

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **7TH FEBRUARY 2024.**

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

SUBJECT: **FULL APPLICATION – CONVERSION OF FORMER GRONANT INSTITUTE INTO 7 NO TOWNHOUSES /APARTMENTS WITH EXTENSION TO FORM 4 ADDITIONAL APARTMENTS, AND ASSOCIATED NEW BUILD RESIDENTIAL DEVELOPMENT OF 2 NO DWELLINGS AND ADAPTED BUNGALOW WITHIN THE SITE CURTILAGE**

APPLICATION NUMBER: **FUL/00004/23**

APPLICANT: **EMW DEVELOPMENTS**

SITE: **GRONANT INSTITUTE, LLANASA ROAD, GRONANT**

APPLICATION VALID DATE: **6/1/23**

LOCAL MEMBERS: **COUNCILLOR G BANKS**
COUNCILLOR G MADDISON.

TOWN/COMMUNITY COUNCIL: **LLANASA COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST GIVEN HIGHWAY CONCERNS**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This full application proposes the conversion of the former (now vacant) Gronant Institute, Llanasa Road, Gronant into 7 No townhouses/ apartments with the associated extension of the building to provide an additional 4 No apartments and redevelopment of the site by way of new build for residential development including 2 No detached dwellings and an adapted bungalow. Amended plans have

been received in progression of the application on which further consultation has been undertaken.

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

2.01 That conditional planning permission be granted subject to the applicant entering into, a Section 106 Obligation / Unilateral Undertaking to secure the following: -

- a) The provision of 15% affordable housing within the development for intermediate rental
- b) the payment of a leisure commuted sum of £11,363, the monies being used to enhance teenager play provision at Gronant Play Area and
- c) the establishment of a management company to secure the management and maintenance of internal roads and footways.

If the Obligation pursuant to Section 106 of the Town and Country Planning Act, 1990 (as outlined above) is not completed within 6 months of the date of the committee resolution, the Chief Officer for Planning Environment & Economy be given delegated powers to REFUSE the application.

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:
 - AMENDED Application Forms
 - Block and Location Plan 22-OTH 029 -PL01
 - AMENDED Proposed Site Plan 22-OTH 029 – PL04A
 - AMENDED Proposed Ground / Lower Ground Plans (Former Institute) 22-OTH 029- PL05A
 - AMENDED Proposed First/ Second Floor Plan (Former Institute) 22-OTH 029 PL06A
 - AMENDED Proposed Elevations (Former Institute) 22-OTH 029 PL07A
 - AMENDED Proposed Elevations / Floor Plans (Dwellings Plots 1 & 2) 22-OTH 029 PL08 B
 - AMENDED Proposed Elevations (Former Institute) 22-OTH 029 PL09A
 - AMENDED Proposed Elevations / Floor Plans (Plot 3 – Adapted Bungalow) 22-OTH 029 - PL10A

- Protected Species Survey
 - Highway Statement
 - Phase II Ground Investigation Report GSL3000R02
 - Remediation Strategy GSL 3000RS.
- 3 No development on the construction of the external walls and roofs of the new build extension and dwellings hereby permitted shall take place, until samples of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 - 4 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.
 - 5 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 Local Planning Authority prior to the commencement of any site works.
 - 6 No development shall take place, including site clearance works, until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall provide details of:
 - i. Contact names and numbers of personnel responsible for adherence and monitoring the plan.
 - ii. Contact name(s)/number(s) for any site related enquiries, including out of hours times.
 - iii. Anticipated duration of the works
 - iv. Typical working days and hours of the week
 - v. Proposed signage types and locations.
 - vi. Position of any temporary gates – preferably set-back 12m to allow a delivery vehicle to park/wait.
 - vii. The access and egress route with appropriate traffic monitoring to control traffic movements.
 - viii. Measures to avoid depositing mud, dust, or other debris onto the highway by traffic movements
 - ix. The timing of deliveries and main construction traffic arrivals and departures to avoid periods such as school arrival/leaving times.
 - 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.

- xiv. Measures to control the emissions of dust and dirt during construction.
 - xv A scheme for re-cycling/disposing of waste resulting from construction works.
- 7 No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul and surface water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.
- 8 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
- 9 No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
- a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection during the course of development
 - b) proposed new trees, hedgerows, shrubs, or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting
 - c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas
 - d) proposed earthworks, grading and the mounding of land and changes in levels, final contours, and the relationship of proposed mounding to existing vegetation and surrounding landform
 - e) proposed positions, design, materials, and type of boundary treatment.
- 10 All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development and any trees or plants which, within a period of five years of the time of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 11 Notwithstanding the provisions of Class A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General

Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by the said classes shall be carried out without a further grant of a planning permission of the Local Planning Authority.

