment
3. Prior to first occupation a detailed scheme for the alteration and narrowing of the existing access, including provision of a level grade cycle path across the entrance bell mouth, has been submitted to and approved by the County Council. Such works shall become the subject of a Section 278 Agreement under the 1980 Highways Act prior to their implementation.
 4. The proposed development shall not be occupied until all the works specified in the aforementioned Agreement have been completed to the satisfaction of the County Council as Highway Authority.
 5. Adequate facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles. Such facilities being completed prior to the proposed development being brought into use.
 6. Positive means to prevent the run-off of surface water from any part of the site onto the highway shall be provided in accordance with details to be submitted to and approved by the County Council prior to the commencement of any site Works
 7. A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 3 months of first occupation. The provisions of the full travel plan shall be implemented and operated in accordance with the programme and shall not be varied other than through agreement with the Local Planning Authority. For the avoidance of doubt, such a plan shall include;
 - i) Access to the site by staff
 - ii) Car park management plan
 - iii) Information on existing transport services to the site and staff travel patterns
 - iv) Travel Plan principals including measures to promote and facilitate more sustainable transport
 - v) Realistic targets for modal shift or split
 - vi) Recruitment of a Travel Plan coordinator and the establishment of a travel plan steering group

vii) Measures and resource allocation to promote the Travel Plan

viii) Details of how the approved Travel Plan shall be updated

xi) Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority

8. No development shall take place, including site clearance work, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Construction Traffic Management Plan shall provide details of:
 - i. Contact name and numbers of personnel responsible for adherence and monitoring of the plan;
 - ii. Contact name(s)/number(s) for any site related enquires including out of office times;
 - iii. Anticipated duration of the works;
 - iv. Proposed signage types and locations;
 - v. Position of gates – preferably set-back 12m to allow a delivery vehicle to park/wait;
 - vi. The access and egress route with appropriate traffic monitoring in order to control traffic movements;
 - vii. Measures of avoiding depositing mud, dust or other debris onto the highway by incorporating wheel wash and dust suppression equipment;
 - viii. The timing of deliveries and main construction traffic arrivals and departures to avoid peak times.
 - ix. Working hours;
 - x. Site notices informing construction workers and other site operatives of agreed working hours;
 - xi. The parking of vehicles of site operatives and visitors;
 - xii. Loading and unloading of plant and materials;
 - xiii. Storage of plant and materials used in constructing the development.
9. No building shall be occupied until the sustainable drainage system for the site has been completed in accordance with the details which shall be submitted to and agreed in writing by the local planning authority. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
10. No development or phase of development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, have been submitted to and approved in writing by the Local Planning Authority.

- i. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site [largely completed]
- ii. A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site [largely completed].
- iii. The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details

11. Prior to occupation of the development or phase of development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.
12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

13. No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling / foundation details shall be implemented in accordance with the approved details
14. Prior to commencement of development, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations.

Details shall include:

- An assessment of lighting in respect of wildlife interests of the site, notably bats.
- Details of the siting and type of external lighting and internal light spillage during and post development. This shall include plans illustrating the location and type of lighting together with isolux drawings.
- Details to demonstrate that light spillage will not affect wildlife sensitive areas. This shall include plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes.
- Measures to monitor light spillage once development is operational (post construction light monitoring).
- Ecological compliance audit for external lighting key performance indicators.

Provisions of the scheme shall accord with the provisions of the Institution of Lighting Guidance Note 08/23: Bats and Artificial Lighting at Night Lighting shall accord entirely with the details so approved for the duration of the operation of the development.

15. No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water. 3 It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

16. Prior to the commencement of development a scheme for biodiversity enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to first occupation and retained as such thereafter.

3.00 CONSULTATIONS

3.01 **Local Member (Councillor C Jones):** Requested additional information. No objections received.

Local Member (Councillor D Selvester): No response received

Sealand Community Council: No objection

Highways Development Control: No objection subject to the inclusion of conditions relating to the proposed access, construction management and parking/turning facilities for vehicles.

Community and Business Protection (Pollution): No objections

Community and Business Protection (Contaminated Land Officer): Information relating to the remediation strategy and verification reports will be secured by condition and assessed fully during their subsequent approval.

Welsh Water/Dwr Cymru: No objection as capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. A condition requiring details of the drainage strategy for the site should be conditioned.

Natural Resources Wales: No objection subject to the inclusion of conditions relating to protected species and land contamination.

