

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **19th JUNE 2024**

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

SUBJECT: **APPLICATION FOR A NEW BOILER AND BUILDING WITH ANCILLARY STRUCTURES AND ASSOCIATED WORKS**

APPLICATION NUMBER: **FUL/000008/24**

APPLICANT: **SHOTTON MILL LIMITED**

SITE: **SHOTTON PAPERMILL, WEIGHBRIDGE ROAD, DEESIDE INDUSTRIAL PARK, FLINTSHIRE, CH5 2UL**

APPLICATION VALID DATE: **12TH JANUARY 2024**

LOCAL MEMBERS: **COUNCILLOR R MANSELL**
COUNCILLOR D OWEN
COUNCILLOR JB ATTRIDGE

TOWN/COMMUNITY COUNCIL: **CONNAH'S QUAY TOWN COUNCIL**

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

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This application seeks planning permission for the erection of a new boiler building and associated infrastructure on land at Shotton Papermill, Deeside Industrial Park.
- 1.02 As Members may recall, planning permission was granted in 2022 for the redevelopment of the existing papermill facility (reference FUL/000011/22) known as the main site and expansion of the site into land off Weighbridge road known as the A4 expansion. Work has commenced on the redevelopment.

- 1.03 One of the ambitions of the redevelopment was to provide a new Combined Heat and Power Plan (CHP) to serve the site once operational. Due to the potential output of the CHP consent must be obtained through the DNS process, which has been submitted to Welsh Government concurrently to this application.
- 1.04 In the interim, and as a source of back-up power, the applicant is seeking planning permission to erect a new boiler building to house two gas boilers, and eventually the CHP. The proposed boiler building sits within the confines of the main site and although over 23 high, with a stack of 30 metres, it is still unobtrusive given the industrial context of the wider site and surrounding areas.
- 1.05 The current application is considered crucial to the ongoing redevelopment of Shotton Papermill which is an economically significant business in the Deeside Industrial Park area. The principle of industrial development is supported by Policy PE2 of the Flintshire Local Development Plan and the proposal accords with this policy.
- 1.06 Matters including ecological implications, flood risk and highway safety have been fully assessed and are considered compliant with local and national planning policy.
- 1.07 It is therefore recommended that Members endorse the recommendation to approve the application subject to the conditions as outlined at Paragraph 2.01 of this report.

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

- 2.01
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:
 - Application Form
 - Key Utilities Infrastructure Layout - Dwg ST- 003- Rev R01
 - 04 Underground Layout - Dwg ST-004- Rev R01
 - 05 Longitudinal Sections - Dwg 005 - Rev R01
 - 06 Longitudinal Sections - Dwg 006-Rev R01
 - 10.1 Overview of Text Changes within the Ecology Chapter
 - Appendix 10-1 Baseline Ecology Report
 - Appendix 12-1 – Overview of Text Changes within the Air Quality Chapter

- Appendix 10 - Overview of Text Changes within the Ecology Chapter
- Appendix 10-10 Reptile Mitigation Survey
- Appendix 10-4 HRA Stage 1 Screening Report
- Appendix 10-11 HRA Stage 2
- Appendix 10-2 Aquatic Ecology report
- Appendix 10-3 Ornithology Baseline Report
- Appendix 10-3 Ornithology Survey Results
- Appendix 10-5 Air Quality Effects on Ecological Receptors
- Appendix 10-5 Air Quality Effects on Ecological Receptors
- Appendix 10-6 Invertebrate Survey Results
- Appendix 10-7 Water Vole Survey
- Appendix 10-8 Bat Survey
- Appendix 10-9 Reptile Survey Results
- Appendix 10.1 Ecology & Ornithology Summary of Changes
- Appendix 11 - Noise & Vibration Summary of Changes
- Appendix 11 - Noise- Summary of Changes
- Appendix 11-1 Noise Survey Equipment
- Appendix 11-2 Noise Survey Results
- Appendix 11-3 Noise Survey Histogram
- Appendix 12 - Air Quality
- Appendix 13 Front Sheet
- Appendix 13-1 Transport Assessment - Part 2
- Appendix 13-1 Transport Assessment - Part 3
- Appendix 13-2 Outline Travel Plan
- Appendix 14 Waste - Summary of Changes
- Appendix 14-1 Waste Policy
- Appendix 14-2a Demolition Management Traffic Considerations Plan
- Appendix 14-2b Indicative Proposed Demolition Extent Plan - Dwg SM-DMP-01
- Appendix 15 Socio Economic Data
- Appendix 15 Socioeconomic - Summary of Changes
- Appendix 16 Front Sheet
- Appendix 18 - Summary of Changes
- Appendix 18 Summary
- Appendix 2 Front Sheet
- Appendix 3 - Project Description - Summary of Changes
- Appendix 3 - Project Description
- Appendix 3 Front Sheet
- Appendix 4-1 Group Three Stage Site Selection
- Appendix 5 - EIA Request for Scoping Opinion - Redacted
- Appendix 5-2 Scoping Opinion & Direction
- Appendix 5-3 Outline Construction Environmental Management Plan

