

# Public Document Pack

**Gareth Owens LL.B Barrister/Bargyfreithiwr**  
Chief Officer (Governance)  
Prif Swyddog (Llywodraethu)



CS/NG

25 August 2021

Maureen Potter 01352 702322  
maureen.potter@flintshire.gov.uk

To: Cllr David Wisinger (Chairman)

Councillors: Mike Allport, Bernie Attridge,  
Chris Bithell, Derek Butler, Chris Dolphin,  
Ian Dunbar, Veronica Gay, Gladys Healey,  
Patrick Heesom, Christine Jones, Richard Jones,  
Richard Lloyd, Ted Palmer, Mike Peers,  
Neville Phillips and Owen Thomas

Dear Sir / Madam

**NOTICE OF REMOTE MEETING**  
**PLANNING COMMITTEE**  
**WEDNESDAY, 1 SEPTEMBER, 2021 at 1.00 PM**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robert Robins'.

Robert Robins  
Democratic Services Manager

Please note: This will be a remote meeting. The meeting will be live streamed onto the Council's website. A recording of the meeting will also be available shortly after the meeting at <https://flintshire.public-i.tv/core/portal/home>

If you have any queries regarding this, please contact a member of the Democratic Services Team on 01352 702345.

## A G E N D A

1 **APOLOGIES**

2 **DECLARATIONS OF INTEREST**

3 **LATE OBSERVATIONS**

4 **MINUTES** (Pages 5 - 10)

To confirm as a correct record the minutes of the meeting held on 21 July 2021.

5 **ITEMS TO BE DEFERRED**

6 **REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

The reports of the Chief Officer (Planning, Environment & Economy) are enclosed.

### **REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY) TO PLANNING COMMITTEE ON 1 SEPTEMBER 2021**

Item No	File Reference	DESCRIPTION
<b><u>Applications reported for determination (A = reported for approval, R= reported for refusal)</u></b>		
6.1	A - 062135	Application for variation of a condition no. 2 following grant of planning permission. (057808) (Pages 11 - 24)

***Please note that there may be a 10 minute adjournment of this meeting if it lasts longer than two hours***

## **Procedural Note on the conduct of meetings**

The Chair will open the meeting and introduce themselves.

The meeting will be attended by a number of Councillors. Officers will also be in attendance to present reports, with Democratic Services officers acting as hosts of the meeting.

All attendees are asked to ensure their mobile phones are switched off and that any background noise is kept to a minimum.

All microphones are to be kept muted during the meeting and should only be unmuted when invited to speak by the Chair. When invitees have finished speaking they should go back on mute.

To indicate to speak, Councillors will use the chat facility or use the electronic raise hand function. The chat function may also be used for questions, relevant comments and officer advice and updates.

The Chair will call the speakers, with elected Members addressed as 'Councillor' and officers addressed by their job title e.g. Chief Executive' or name. From time to time, the officer advising the Chair will explain procedural points or suggest alternative wording for proposals, to assist the Committee.

If and when a vote is taken, the Chair will explain that only those who oppose the proposal(s), or who wish to abstain will need to indicate, using the chat function. The officer advising the Chair will indicate whether the proposals are carried.

If a more formal vote is needed, this will be by roll call – where each Councillor will be asked in turn (alphabetically) how s/he wishes to vote

At County Council and Planning Committee meetings speaker's times are limited. A bell will be sounded to alert that the speaker has one minute remaining

The meeting will be live streamed onto the Council's website. A recording of the meeting will also be available, shortly after the meeting at <https://flintshire.public-i.tv/core/portal/home>

This page is intentionally left blank

## **PLANNING COMMITTEE** **21 JULY 2021**

Minutes of the remote attendance meeting of the Planning Committee of Flintshire County Council held on Wednesday, 21 July 2021

### **PRESENT: Councillor David Wisinger (Chairman)**

Councillors: Mike Allport, Chris Bithell, Chris Dolphin, Ian Dunbar, Veronica Gay, Gladys Healey, Patrick Heesom, Christine Jones, Richard Jones, Richard Lloyd, Ted Palmer, Neville Phillips and Owen Thomas

**APOLOGIES:** Councillors: Bernie Attridge, Derek Butler and Mike Peers

### **ALSO PRESENT:**

The following attended as local Members to speak on those items:

Councillor Michelle Perfect - Agenda item 6.6 (060699)

Councillor Aaron Shotton - Agenda item 6.3 (061294)

### **IN ATTENDANCE:**

Chief Officer (Planning, Environment & Economy), Development Manager, Service Manager - Strategy, Team Leader - Planning, Planning Officers, Senior Engineer - Highways Development Control, Legal Services Manager, Team Leader - Democratic Services and Democratic Services Officer

## **8. DECLARATIONS OF INTEREST**

On Agenda item 6.5 (062300), Councillor Christine Jones advised that whilst she did not have a personal or prejudicial interest, as Local Member she had been involved in raising concerns about the application on behalf of local residents. As such, she would not speak or vote on the application.