12 No development shall commence until a scheme of biodiversity net benefit to incorporate replacement nesting /feeding places for bats and birds has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with a timetable to be approved in accordance with the approved details or any agreed variation therefrom.

13 No dwelling shall be occupied until a contaminated land verification report demonstrating completion and the effectiveness of the remediation works on that part of the site to which it relates, has been 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 any plan (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, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

3.00 CONSULTATIONS

3.01 Local Members

Councillor G Banks: Request site visit and Planning Committee determination to assess the adequacy of the access to serve the proposed development.

Councillor G Maddison: Request site visit and Planning Committee determination to assess the adequacy of the access to serve the proposed development.

Llanasa Community Council: Submitted objections on behalf of residents. The Community Council has received many objections from residents based on the limited access to and from the site, and vehicle parking for and around the site.

- The access road to this site is only as wide as a single vehicle with no footpaths on either side. Residents believe emergency vehicles and re-cycling lorries would be unable to gain access to and from the site.

- construction vehicles would encounter difficulties gaining access to and from the site. It is believed Maes- y-Dre is not equipped to cope effectively with the increase in traffic relating to fourteen new dwellings.
- The junction of Maes-y-Dre and Nant-y-Crai Lane is considered dangerous as visibility is poor and there is only one small footpath.
- Parking throughout the village of Gronant is a constant problem, mainly due to the lack of footpaths, especially at the lower end of the village near the junction of Llanasa Road and Nant-y-Crai Lane.
- Councillors would like details of how amenities will get to and away from the site. Councillors referred to the front wall fronting Llanasa Road which collapsed recently, and pointed out that other areas of this wall are now showing signs of movement.
- Residents have disputed claims on how busy the Institute building was, pointing out that it would not have closed if these claims were accurate.
- Council has been advised that the lane at the rear of Maes-y-Dre is an unadopted road, and Flintshire County Council has advised in the response to the pre-application submission that the area is privately owned. Council also understands that the Highways department has raised the access issues.

Highway Development Control : No objection subject to i) the applicant /developer entering into a legal obligation to secure the formation of a management company to ensure the future maintenance of internal roads and footways and ii) the imposition of conditions to secure the provision of adequate facilities for the parking, unloading, and turning of vehicles, the control of surface water run-off and the requirement for the submission and approval of a Construction Traffic Management Plan (CMTP)

Community and Business Protection: No adverse comments

Welsh Water/Dwr Cymru: Confirm that adequate capacity exists within the existing public sewerage system to receive domestic foul flows only from the proposed development site. Recommend that a drainage strategy for the site be conditioned and implemented in full.

Capital Projects & Planning: Do not intend to seek a developer contribution for Primary / Secondary School places, as adequate capacity exists to serve the scale of development proposed.

Housing Strategy: Policy HN3 of the Flintshire Local Development Plan requires the provision of 15% affordable dwellings to be provided as part of the development. The applicant proposes that 2 No of the 2 -bedroom townhouses be secured for private

intermediate rent. This is considered acceptable having regard to the identified affordable housing need for such properties within Gronant, subject to the developer entering into a legal obligation to i) set the rental values in line with those being charged by a regulated organisation in the locality, and ii) ensuring that the developer works with existing housing providers to identify / prioritise occupation, by those persons registered for affordable rent.

Leisure Services (AURA): Request an off-site leisure commuted sum payment of £1100 per dwelling and £733 per apartment, in lieu of on-site recreational provision. The monies would be used to improve teenage provision at Gronant Play Area.

Natural Resources Wales: No objection

Council Ecologist: No objection. Support the conclusions of the ecological report submitted, subject to the imposition of a condition securing biodiversity enhancement to include appropriate bat /bird mitigation.

Contaminated Land Officer: Following the submission of a Phase II Ground Investigation Report and Remediation Strategy, raise no objection subject to the imposition of a condition requiring verification that the approved remediation has been undertaken during the development.

The Coal Authority: No observations

Built Heritage Officer: Confirm following the receipt of amended plans that the scheme is acceptable and sympathetic to the existing building and wider surroundings.

Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee: No objection in principle subject to the imposition of conditions in respect of landscaping, boundary treatment and removal of permitted development rights.

4.00 PUBLICITY

4.01 Neighbour Notifications were sent to 68 neighbouring and nearby properties. The application was also publicised by way of a Site Notice displayed at the site and a Press Notice.

89 No letters of objection with petition signed by 91 signatories have received, and the objections are summarised as follows:

- 1 Inadequacy of access /parking to serve the proposed development.

- 2 Do not consider that the former Institute was heavily used to justify acceptability for the proposed development from a highway perspective.
- 3 Detrimental impact on the living conditions of occupiers of existing residents by way of overlooking.

5.00 SITE HISTORY

5.01 No relevant site history.

6.00 PLANNING POLICIES

6.01 Flintshire Local Development Plan (LDP)
STR1 – Provision of Sustainable Housing Sites
STR2 – The Location of Development
STR4 – Principles of Sustainable Development, Design and Placemaking
STR5 – Transport and Accessibility
STR6 – Services, Facilities, and Infrastructure
STR13 – Natural and Built Environment, Green Networks, and Infrastructure
PC1 – The Relationship of Development to Settlement Boundaries
PC2 – General Requirements for Development
PC3 – Design
PC4 – Sustainability and Resilience of New Development
PC5 – Transport and Accessibility
PC12 – Community Facilities
HN2 – Density and Mix of Development
HN3 – Affordable Housing
EN5 – Area of Outstanding Natural Beauty
EN6 – Sites of Biodiversity Importance
EN8 – Built Historic Environment and Listed Buildings.
EN15 – Water Resources
EN16 – Development on or near Landfill Sites or Derelict and Contaminated Land.
EN18 – Pollution and Nuisance

Supplementary Planning Guidance Notes (SPGN)

SPGN2 – Space Around Dwellings
SPGN3 – Landscaping
SPGN8 – Nature Conservation and Development
SPGN9 – Affordable Housing
SPGN11 – Parking Standards.
SPGN13 – Outdoor Play Space (Under Review)

National Planning Policy / Guidance
Planning Policy Wales (PPW)

The National Plan Wales 2020-2040
Technical Advice Note 2 – Planning & Affordable Housing
Technical Advice Note 5 – Nature Conservation and Planning
Technical Advice Note 6 – Planning for Sustainable Rural
Communities
Technical Advice Note 12 – Design
Technical Advice Note 18 – Transport
Technical Advice Note 24 – The Historic Environment.

7.00 PLANNING APPRAISAL

7.01 Introduction

The site the subject of this application comprises that of the former (now vacant), Gronant Institute and its associated curtilage which is located on the south -western fringe of Gronant. The site which amounts to approximately 0.4 hectares in area is located in an elevated position to the south of Llanasa Road near to its junction with Gronant Hill. The existing site is framed along this frontage by castellated stone walls which provide pedestrian access to the existing parking area.

7.02 The site is located within the settlement boundary of Gronant as defined in the Flintshire Local Development Plan (LDP). It is also adjacent to the Clwydian Range Area of Outstanding Natural Beauty (AONB). Although not statutorily listed the former Gronant Institute is a community building of significant heritage value.

Proposed Development

7.03 The amended plans submitted in progression of this application propose:

- a) the conversion of the former Institute building into a total of 7 No apartments/ townhouses. It is proposed that 5 No townhouses be created over 3 floors each having an independent access and staircase. The 2 No apartments would be formed over 2 floors.
- b) erection of a stepped link extension measuring approximately 13m x 10m x 10m (high) to the west of the existing building to form an additional 4 No apartments. Given the site levels at this location the ridge height of the proposed extension would be approximately 2.8m lower than that of the existing building.
- c) the erection of 2 No detached two-storey dwellings and an adapted bungalow in the north-west of the site, these being at 90 degrees to the existing building and parallel to the site's western boundary.

7.04 It is proposed that both the extension and new build dwellings would be constructed having rendered external walls and clay roof tiles to match the roof of the existing building. Direct vehicular access into the site to serve the proposed development is as currently exists from Nant y Crai Lane.

7.05 Main Planning Considerations

The main considerations to be addressed in determination of this application include: -

- i) Principle of Development
- ii) Loss of Community Facility
- iii) Scale / Form /Design
- iv) Adequacy of Access
- v) Impact on Living Conditions
- vi) Affordable Housing Provision
- vii) Leisure Contributions
- viii) Land Contamination
- ix) Ecology

These issues are addressed in further detail below.