- Appendix 6 - Planning Policy and Guidance - Summary of Changes
- Appendix 6 - Policy & Guidance Summary of Changes
- Appendix 7 - Landscape and Visual Effects - Summary of Changes
- Appendix 7 - Summary of Changes
- Appendix 7-1 - Technical Methodology
- Appendix 7-2 - Assessment of Potential Landscape Effects
- Appendix 7-3 - Assessment of Potential Visual Effect
- Appendix 7-4 - Arboricultural Report
- Appendix 8 - Land Quality - Summary of Changes
- Appendix 8-1 - Borehole Logs
- Appendix 8-1 - Historic Borehole Log
- Appendix 8-1 - Historic Maps Part 2
- Appendix 8-1 - Offsite Surface Water Contours Dwg 4
Inferred Groundwater Flow Contours- Dwg 05 &
Conceptual Site Model - Dwg 06
- Appendix 8-1 -Phase 1 Preliminary Land Quality Risk
Assessment – PLQRA
- Appendix 8-1 Ground Sure Report
- Appendix 8-1 Ground Water Monitoring Data
- Appendix 8-1 Historic Maps Part 1
- Appendix 8-1 Historic Maps Part 3
- Appendix 8-1 Historic Maps Part 4
- Appendix 8-1 Historic Maps Part 5
- Appendix 8-1 Historic Maps Part 6
- Appendix 8-1 Phase 1 PLQRA Site Location Plan -
Dwg 01 & Current Site Layout - Dwg 02
- Appendix 8-1 Phase 1 PQRA Proposed Development
Layout - Dwg 03
- Appendix 8-1 Photographs of site
- Appendix 8-1 Qualitative Risk Assessment
Methodology
- Back up Boiler Building and Ancillary Structures
Proposed Floor Plan -BB-001 - Rev R01
- Back up Boiler Building and Ancillary Structures
Proposed North, East 1 & West Elevations - Plan -BB-
004 - Rev R01
- Back up Boiler Building and Ancillary Structures
Proposed Roof Plan -BB-002 - Rev R01
- Back up Boiler Building and Ancillary Structures
Proposed Sections Plan -BB-003 - Rev R01
- Back up Boiler Building and Ancillary Structures
Proposed South, East 2 & Pump Stations Elevations -
BB-005 - Rev R01
- Bedrock Geology - Dwg - Fig 2-1 E
- Boiler Building & Ancillary Infrastructure Location Plan
- LPBB-001
- Boiler Location Plan - Dwg LP BB-001

- CEMP Temporary Car Park
- CHP Location Plan - Dwg - Fig 3-3
- Chapter 1 – Introduction
- Chapter 11 - Noise & Vibration
- Chapter 12 - Air Quality
- Chapter 12 - Air Quality Technical Appendix 12-1 - Detailed Air Quality Assessment
- Chapter 12 - Air Quality Technical Appendix 12-3 Construction Dust Assessment
- Chapter 12 Air Quality Technical Appendix 12-2 - Baseline Air Quality Monitoring – Redacted
- Chapter 13 - Traffic & Transport
- Chapter 14 - Waste & Resources
- Chapter 15 - Socio Economic
- Chapter 16- Other Environmental Issues
- Chapter 17 – Cumulative
- Chapter 18 – Summary
- Chapter 2 - Site Setting & Description
- Chapter 3 - Project Description
- Chapter 4 – Alternatives
- Chapter 5 - Scoping & Methodology
- Chapter 6 - Policy & Guidance
- Chapter 7 Landscape & Visual
- Chapter 8 Land Quality
- Chapter 9 Hydrology & Flood Risk
- Combined Heat & Power Stack Height Band Map - Dwg - Fig 7-4
- Construction Environmental Management Plan
- Construction Traffic Management Plan
- Contamination Phasing Plan - Dwg -CON-001
- Cultural Heritage Constraints - Dwg -Fig-2-1 G
- Design and Access Statement
- Designated Site 15km - Dwg - Fig 10-3
- Designated Sites 2 km - Dwg -Fig -10-2
- Ecological Constraints - Dwg - Fig 2-1 A
- Environmental Statement Contents
- Existing Site Plan - Dwg - EXMS-00
- Existing Site Plan - Dwg EXMS-001
- FCC -SAB-FUL-2023-0096 Decision Notice
- FUL-000011-22 Decision Notice
- Figure 10.1 UK Habitat Survey
- Flood Consequences Assessment
- General Arrangements PREM722-GEN 2000-0002-Rev-A
- General Site Layout - Dwg SPM-ARUP-01-XX-DR-SW-000001 - Rev R01
- Hydrological Constraints - Dwg - Fig 2-1 B
- Illustrative Landscape Masterplan - Dwg -Fig 7-23
- Lagoon 1 Geoenvironmental Assessment Issue 1
- Land Map - Overall Evaluation - Dwg - Fig 7-9