On Agenda item 6.2 (062917), Councillor Veronica Gay advised that she had been contacted on more than one occasion about the application.

## **9. LATE OBSERVATIONS**

The Chairman allowed Members an opportunity to read the late observations which had been circulated prior to the meeting and were appended to the agenda on the Council's website:

<https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=4861&LLL=0>

## **10. MINUTES**

The minutes of the meeting held on 26 May 2021 were confirmed as a correct record, as moved and seconded by Councillors Richard Lloyd and Chris Bithell.

**RESOLVED:**

That the minutes be approved as a true and correct record.

**11. ITEMS TO BE DEFERRED**

No items were recommended for deferral.

**12. REPORTS OF THE CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

**RESOLVED:**

That decisions be recorded as shown on the Planning Application schedule attached as an appendix.

**13. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE**

On commencement of the meeting, there were no members of the press in attendance.

(The meeting started at 1pm and ended at 4pm)

.....  
**Chairman**

Meetings of the Planning Committee are webcast and can be viewed by visiting the webcast library at: <http://flintshire.public-i.tv/core/portal/home>

**PLANNING COMMITTEE ON 21 JULY 2021**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
052236	Llanfynydd Community Council	Outline - Outline application for residential development and associated works at Atlas Yard, Corwen Road, Pontybodkin	-	That planning permission be refused in accordance with the officer recommendation for the reasons set out in the report.
062917	Saltney Town Council	Full application - Erection of a side and ground floor rear extension at 5 Alyndale Road, Saltney	A statement of support was read out on behalf of the applicant, Mr S Harris.  A statement of objection was read out on behalf of a local resident, Mrs Chaloner.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.
061294	Connah's Quay Town Council	Full application - Change of use from dwelling house to house in multiple occupation at 7 Howard Street, Connah's Quay	Councillor Aaron Shotton, as local Ward Member, spoke against the application.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062110	Cilcain Community Council and Halkyn Community Council	Full application - Phased extraction of some 28.38m tonnes of limestone from within the existing permitted area at Hendre Quarry and from within an eastern extension to the quarry as a comprehensive extension and consolidation scheme; retention of the existing processing plant and related infrastructure for the duration of the development; retention and use of the existing access for the duration of the development; construction and landscaping of a screening landform; and implementation of a restoration scheme for both the existing quarry and extension area at Hendre Quarry, Denbigh Road, Rhydymwyn	<p>Mr M Lawer, Agent, spoke in support of the application.</p> <p>A statement of support, with conditions, was read out on behalf of Cilcain Community Council.</p> <p>A statement of support from the local Member, Councillor Colin Legg, was appended to the report on the agenda.</p>	That planning permission be granted subject to the applicant entering into a Section 106 Obligation for formalisation of the annual payment made to North Wales Wildlife Trust for the ongoing management of Coed y Felin Nature Reserve and variation of the existing legal agreement which imposes a higher blast limit of 20mm/s ppv for the Gwrachen Farm, and the conditions as set out in the report, in accordance with the officer recommendation. Also subject to the additional three conditions put forward by United Utilities shown in the late observations.



ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062300	Sealand Community Council	Vary/Remove Condition - Application for variation of condition no.2 following grant of planning permission ref: 059514 at former RAF Sealand South Camp, Welsh Road, Sealand	As local Member, Councillor Christine Jones did not take part in the debate or vote as referred to under Declarations of Interest.	That planning permission be granted to vary the planning condition and associated Section 106 Agreement as stated in the conditions set out in the report, in accordance with the officer recommendation.
060699	Flint Town Council	Outline - Outline Application with all matters reserved for subsequent approval for the proposed erection of up to 18no. dwellings with associated works on land at Tan Y Bryn, Bryn Road, Flint	Mr V Davies, a local resident, spoke against the application.  Councillor Michelle Perfect, as local Member, spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: That the proposal (i) forms overdevelopment of the site and (ii) has an insufficient highway layout to provide access.
060591	Llanasa Community Council	Full application - Change of use of land for 4 no. Gypsy / Traveller Pitches and 1 no. communal Amenity Block/ Dayroom at Ty Dwr Bungalow, Tanlan, Ffynnongroyw	Mr T Mennell, the Agent, spoke in support of the application.  A statement of objection from a local resident was appended to the report on the agenda.  A request for further Member training was noted.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.