Betsi Cadwaladr University Health Board: No objections but make recommendations in relation to living conditions and facilities which are outlined in the report

Airbus: No objections

Conservation: No objections

4.00 PUBLICITY

4.01 Site Notice displayed and Neighbour Notification letters posted. One letter of support for the application:

1. Would enhance the Airfields development and provide a much needed quality care home in Flintshire
2. Would help generate the development of the remaining plot
2.

5.00 SITE HISTORY

5.01 062898

Application for approval of reserved matters following Outline Approval reference 061125 for the erection of 368 no. dwellings. – Approved 22.02.22

059938

Application for the approval of details reserved by condition nos. 7 (sustainable drainage scheme), 15 (landscaping) and 19 (construction environmental management plan) attached to planning permission ref. (058990) – Partially Discharges 13.08.19

059903

Application for the approval of details reserved by condition nos. 5, 7, 8, 9, 11, 12, 15, 17, 18, 19, 20, 21, 22, 23, 25, 27, 28, 29, 31, 32, 33, 35, 36 & 41 attached to planning permission ref. 058990 – Approved 19.08.19

059514

Application for approval of reserved matters following outline approval for the erection of 283 no. dwellings. – Approved 25.09.19

058990

Application for removal or variation of a condition following grant of planning permission. (049320) – Approved 25.10.18

058950

Application for approval of reserved matters phase 1 informal landscaping and POS following outline approval. (049320) – Approved 13.03.19

058531

Application for the approval of details reserved by condition no. 27 (construction management plan) attached to planning permission ref. 049320 – Approved 02.08.18

058514

Application for the approval of details reserved by condition nos. 5 (phasing scheme) 6 (development brief), 30 (highway works/transport implementation strategy), 34 (framework travel plan) and 38 (scheme for the layout, design and timetable for implementation of works) attached to planning permission ref. 049320 – Approved 24.08.18

058508

Application for the approval of details reserved by condition nos. 5 (construction environmental management plan) and 6 (ecological compliance audit report) attached to planning permission ref. 057404 – Approved 07.08.18

058506

Non-material amendment following grant of planning permission 057404 – Approved 06.07.18

058452

Non-material amendment following grant of planning permission 057404 Amendment to shape of area for proposed temporary stockpiles of imported fill materials – Approved 14.06.18

058244

Application for approval of details reserved by condition No5 & No6 attached to planning permission ref 057404 – Partially Discharges 17.05.18

057404

Application for approval of reserved matters following outline approval 049320 for phase one enabling works comprising an access road, surface water drainage, landscaping and engineering works to create developments platforms – Approved 09.03.18

054488

Reserved matters application for phase 1 of the highway works and associated infrastructure works following outline approval 049320 for a mixed use development and associated infrastructure – Approved 01.03.16

051764

Temporary contractors compound to facilitate flood defence strengthening works – Approved 15.04.14

051139

Discharge of condition no.24 (Framework Ecological Mitigation and Enhancement Strategy) attached to planning permission ref: 049320 – Approved 25.09.13

050730

Engineering works to provide flood defence strengthening along 1.5km of the River Dee embankment, to include sheet piling to a maximum depth below ground of 12m and a minimum height of 7.2m AOD and a proposed temporary access route and site compound – Approved 25.06.13

049320

Outline application for the redevelopment of a strategic brownfield site for an employment led mixed use development with

new accesses and associated infrastructure including flood defences and landscaping. – Approved 07.01.13

6.00 PLANNING POLICIES

6.01 Flintshire Local Development Plan

Policy STR1: Strategic Growth

Policy STR2: The Location of Development

Policy STR3A: Strategic Site: Northern Gateway

Policy STR4: Principles of Sustainable Development, Design and Placemaking

Policy STR5: Transport and Accessibility

Policy STR13: Natural and Built Environment, Green Networks and Infrastructure

Policy STR14: Climate Change and Environmental Protection

Policy STR15: Waste Management

Policy PC1: The Relationship of Development to Settlement Boundaries

Policy PC2: General Requirements for Development

Policy PC3: Design

Policy PC4: Sustainability and Resilience of New Development

Policy PC5: Transport and Accessibility

Policy PC6: Active Travel

Policy EN6: Sites of Biodiversity Importance

Policy EN8: Built Historic Environment and Listed Buildings

Policy EN14: Flood Risk

Adopted Supplementary Planning Guidance

SPGN No. 8 – Nature Conservation and Development

SPGN No. 11 – Parking Standards

National Planning Policy

Planning Policy Wales Edition 12

Future Wales: The National Plan 2040

TAN 5: Nature Conservation & Planning

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 18: Transport

7.00 PLANNING APPRAISAL

7.01 Site Description

The site makes up part of the major strategic site at Deeside Airfields, the Northern Gateway. The Northern Gateway site is the largest strategic site in Flintshire. The land to which this application relates is located within the Airfields part of the site. The strategic site sits immediately adjacent to the defined settlement boundary of Garden City with the majority of the settlement located to the north. The site comprises brownfield land formerly occupied by RAF buildings.

