

**FLINTSHIRE COUNTY COUNCIL PLANNING COMMITTEE 30<sup>TH</sup> AUGUST 2023**

**LATE OBSERVATIONS**

<b>Agenda No.</b>	<b>Application Number</b>	<b>Proposal &amp; Location</b>	<b>Consultee &amp; Date Received</b>	<b>Observations</b>
6.1	FUL/000077/22 – CEM – A	Full application - Erection of 21 affordable dwellings with adoptable highway access at Rhewl Fawr Road, Penyffordd, Holywell	3 <sup>rd</sup> Party Letter 30/8/23	<p>Object for the following reasons:</p> <ul style="list-style-type: none"> <li>• the matter of surface water drainage has not been assessed as it falls outside of the remit of Welsh Water and Natural Resource Wales and furthermore it has not been examined by the Council’s Environment-Engineering/Drainage Department – in its role as LLFA .</li> <li>• inadequate transport information has been submitted.</li> <li>• Inadequate local infrastructure.</li> </ul> <p>RESPONSE</p> <ul style="list-style-type: none"> <li>• the statutory guidance in respect of sustainable drainage (SuDS) makes clear that the SAB approval and planning processes are entirely separate and that of the concerns raised by the resident will be picked up by the SAB approval process.</li> <li>• the site should not be allowed to be developed out until the surface water drainage matters have been considered and SAB approval has been granted.</li> <li>• surface water drainage was considered by Welsh Water under the previous planning approval, who were at the time of determination the statutory body for consultation on drainage matters. No objections were raised.</li> </ul>

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
				<ul style="list-style-type: none"> <li>The Councils highway Engineers have assessed the proposal in full and have no objections. The site is in a sustainable location with adequate access to sustainable modes of transport to meet the requirements of local residents.</li> </ul>
6.2	OUT/000042/22 – RMH – A	Outline application - Demolition of existing dwelling and erection of a block of four residential apartments, one of which is to be affordable together with associated works at Lornell, Halkyn Street, Holywell, Flintshire		
6.3	FUL/000621/23 – KS1 – A	Full application - Conversion and extension of outbuilding to form a home office and gym, demolition of part of a boundary wall to create off street parking space with an electric vehicle charging point at Arweifna, Gwaenysgor		
6.4	CONS/000790/2 2 – KS1 – A	Conservation area application - Conversion and extension of an outbuilding to form a home office and gym; and the demolition of part of a boundary wall to create an off-street parking space with an electric vehicle charge point at Arweifna, Gwaenysgor		
6.5	063810 – RMH – General Matters	Full application - Erection of 12no. holiday lodges, reception/office and associated works at Northop Country Park, Northop	Environmental Health & Safety. 25/8/23	Given the relationship of the site to the existing golf course, consider that a condition be imposed on any permission requiring the undertaking of a Risk Assessment with appropriate mitigation if required.

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
			3 <sup>rd</sup> Party Letter 28/8/23	<p><u>ADDITIONAL CONDITION</u> 16 No development to commence until a Health &amp; Safety Risk Assessment has been undertaken with appropriate mitigation if required.</p> <p>Express concerns given:</p> <ul style="list-style-type: none"> <li>• Issues of safety of occupiers of lodges given proximity of site to existing golf course</li> <li>• Potential use of protective netting which would compromise the setting of the park impacting on bats and birds</li> </ul> <p>Noted – Options to be addressed through imposition of condition.</p>