This page is intentionally left blank

## FLINTSHIRE COUNTY COUNCIL

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **1<sup>st</sup> SEPTEMBER 2021**

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

**SUBJECT:** **APPLICATION FOR THE VARIATION OF CONDITION NO2. (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION REFERENCE 057808**

**APPLICATION NUMBER:** **062135**

**APPLICANT:** **MR R. WILLIAMS**

**SITE:** **LAND TO THE REAR OF 31 WELSH ROAD, GARDEN CITY, DEESIDE**

**APPLICATION VALID DATE:** **23<sup>RD</sup> NOVEMBER 2020**

**LOCAL MEMBERS:** **COUNCILLOR CHRISTINE JONES – NOMINATED COUNCILLOR DAVID WISINGER**

**TOWN/COMMUNITY COUNCIL:** **SEALAND COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **DUE TO CONCERNS THAT THE DEVELOPER HAS FAILED TO ADHERE TO THE CONDITIONS IMPOSED BY THE PLANNING PERMISSION AND THE S106 AGREEMENT.**

**SITE VISIT:** **YES**

### **1.00 SUMMARY**

- 1.01 This is an application to vary condition number 2 (approved plans and documents) following the grant of planning permission 057808 for the approval of reserved matters including appearance, layout, scale, landscaping and access at land to the rear of 31 Welsh Road, Garden City.

- 1.02 The variations as proposed include the erection of a boundary fence on the south of the site, changes to the parking with a reduction in spaces to 9 and a reduction in the width of the access road.
- 1.03 The provision of a fence maintains pedestrian access to Sealand Avenue, whilst providing a clear demarcation of the residential site. The height and choice of materials are considered acceptable in this location.
- 1.04 The reduction in the total number of parking spaces to serve the development to 9 falls below the guidelines as set out in SPGN No.11. However, significant consideration has been given to the highly sustainable location. Finally, the reduction in the width of the access road to 3.45 metres will still provide adequate access to serve the site whilst maintaining pedestrian safety.

It is considered that the submitted details are acceptable.

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

That conditional planning permission be granted, subject to the applicant entering into a Section 106 Obligation to provide:

- road resurfacing and future maintainance.

- 2.01 Conditions
- Compliance with the approved plans

**3.00 CONSULTATIONS**

- 3.01 Local Member  
Councillor Christine Jones – Raises concerns with the application

Councillor Wisinger

Raises concerns that the developers have not adhered to the conditions attached to the planning permission or the S106 agreement.

Sealand Community Council

Raises objections to the application due to concerns that the fencing as already built is on the route of a public right of way and restricts vehicles accessing the adjacent sewerage pumping station.

Highways Development Control

Raises no objection to the proposed variation. Whilst the proposed parking provision for the development falls slightly below that as set out in SPGN No.11 given the sustainable location of the site the available parking is considered acceptable.

Public Rights of Way

No objections raised to the proposed development as there are no public footpaths in the vicinity.

Community and Business Protection

No objections raised to the proposed development

**4.00 PUBLICITY**

4.01 Neighbour notification letters posted. One letter of objection received raising the following:

- Concerns that the access road has not been resurfaced
- The erection of the fence restricts access to the rear of properties on Welsh Road.
- The fence detracts from the character and appearance of the area and is over bearing on neighbouring properties.
- A security light which has been installed at the development site adversely impacts neighbouring properties

**5.00 SITE HISTORY**

5.01 057808

Application for approval of reserved matters appearance, layout, scale, landscaping and access for the erection of 6 dwellings following outline approval. (052887) – Conditional Permission 14<sup>th</sup> March 2018

052887

Outline application for the erection of 6no. dwellings – Conditional Permission 10<sup>th</sup> February 2017