- Landscape Character - Dwg - Fig 2-1 C
- Landscape Constraints - Dwg - Fig 2-1 D
- Landscape Site Context Plan - Dwg - Fig 7-10
- Landscape Viewpoint A - Dwg -Fig 7-11
- Landscape Viewpoint B - Dwg - Fig 7-12
- Landscape Viewpoint C - Dwg - Fig 7-13
- Landscape Viewpoint D - Dwg - Fig 7-14
- Landscape Viewpoint E - Dwg - Fig 7-15
- Landscape Viewpoint F - Dwg - Fig7-16
- Landscape Viewpoint G - Dwg -Fig- 7-17
- Landscape Viewpoint H - Dwg - Fig 7-18
- Landscape Viewpoint I - Dwg - Fig 7-19
- Landscape Viewpoint J - Dwg-Fig- 7-20
- Landscape Viewpoint K - Dwg -Fig-7-21
- Landscape Viewpoint L - Dwg-Fig-7-22
- Location Plans - Dwg -LPBB-001
- Long Distance Routes - Deg - Fig 2-1 H
- Main & Expansion Site Location Plan - Dwg - Fig 3-1
- NG Heater
- NG Reduction Plan
- National Character Area - Dwg -Fig 7-7
- Noise Sensitive Receptor Locations - Dwg -Fig 11-1
- Noise Survey Locations - Dwg - Fig-11-2
- Non Technical Summary
- Outline Travel Plan
- PAC Report
- Piling Site Location Plan - Dwg -Fig 3-2
- Preliminary Pipework Routing General Arrangement - PREM-722-MIS-0000-9000-Rev A
- Proposed Site Plan - Dwg - Fig3-4
- Proposed Site Plan - Dwg PPBB-001
- Proposed Site Plan -Dwg PPBB-001
- Proposed Site Plan -Dwg PPBB-001 - Multi Plans
- Proposed Site Plans
- Proposed Temporary Car Park Plan
- Proposed Viewpoint Location - Dwg- Fig 7-6
- Regional Character and Designation Map - Dwg - Fig 7-8
- SAB response 200224
- Shotton Mill PRS Site Plan
- Site Boundary - Dwg - Fig 1-2
- Site Context Plan - Dwg - Fig 1-4
- Site Location - Dwg - Fig 1-1
- Superficial Geology - Dwg-Fig-2-1 F
- Topograph & Lidar Data Extents - Dwg- Fig 7-1
- Transport Assessment - Part 1
- Transport Assessment Part 2
- ZTV Screened Scenario - Mainsite & Combined Heat & Power - Dwg- Fig 7-2
- ZTV Screened Scenario Area 4 Site - Dwg -Fig 7-3

3. Prior to commencement of each phase of development 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.
 1. 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]
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. [largely completed]
 3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
 4. 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 (3) 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 conducted in accordance with the approved details.

4. Prior to the occupation 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.
5. 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.

6. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
7. The piling/foundation designs of the development shall be carried out in accordance with the following approved details: Geoenvironmental Interpretative Report for Piling at PM3 by Arup (Reference: SPM-ARUP-ZZ-XX-RP-CG-000002; Issued 14 October 2022).

Where additional piling is required, prior to commencement of the relevant phase of development, 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 designs shall be implemented in accordance with the approved details.

8. 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

3.00 CONSULTATIONS

3.01 **Councillor Bernie Attridge (Local Member):** Supports the application

Connah's Quay Town Council: No objections provided the application complies with planning policy

Highways Development Control: No objections received

Community and Business Protection (Contaminated Land): No objection

Dwr Cymru/Welsh Water: Capacity exists within the public sewerage network in order to receive the domestic foul only flows.