- 7.02 The application site is located on plot 2B within the north eastern area of the Airfields site and bounded by the commercial spine road to the north and the residential spine road to the south. The site, covering approximately 1.73 acres in size is located within the area noted on the outline masterplan as a district centre. The plot is bounded to south by a public footpath and swale with housing developments under construction beyond. To the east and west are vacant development plots whilst the remaining land allocated for the district centre is located to the North.
- 7.03 The surrounding area is a mix of agricultural land, residential land and industrial land. Taking in the wider context of the site, further south is Deeside Industrial park which comprises of commercial and industrial units whilst to the west is the industrial complex of Tata Steel. Queensferry is the nearest larger settlement located to the south where there is access to a range of amenities.
- 7.04 **Proposed Development**
This application proposes to provide a new purpose-built, two-storey, sixty-six bed residential care facility for older people with associated access, car parking and landscaping. In total the development will provide 3178m² internal floor area over two floors. The overall height of the proposed building is approximately 5.2m to eaves and 8.8m to ridge.
- 7.05 The scheme will provide two types of care – general residential and residential dementia, all in single room en-suite accommodation together with communal recreational areas. A secure landscaped garden area will provide the main external amenity space for the respective elements of care.
- 7.06 The proposed care home is to be constructed with a red brick and render external finish with a anthracite concrete tile roof. The front entrance features contrast brick detailing, with cladding above the doors and first floor windows, providing a central focal point and distinguishing the main entrance from the residential wings of the building.
- 7.07 Access to the site is proposed from the new residential spine road, which will be altered from the current engineered commercial access to a more suitable entrance for the proposed care home.
- 7.08 A total of 30 car parking spaces are proposed as well as an ambulance/taxi drop-off area with 3 disabled/mobility spaces and 6 electric car charging points. A secure bike store will also be provided for residents' and visitors' use.
- 7.09 The development will result in 50-60 jobs working to a rotational shift pattern of employment, however, only up to a maximum of 24

members of staff would be present on site at any one time, due to shift pattern and staggered shift changes.

7.10 **Principle of Development**

The site forms part of the strategic mixed use development allocation STR3A: Strategic Site: Northern Gateway within the adopted Flintshire Local Development Plan.

7.11 Both this application site, the Airfields and the adjacent Former Corus, Garden City together make up the 'Northern Gateway', a comprehensive mixed use redevelopment which takes advantage of the strategic location and the availability of previously developed land. Both component sites have the benefit of outline planning permission which as part of the approved mixed use includes a residential contribution of 1,400 new homes (cumulative) to be delivered over a phased period, 72.4Ha of employment land and a district centre.

7.12 The Northern Gateway Strategic site continues to remain an allocated site commitment in the recently adopted Local Development Plan (LDP).

7.13 The application site is located on a parcel of land identified in the approved Masterplan as a district centre. This area is designated for facilities covered by A1, A2, A3, B1, C1, D1 and D2 use classes. The application is for a C2 use class, residential care home facility which will essentially sub-divide the plot and leave a resulting smaller plot for the development of the district centre.

7.14 The applicant has confirmed that the development of the care home will not restrict the potential for the district centre and the landowner has reiterated the intention to provide a healthcare unit, retail units and food outlets. The design and layout of the proposed care home has been carefully considered to ensure that the residential use of this land will not detrimentally affect any future commercial uses of the adjacent land.

7.15 It is noted that the original grant of outline planning permission was in 2013 and the details of the district centre were indicative, with details to be finalised at a subsequent Reserved Matters stage. This degree of flexibility is crucial given the scale of the Northern Gateway site and the projected build out time of both the residential and employment land. Market circumstances have changed substantially since the original outline consent and the deliverability of the originally envisioned district centre with small retail units has changed with them.

7.16 The commitment of the landowner to provide the key elements of the district centre, namely the development of a mid-sized food store, restaurant and a health care facility to still provide on-site amenities for both local residents and employees is welcomed. Accordingly, it

is considered that the ambitions of the original masterplan are still recognised and achievable.

7.17 The proposed care home will provide a new facility for the County, where there is a suggested need for this type of accommodation, which is supported by Betsi-Cadwallader's consultation response. The building is designed to be an inclusive community building which will provide support for both residents, their families and the wider community.

7.18 Taking all the above into account it is considered that, on balance, the principle of the development accords with both local and national planning policies.