**6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

STR1 - New Development

STR4 - Housing

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

D1 - Design Quality, Location and Layout

D2 - Design

D3 - Landscaping

AC13 - Access and Traffic Impact

AC18 - Parking Provision and New Development

HSG3 – Housing on Unallocated Sites within Settlement Boundaries

HSG8 - Density of Development

SR5 - Outdoor Playing Space and New Residential Development

EWP17 - Flood Risk

Supplementary Planning Guidance Notes  
SPGN No 2. Space Around Dwellings  
SPGN No 3. Landscaping  
SPGN No 11. Parking Standards

National Planning Policy  
Planning Policy Wales Edition 11  
Future Wales Plan 2020-2040

## **7.00 PLANNING APPRAISAL**

### 7.01 Introduction

This is an application to vary Condition Number 2 attached to reserved matters permission reference 057808 which was granted conditional permission in March 2018. Condition 2 relates to the list of approved plans and documents, including site layout, parking provision and boundary treatments.

7.02 The development of six houses as granted by the outline consent has been fully built out. Following completion, complaints were received with regards to the erection of a fence on the southern boundary of the site. This fence was not shown on the approved plans. The installation of the fence impacts on the manoeuvrability of vehicles utilising the approved car parking layout. This application seeks to rectify the current breach of planning control through a variation of Condition No2 attached to ref 057808.

### 7.03 Site Description

The application site is situated to the north of Welsh Road and is accessed via a shared u-shaped access which runs between 31 Welsh Road, a residential property, and 37 Welsh Road which is a pharmacy. The site was formerly a garage site owned by the Council which was sold and has since been redeveloped with the erection of 6 dwellings in the form of three semi-detached houses. The site is surrounded by residential properties which are all two storey. There is a Welsh Water pumping station located directly to the east of the site.

### 7.04 Proposed Development

The application proposes to vary Condition No2 attached to the reserved matters consent 057808 which confirms that the development should be carried out strictly in accordance with the list of approved plans and documents. Of those plans, drawing number 203-03A showed the proposed site plan and included provision for 14 car parking spaces and soft/hard landscaping. The plan also noted that rear access would be retained for properties on Welsh Road.

- 7.05 In addition the approved block plan shows the proposed works to the access road alongside 31 Welsh Road.
- 7.06 The proposal seeks to vary the approved plans to allow the retention of a 1.8 metre high powder coated palisade fence with brick pillars which has been erected on the southern boundary. In addition, the application proposes to amend the parking layout to provide a total of 9 spaces. Finally, the application seeks to vary the width of the access road from 3.7 metres to 3.45 metres.
- 7.07 Main Issues  
The main issues to consider in the determination of this application are the design and impact of the position of the fence on neighbouring residential occupants and highway implications as a result of the reduction in parking spaces together with alterations to the access road.
- 7.08 A S106 is proposed to carry across the remaining obligations imposed on the original planning permission relating to re-surfacing of the road and future maintenance.
- 7.09 Principle of Development  
The principle of the development of 6 houses on this site was established by the outline and subsequent reserved matters consents. This application does not seek to vary any of the details of the dwellings on the site. The principle of residential development is accepted and the specific matters subject of this application will be dealt with separately below.
- 7.10 Boundary Treatment  
The approved site layout plan shows the south of the site to be open with no form of boundary treatment. Visually there was no demarcation between the privately owned development site and the footpath which runs behind the properties on Welsh Road through to Sealand Avenue.
- 7.11 This footpath is not a definitive public right of way, but is a legacy from when the majority of the area was owned by the Council and was Local Authority housing with associated garages. This access path has been retained by the Council for pedestrian use only and has bollards at its entrance onto Sealand Avenue.
- 7.12 The fence which is the subject of this proposal provides a boundary to the site, whilst maintaining pedestrian access to the informal footpath and rear gardens of Welsh Road.
- 7.13 Concerns have been received by residents that the erection of the fence impedes vehicular access to the rear of their properties on Welsh Road. It is understood that the Council retains a right of access by foot and vehicles along the access way between 31