Natural Resources Wales: No objections received subject to the inclusion of conditions relating to land contamination.

Natural England: Were not consulted on the previous application but raise concerns regarding the potential impact on nearby designations. Advise that the LPA undertake a Habitats Regulations Assessment (HRA). The HRA has been completed.

Airbus: No objections

Liverpool John Lennon Airport: No objections

North Wales Fire Service: No objections

Network Rail: No objections but due to the proposal being next to Network Rail land and their infrastructure asset protection comments are recommended to be included as a note to the applicant.

Public Rights of Way: No objections

Economic Development: Supports the application

4.00 PUBLICITY

4.01 9 Neighbour Notifications were sent to adjacent/nearby properties and a Site Notice was posted adjacent to the site. The proposals were also publicised in the local press. No responses received at time of writing report

5.00 SITE HISTORY

5.01 There is an extensive planning history associated with this site but the most relevant consents are listed below:

FUL/000011/22 –_Redevelopment and expansion of former UPM Shotton Paper Mill site comprising 82 hectares of new paper factory buildings and processing plant and associated landscaping, offices, access and parking – Approved 26th October 2022

6.00 PLANNING POLICIES

6.01 Flintshire Local Development Plan
Policy STR2: The Location of Development
Policy STR4: Principles of Sustainable Development, Design and Placemaking
Policy STR5: Transport and Accessibility
Policy STR8: Employment Land Provision
Policy STR13: Natural and Built Environment, Green Networks and Infrastructure
Policy STR14: Climate Change and Environmental Protection

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 PE2: Principal Employment Areas
Policy EN4: Landscape Character
Policy EN6: Sites of Biodiversity Importance
Policy EN16: Development on or near Landfill Sites or Derelict and Contaminated Land
Policy EN18: Pollution and Nuisance

Adopted Supplementary Planning Guidance

SPGN No. 8 – Nature Conservation and Development
SPGN No 3 – Landscaping
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 11: Noise
TAN 12: Design
TAN 18: Transport
TAN 23 - Economic development

7.00 PLANNING APPRAISAL

7.01 Introduction

This application seeks planning permission for the proposed erection of a boiler building on land at Shotton papermill.

7.02 Site Description

The overall site comprises the operational Shotton Mill paper manufacturing facility, formerly owned and operated by UPM (the Main Site) together with adjoining vacant brownfield land (the Expansion Site, also known as the A4 land). The land subject of this application sits roughly in the middle of the main site.

7.03 The site is situated within the Deeside Industrial Park close to the Dee Estuary. The Dee Estuary is subject to a number of national and European wildlife designations. The Site is located within the Wrexham & Deeside National Growth Area as defined by Future Wales: The National Plan 2040.

7.04 The site lies to the south of the A548 dual carriageway, with access to the A548 being via a local distributor road that serves the Deeside Industrial Park.

- 7.05 Vehicular access to the site is from a roundabout junction on the A548 via Weighbridge Road forming part of the Deeside Industrial Park. The A548 dual carriageway links to the A55.
- 7.06 The surrounding area of Deeside Industrial Park is occupied by a number of large-scale manufacturing and energy generation facilities.
- 7.07 Proposed Development
This application seeks planning permission for a new building to accommodate two new boilers. These will be used to generate back up power to the approved paper machine for approximately a year until the Combined Heat and Power Plant (CHP) which was approved under FUL/000011/22 is built.
- 7.08 For Members information, the CHP application has been submitted to Welsh Government concurrently to this application, through the submission of a Development of National Significance (DNS) Application.
- 7.09 The CHP will be the main power source for the paper machine. The proposed boilers will therefore only be used temporarily until the CHP is in use. The boilers will however remain on site once the CHP is in full operation, becoming a back-up, to be used during periods when the CHP is shut down for maintenance. A number of ancillary structures are also proposed to the east of the back-up boiler building.
- 7.10 Principle of Development
The application site lies within a Principal Employment Area (Deeside Industrial Park) by virtue of policy PE2.11. Through policy PE2 it is considered that by identifying key areas where primarily existing employment development can be safeguarded and where new employment development in relation to this can be focussed, the LPA will generally be supportive subject to compliance with other material considerations. The policy is applicable to the use of land, new build, conversion, redevelopment and extension or expansion.
- 7.11 The policy permits B1, B2 and B8 development provided that the development is of an appropriate type and scale for both the site and its surroundings and satisfies other Plan policies.
- 7.12 The site has the benefit of a planning permission (FUL/000011/22) for the redevelopment and expansion of the former papermill and therefore the principle of employment development is established on the site. Given that the proposed development sits within a major consented proposed development the proposal is considered compliant with policy PE2 of the LDP and acceptable in principle.