7.19 **Highway Safety**

Access to the site is proposed from the new residential spine road, which, following completion of construction, will be altered from the current engineered commercial access to a more suitable entrance for the proposed care home.

7.20 A total of 30 car parking spaces are proposed as well as an ambulance/taxi drop-off area with three disabled/mobility spaces close to the main entrance for the care home and six electric car charging points. A secure bike store will also be provided for residents and visitors to use. Direct and level access will be possible from the car parking area, including disabled and drop off areas, serving the less mobile residents and visitors. A detailed Transport Assessment and Travel Plan have been submitted to support the application. Based on the above, and subject to the inclusion of conditions as set out at paragraph 2.01 of this report, the proposal is compliant with policies STR5 and PC5 of the FLDP.

7.21 **Flood Risk**

The planning application proposes highly vulnerable development (residential). Flood Risk Maps held by NRW confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 (Rivers) and 3 (Sea).

7.22 The application is supported by a Flood Consequences Assessment which demonstrates that the consequences of flooding can be adequately managed. The applicant has provided information with regards to proposed site and finished floor levels which are considered acceptable. Accordingly the proposal complies with FLDP Policy EN14 and TAN15.

7.23 **Ecological Implications**

The application is supported by an Ecological Appraisal relating to protected species. It identifies that bats are present in the locality and may use the application site for foraging purposes. NRW and the County Ecologist confirm that the site is a low risk for bats and it is likely that the development will not harm or disturb bats, their breeding sites and resting places provided that lighting details can be secured by condition.

7.24 The application is located within 1.25km of the River Dee and Bala Lake SAC and SSSI and 2km of the Dee Estuary SAC, SPA, SSSI and Ramsar site. The Ecological Appraisal confirms that as part of a Construction Environmental Management Plan (CEMP) a pollution prevention plan should be included. The submission of a CEMP is included as a condition at paragraph 2.01 of this report.

7.25 Finally, following the introduction of Chapter 6 of Planning Policy Wales Edition 12, every application must demonstrate that Green Infrastructure and Biodiversity enhancement can be secured. PPW12 confirms that 'A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long-term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site'.

7.26 It is accepted that the Northern Gateway site has been carefully considered as a whole in terms of biodiversity loss and net gain and Green Infrastructure. Features including swales and wildlife mitigation areas are key. Accordingly, it is recommended that in order to comply with PPW12, a condition as suggested at paragraph 2.01 of this report will require the applicant to provide details of biodiversity with particular regard to this specific application site.

7.27 Taking all the above the proposal is considered compliant with policy EN6 of the FLDP.

7.28 **Contaminated Land**

The previous use of the site as an airfield means that potentially contaminative sources may be present on the site. The application is supported by a GeoEnvironmental report which outlines the risks from contamination and mitigation required. The details of this report have been assessed and it is considered that subject to the inclusion of the comprehensive conditions as outlined at paragraph 2.01 of this report that any matters concerning contaminated land, at any point of the construction can be adequately controlled. Accordingly the proposal is considered compliant with policy EN16 of the FLDP.

7.29 **Drainage**

Dwr Cymru/Welsh Water have confirmed that capacity exists within the public sewerage network in order to receive the domestic foul only

flows from the proposed development site. Although a drainage plan has been supplied it is recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

7.30 **Public Health**

Betsi Cadwaladr University Health Board were consulted on the planning application and confirmed that whilst they have no objections to the proposed development they do make some recommendations to limit any likely impacts on public health issues in the immediate and surrounding areas.

Many of the recommendations have already been addressed in the planning submission, namely:

- Accessibility and usability of external areas
- Enhanced landscaping
- Secure storage for bicycles and mobility scooters
- Use of communal spaces for multi-functional uses.

Some of the other recommendations, such as ensuring the 'Food and Nutrition in Care Homes for Older People' Best Practice Guidance is adhered to is not a planning matter.

8.00 **CONCLUSION**

The site forms part of the strategic mixed use development allocation STR3A: Strategic Site: Northern Gateway within the adopted Flintshire Local Development Plan. The site's allocation for mixed use reflects both the strategy of the Flintshire Local Development Plan and the principles embodied in Planning Policy Wales.

The proposed development will bring forward the provision of a 66 bedroomed care home, whilst retaining a plot of land suitable for the development of a district centre, albeit it modified from the original grant of outline consent. The principle of development on this basis is therefore considered acceptable.

The report details in full matters including design, highway safety, ecological implications, flood risk and contaminated land. It is considered that these matters have been satisfied, and I therefore recommend that planning permission is granted subject to the imposition of conditions as set out within paragraph 2.01 of this report.

8.01 **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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