- 7.14 Welsh Road and 35 Welsh Road. Whilst the right of access to other properties were indicated on the approved plans, there is no evidence that this should be vehicular. Additionally, Members should be aware that matters of private access are a civil matter and not a material planning consideration.
- 7.15 From a design perspective the site is located within the defined settlement boundary of Garden City to the rear of existing residential properties and close to a pumping station and commercial unit. The fence is not considered to be incongruous within the surroundings and is acceptable in this location.
- 7.16 The applicant has sited concerns that the removal of the fence would give rise to potential damage to private property but this is not a material planning consideration. Additionally, concerns over the site being used as overflow parking by customers using the shop have been raised, but this again is not a material planning consideration to which any significance can be attached.
- 7.17 Overall, it is considered that a significant degree of opinion both for and against the retention of the fence are in fact not planning matters. The provision of a boundary fence at this residential development is considered to accord with local planning policy and the concerns raised, would not warrant its removal or the refusal of this application.
- 7.18 Parking Provision  
SPGN no. 11 specifies a maximum provision of 12 spaces to serve the 6 no. 3 bedroomed houses and also accepts that in specified situations, a lesser provision is acceptable. The application site is in a sustainable location with close proximity to a convenience store and frequent bus service, it is within a walkable distance of the primary school and employment opportunities. The site is considered to be in a highly sustainable location.
- 7.19 It is noted that the plans submitted with the application indicates an echelon design of parking provision for some spaces however it is considered that this echelon design would not work and the maximum amount of spaces would could be accommodated would be three spaces with vehicles parked in a perpendicular manner.
- 7.20 It is also noted that informal parking opportunity is also available alongside the fence-line opposite plots 3 and 4.
- 7.21 Overall, it is reasonable to accept that a total of 9 dedicated parking bays would be provided at the development site, with an additional two informal bays alongside the fence-line. Whilst the number of dedicated bays falls below the guideline as set out in SPGN No11, significant consideration has been given to the sustainable location



of the site and accordingly the provision is acceptable in this instance.

7.22 Access

Vehicular access to the site is via an un-adopted access from Welsh Road which runs between 31 and 35 Welsh Road. The access is between a residential property and a Spar Shop/post office and chemist. As part of the outline consent there is a requirement for the appropriate management and maintenance of the access. The applicant has engaged with the Council's street-scene department with regards to the required resurfacing works and concerns have been raised that the proposed width of 3.7 metres does not allow for any form of footway and pedestrians exiting the shop would step into the road.

7.23 It is understood that the 3.7 metre width was imposed during the outline consent, but that the road is not and has never been considered for formal adoption and therefore not subject to the same requirements.

7.24 The reduced width of 3.45 metres is still considered sufficient to serve as an un-adopted means of access and resolves any concerns with regards to health and safety of pedestrians. In consultation with the Highway Authority, the proposed reduction does not raise an objection on highway safety grounds.

7.25 Other Matters

Concerns have been raised that the provision of parking spaces to the front of the pumping station will restrict access. This is a civil matter and not one which can be considered as material to this application.

7.26 Additionally, the Council are aware of concerns with regards to the installation of a security light on the side elevation of plot 6. Members are advised that this is not a planning matter but that this issue is being dealt with by Officers from the Community and Business Protection section and their associated regulatory powers.

**8.00 CONCLUSION**

The application proposes to vary Condition No2 attached to the reserved matters approval ref 057808 for the residential development at Welsh Road, Garden City. The variations include the erection of a boundary fence to the south of the site, changes to the parking with a reduction in spaces to 9 and a reduction in the width of the access road.

8.01 The provision of a fence maintains pedestrian access to Sealand Avenue, whilst providing a clear demarcation of the residential site. The height and choice of materials are not considered to be incongruous within the surrounding area.

- 8.02 The reduction in the total number of parking spaces to serve the development to 9 falls below the guidelines as set out in SPGN No.11. However, significant consideration has been given to the additional informal parking at the site, together with the site's highly sustainable location.
- 8.03 Finally, the reduction in the width of the access to 3.45 metres will still provide adequate access to serve the site whilst maintaining pedestrian safety.
- 8.04 It is considered that the submitted details are acceptable and I therefore recommend that planning permission be granted as set out in paragraph 2.01 of this report.

9.00 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.