- 7.13 Highway Safety
The application does not propose any new access arrangements. The building to house the boiler forms part of the main site works, and will be accessed via the existing access of Weighbridge Road.
- 7.14 Highways Development Control Officers have assessed the proposal and raise no objection but recommend the imposition of a condition regarding the submission of an Construction Traffic Management Plan.
- 7.15 Ecological Implications
The application site lies within:
- 280m of the Dee Estuary (Wales) SAC / SPA / Ramsar site
 - 1.4km of the River Dee and Bala Lake SAC
 - 280m of the Dee Estuary SSSI
 - 290m of the Shotton Lagoons and Reedbeds SSSI
 - 1.4km of the Inner Marsh Farm SSSI
 - 1.5km of the Afon Dyfrdwy (River Dee) SSSI
- 7.16 This application raises three main areas of consideration in relation to ecological impacts; air pollution; noise and visual disturbance to bird features and water pollution.
- 7.17 In terms of air pollution the intention of the application is to initially run gas boilers but once granted, the boilers and CHP will run concurrently. The application is supported by an air quality assessment which considers overlapping running of the boilers with the CHP for short periods, and concludes that there is no likely significant effect on surrounding vegetation and ecosystems.
- 7.18 As the proposed works fall within the overall footprint of the site redevelopment that was previously approved there are no concerns about increased noise or visual disturbance to overwintering bird features of the Dee Estuary SPA/Ramsar site. In addition, in terms of water pollution the accompanying Construction Environmental Management Plan (CEMP) adequately mitigate for any potential issues.
- 7.19 Natural England were consulted on the application and requested that the Local Planning Authority undertake a Habitats Regulations Assessment (HRA). This Assessment has been completed by the County Ecologist which concludes that the proposed development, whilst major, is not substantial given the wider consented development and accordingly there are not considered to be any additional likely significant ecological affects that are not already covered by the existing Environmental Statement. The proposal is compliant with local and national planning policy.

7.20 Landscape Character

The character of the site is largely industrial with the visual setting of large scale industrial and infrastructure based development close to the River Dee as its backdrop. Accordingly whilst the proposed building height at 23 metres and stack height of 30 metres is high, taken in context with neighbouring Parc Adfer, and surrounding units such as Deeside Power Station the overall scale is not considered inappropriate in this location.

7.21 Flood Risk

The wider papermill site lies partially within Zone C1 as defined by the Development Advice Map (DAM). According to the Flood Map for Planning (FMfP), the wider site lies marginally within the Flood Zone 2 and Flood Zone 3 (Sea) outlines. However, the redline application boundary for this proposal lies within Zone A on the DAM and Flood Zone 1 on the FMfP. Accordingly there are no concerns from a flood risk perspective.

7.22 Land Contamination

The proposed development site has an extensive history of potentially contaminative land uses and within the ground in an area adjacent to Weighbridge Road, included within the proposed site, is a Permeable Reactive Barrier (PRB), installed during the 1990s to remediate and prevent contamination of groundwater. The PRB is associated with contamination attributable to hydrocarbon contamination and an historical steel works which once operated at/adjacent to the proposed development site. It is also understood that a part of the site has been used to dispose wastes in the past and may be landfill.

7.23 As with the planning consent granted for the redevelopment of the whole site it will be necessary to secure the assessment and remediation of land contamination by condition. The condition would need to secure land contamination assessments prior to the commencement of the development and remediation works prior to the first use or occupation of the development.

7.24 Taking all the above into consideration, the concerns relating to contaminated land can be dealt with via the imposition of conditions, As such is it considered that the proposed development is compliant Policy EN16 of the FLDP.

7.25 Other Matters

The application site is located next to land owned by Network Rail and their associated infrastructure. To ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway Network Rail have provided asset protection comments which can be included as a note to the application to action should the proposal be granted planning permission.

8.00 CONCLUSION

This application seeks planning permission for the proposed erection of a new boiler building on land at Shotton Papermill which is currently being redeveloped. The application site sits within a key employment area, and the proposed building which will initially house two gas boilers and the CHP in the future is considered crucial to the redevelopment.

8.01 With no objections from statutory or third party consultees it is considered that the application is fully compliant with both local and national planning policy 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.

8.02 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: Claire Morter
Telephone: 01352 703299
Email: claire.e.morter@flintshire.gov.uk