7.06 Principle of Development

The site is located within the settlement boundary of Gronant, which is classified as a Tier 3 Sustainable Settlement as defined in the Flintshire Local Development Plan (LDP). Policy STR2 permits windfall housing development within Tier 3 settlements and such windfall development will contribute to the plan's overall provision. The principle of residential development for both general and affordable housing needs at this location, is considered acceptable subject to the safeguarding of relevant development management considerations.

7.07 Loss of Community Facility

A settlement audit was carried out in 2014, as part of the evidence base for the LDP, which identified at that time the Gronant Institute as being closed with the building being in a poor state of repair, although between 2014 - 2021, it appears that the building had been used on limited occasions. The building since this period remains vacant, and in these circumstances and recognising the buildings historic value, the principle of securing a suitable alternative re-use of the building is supported having regard to Policies PC2, PC12 and EN8 of the LDP.

7.08 Scale /Form/Design

Following consultation with the Council's Built Heritage Officer, amended plans were received during the assessment which seek to i) improve in design terms the proposed scheme of conversion of the former Institute and ii) improve the visual inter-relationship between the existing building and new residential development and iii) change the construction materials of the proposed new build units. As a result, it is my view that these changes can be supported, having regard to Policies PC3 and EN8 of the LDP.

- 7.09 The proposed density of development would be approximately 35 dwellings per hectare (dph), this being above the minimum density of 30 dph which Policy HN2 of the LDP seeks to secure on sites of 10 or more units.
- 7.10 Whilst it is acknowledged that individual circumstances may vary on whether 30dph is acceptable according to the site location and character of the area it is considered that the 35dph as proposed is acceptable in the context of i) the need to ensure a suitable alternative re-use of the former Institute and ii) the density of existing development in proximity to the site which is set at approximately 30dph. In addition, the scheme would involve the formation of apartments which by their nature result in a higher density.
- 7.11 As the rear elevation of the former Gronant Institute is within 6m of the site's southern boundary, the opportunity to increase the depth of proposed garden areas to the rear does not exist. This boundary however lies adjacent to open countryside there being no development impacted by the proposal. Whilst it is proposed to provide approximately 140m² of private amenity space to the rear for use in connection with the proposed conversion principally for use by the occupiers of the proposed townhouses, to supplement this it is also intended to provide within the site a further 410m² of communal amenity space. This is considered acceptable from both a functional and visual perspective helping to frame and assimilate the development into the site and wider surroundings having regard to SPGN2 – Space Around Dwellings.
- 7.12 Adequacy of Access
The concerns /objection received in connection with the adequacy of the access to serve the development are noted. Consultation on the application has been undertaken with Highways Development Control, who in recognising the sites historic usage raise no objection to the principle of development. It is also important to note that the building could be used for other uses falling within a D1 class without requiring planning permission which could lead to a further increase in traffic generation.
- 7.13 It is however recommended that in the event of planning permission being granted that firstly, the applicant /developer enters into a legal obligation to secure the future management and maintenance of internal roads and footways and secondly conditions be imposed in respect of parking /turning, run off of surface water onto the highway and the submission and approval of a Construction Traffic Management Plan (CTMP)
- 7.14 Impact on Living Conditions
It is important in considering this application to seek to ensure that the living conditions of the occupiers of the proposed dwellings and those located in proximity to the site are safeguarded.

7.15 The eastern gable of the former Institute building is sited approximately 37m to the west of existing properties at 16-20 Nant y Crai, with the sites northern boundary being within approximately 20m of existing properties, The Gables and Byways located on the north side of the junction of Gronant Hill with Gronant Road. It is also important to note that the new build elements proposed, are sited to the west and north-west of the former institute building. As a result, the adapted bungalow would be sited approximately 22m to the south of the Gables and Byways, the closest detached 2 storey dwelling approximately 65m to the north-east of the existing dwellings at Nant y Crai, there being no direct interface relationship between the existing and proposed dwellings. The development is therefore considered acceptable having regard to SPGN2 – Space Around Dwellings, there being no detriment to the living conditions of the occupiers of the existing /proposed dwellings by way of overlooking.

7.16 Affordable Housing

As referenced in Policy HN3 of the LDP there is a requirement for the new development to provide an element of affordable housing on all schemes of 10 units or more, this being 15%, given the sites location within the Flint and Coast submarket area.