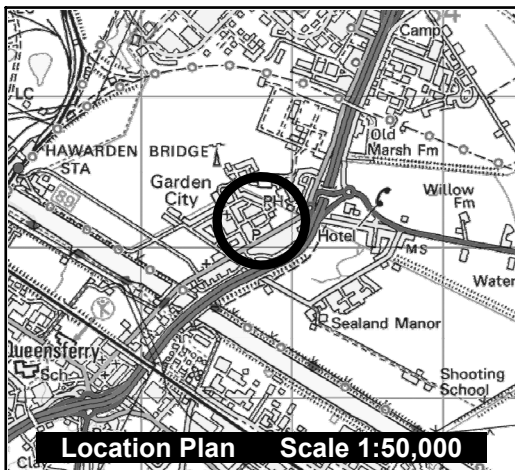
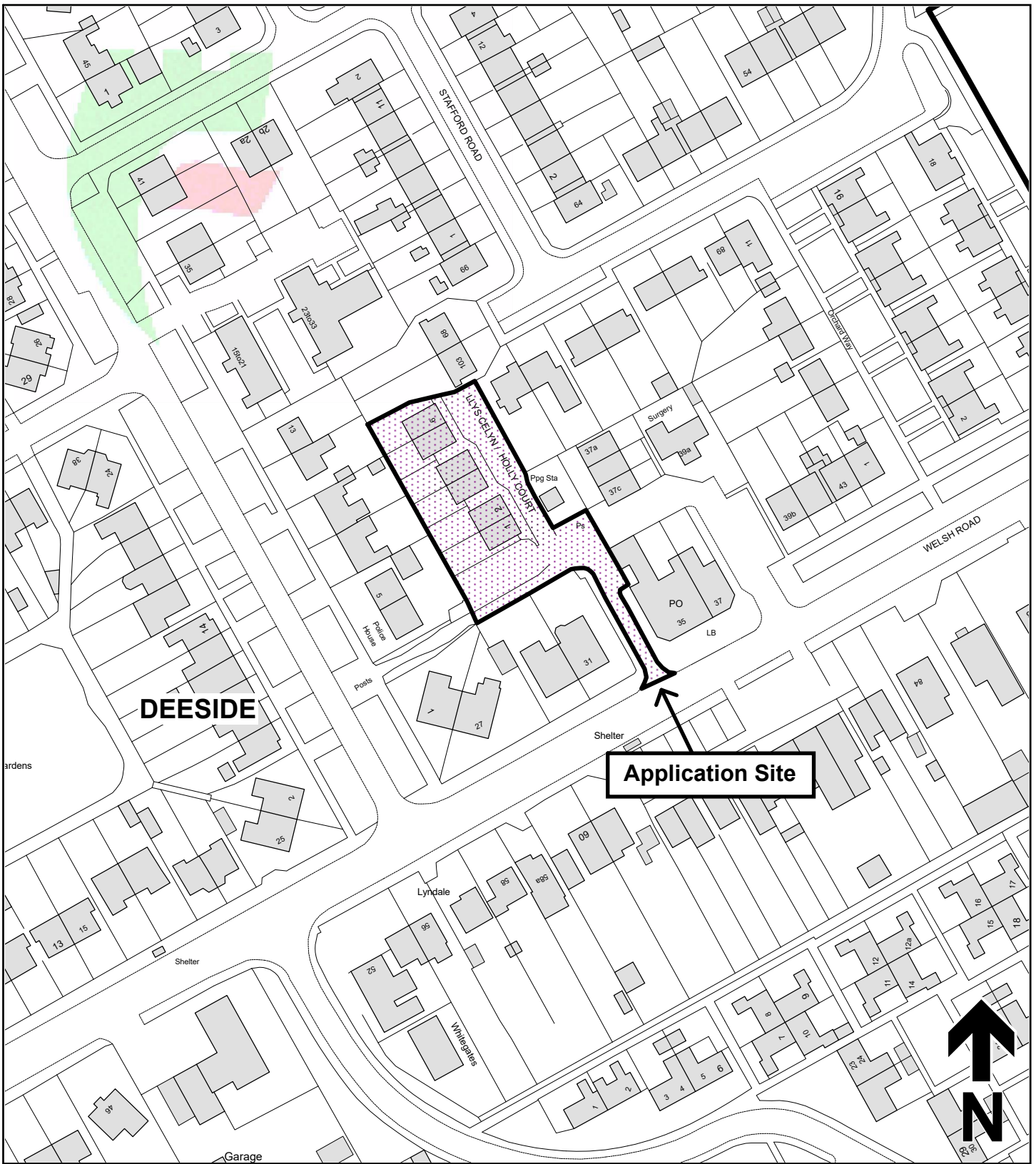
The Council has had due regard to its public sector equality duty under the Equality Act 2010.


