

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 30th March 2022

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	061585	Application for approval of reserved matters following outline approval (059635) for the erection of 100 no.dwellings with associated infrastructure at Corus Garden City Site, Garden City, Deeside		
6.2	063458	Full Application - Proposed Extension and partial refurb at Melin Y Wern, Nannerch		
6.3	063721	Erection of a Paper Processing Mill to produce and manufacture tissue paper (B2, B8 use class) with ancillary B1a office space; associated servicing and infrastructure including car parking, HGV parking and vehicle and pedestrian circulation; noise mitigation features; earthworks to create development platforms; creation of drainage features including a new outfall to the River Dee; water treatment plant; and landscaping at Plot C "The Airfields (Airfields Delta). Welsh Road, Sealand, Deeside		

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6.4	063312	Conversion and extension of Industrial Unit to office and warehouse at Northop Country Park, Estate Roads, Northop		<p><u>CORRECTIONS TO REPORT</u></p> <p><u>Para 7.03</u> to read “ground /first floor use comprising a total of 860m2.”</p> <p><u>Para 7. 04</u> to read “ and an increase in the combined ground /first floor space to 1344m2</p> <p><u>Para 7.08</u> to read “The proposal would result in an approximate 44% increase in the footprint of the building and 57% in usable floor space of the building from that previously permitted under 057593.</p> <p><u>Para 7.12</u> to read Rhos y Chellis Cottages located approximately 46.5m to the south east</p>
6.5	063591	Application For Approval Of Reserved Matters Following Outline Application (059635) At Corus, Garden City Site, Welsh Road, Garden City		
6.6	063741	Full Application for demolition of existing bungalow and outbuildings. Erection of 3 new bungalows (amended scheme to that refused under reference 060481) at 26 Queensway, Shotton, Deeside	Local Residents 29/3/22	<p>Objects to the development for the following reasons:</p> <ul style="list-style-type: none"> - proposal would lead to the loss of an existing bungalow which is capable of renovation - access is too narrow and further development would impact on emergency services route - impact on wildlife
6.7	062863	Full application – proposed development consisting of 4 no. Class e(a) and e(b) food and retail units and associated car parking and signage Gateway to Wales Hotel, Welsh Road, Garden City, Deeside	Local resident 3 rd Party Representation received: 24.03.22	Further written representations have been received in objection to the proposed development. Whilst the initial complaint claims that the full extent of the original objection made by the individual has not been reported, Members will see that 3 rd party representations are summarised within the report,

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				<p>specifically in so far as they are material planning considerations. The report summaries the concerns raised with respect to highway safety, increased traffic i.e. congestion and speed. However, further to this summary, the 3rd party requests the following matters are brought to members attention:</p> <ul style="list-style-type: none"> - The location/site for the proposed development is dangerous; - Majority of the custom will be from vehicles turning off the A494 eastbound carriageway; - The exit junction onto the drone corner roundabout off the A494 is not adequate; - Increased traffic congestion onto Welsh Road; - The Welsh Road exit off the Drone Corner roundabout is a blind turn with traffic likely to meet stationary traffic queuing on Welsh Road, which is further exacerbated by the bus stop west of the proposed site access; - Increase of speeding traffic; - The local highway road network and its current layout/design outside of the site is inadequate; and - The assessments provided by the Applicant are flawed. <p>In response, Officers are satisfied that the comments raised have been addressed in considering the proposed development and as set out in the report. The supporting assessments provided by the Applicant have been thoroughly assessed by both the Local Highway Authority and Welsh Government as Trunk Road Authority, which conclude that the proposed development will not result in an adverse impact on the external local highway network or the A494, and</p>

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				that the access arrangements for the site are suitable and safe with adequate provision for car parking provided, which also accommodates service/delivery vehicles and designated unloading/loading areas.