7.17 The applicant proposes that this be provided through the private intermediate rent of 2 No of the proposed 2 bed townhouses. Whilst this is supported in consultation with Housing Strategy, recognising the affordable housing need identified within Gronant, for such properties, it will be necessary for the developer having regard to SPGN9 – Local Needs and Affordable Housing to enter into a legal obligation to:

- i) set the rental value in line with that charged by a regulated organisation on a similar size property in the locality
- ii) ensure that the developer works with Affordable Housing providers to identify/ prioritise initial and subsequent occupation of the units by those registered within Gronant for housing need.

7.18 Leisure Contributions

Consultation on the application has been undertaken with Leisure Services (AURA) who have requested a leisure commuted sum payment of £1100 per dwelling and £733 per apartment (Total £11,363), the monies being used to enhance teenager leisure provision at Gronant Play Area.

7.19 The commuted sum payment as requested can be secured through the completion of a legal obligation requiring payment on 25% occupation of the proposed dwellings.

7.20 The infrastructure and monetary contributions that can be required from a planning application through a S.106 agreement must be

assessed under Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 and Welsh Office Circular 13/97 'Planning Obligations'.

- 7.21 It is unlawful for a planning obligation to be taken into account, when determining a planning application for a development, or any part of a development, if the obligation does not meet all of the following Regulation 122 tests.
1. be necessary to make the development acceptable in planning terms.
 2. be directly related to the development.
- and
3. be fairly and reasonably related in scale and kind to the development.
- 7.22 While the Authority does not yet have a charging schedule in place, with CIL Regulations puts limitations on the use of planning obligations. These limitations restrict the number of obligations for the funding or provision of an infrastructure project/type of infrastructure.
- 7.23 From April 2015 if there have been 5 or more S.106 obligations relating to an infrastructure project/type of infrastructure since 2010 then no further obligations for that infrastructure project/type of infrastructure can be considered in determining an application.
- 7.24 Members are advised that since the advent of the CIL Regulations that no more than 5 obligations have been entered into in respect of the leisure contribution requested, and that on application of the tests set out above the contributions would satisfy these requirements.
- 7.25 Land Contamination
A Phase 2 Land Contamination Report and accompanying Remediation Strategy has been submitted in progression of the application recognising the site is within an area where lead has been mined extensively in the past and where elevated levels of lead and heavy metals may be found in superficial soils.
- 7.26 Consultation on the reports has been undertaken with the Council's Contaminated Land Officer who raises no objection subject to verification during the course of development, that the approved remediation has been undertaken. This it is considered can be secured by condition.
- 7.27 Ecology
Consultation on the application has been undertaken with Natural Resources Wales (NRW) and Council Ecologist who both raise no objection to the development having regard to the conclusions of the Ecological Appraisal submitted as part of the application.

- 7.28 The Ecological Appraisal has assessed the potential impact of development on protected species, including bats and birds which confirms that no evidence of the presence of bats has been found within the existing building, although nesting birds have been utilising the front gable elevation.
- 7.29 As most buildings offer potential for over-wintering and seasonal occupancy by bats, it is considered that a precautionary approach is adopted for the provision of replacement of nesting habitat for bats and birds during construction works.
- 7.30 In addition, and in advance of an updated Planning Policy Wales (PPW), Chapter 6 of PPW11, has been amended with regards to green infrastructure, net benefit for biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The Welsh Ministers have made this guidance operational with immediate effect.
- 7.31 The application is well supported with regard to the approach to sensitively control the impact on protected species, but there is a requirement for this to be supplemented for biodiversity net benefit in compliance with the advice within PPW11 as well as policy EN6 of the LDP. This together with recommended replacement nesting habitat can be secured through imposition of the condition.

8.00 CONCLUSION

The proposed residential development represents an appropriate re-use of an existing building and development of the site, that is located within the settlement boundary of Gronant.

The proposal is in accord with the relevant development plan policies within the Flintshire Local Development Plan, there being no objection from a housing strategy, highway, ecological or land contamination perspective subject to the completion of a legal obligation and imposition of planning conditions, as referenced in Paragraph 2.01 of this report. It is therefore recommended accordingly.

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

Contact Officer: Robert Mark Harris
Telephone: 01352 703269
Email: Robert.M.Harris@flintshire.gov.uk