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: Claire.e.morter@flintshire.gov.uk**  
**Email: 01352 703299**







Planning, Environment & Economy,  
 Flintshire County Council, County Hall,  
 Mold, Flintshire, CH7 6NF.  
 Chief Officer: Mr Andrew Farrow

---

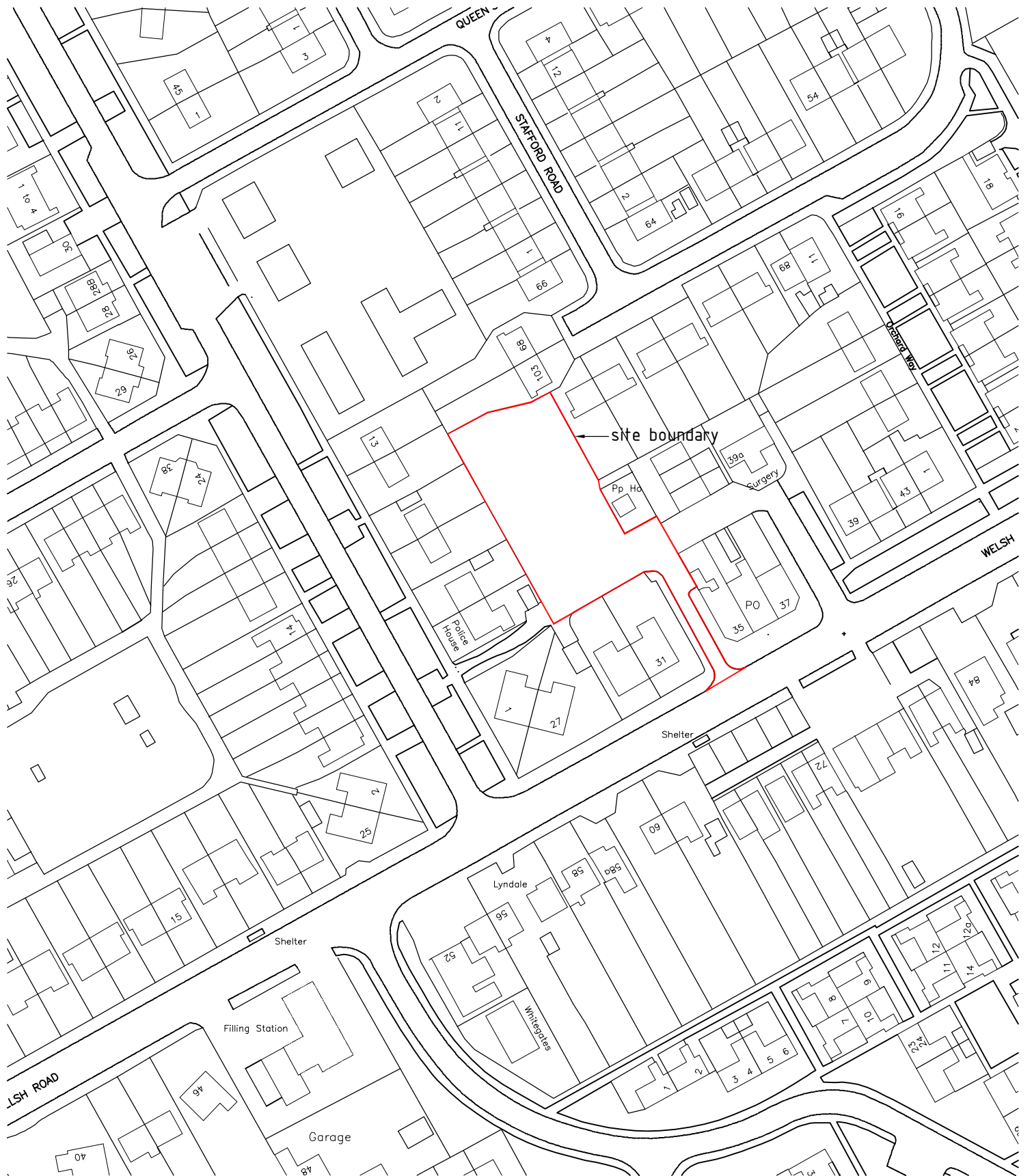
**Legend**

-  Planning Application Site
-  Adopted Flintshire Unitary Development Plan Settlement Boundary

This plan is based on Ordnance Survey Material with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
 Licence number: 100023386.  
 Flintshire County Council, 2021.

---

Map Scale	1:1250
OS Map ref	SJ 3269
Planning Application	<b>62135</b>



# LOCATION PLAN - scale 1:1250

1:1250 @ A4

Project

Proposed Housing, land at rear of  
31, Welsh Road, Garden City

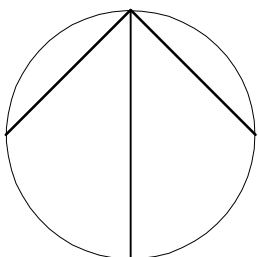
November 2017

Drawing

Location Plan  
Page 20

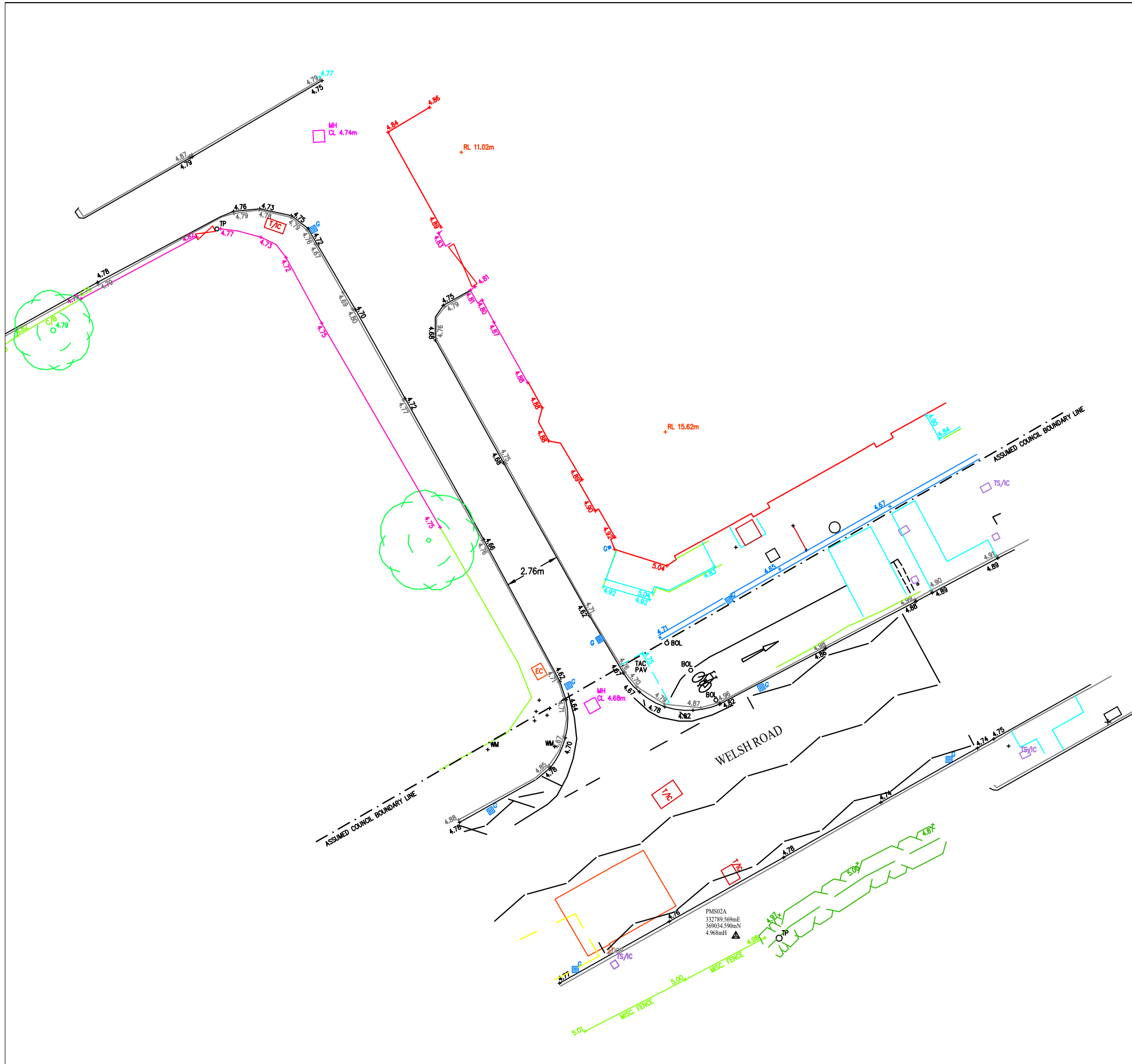
Kevin Shone MCIAT, ICIOB

Chartered Architectural Technologist  
13, Leaches Lane,  
Mancot, Deeside,  
Flintshire, CH5 2EH  
Tel 01244 533564  
Mobile 07832 968303

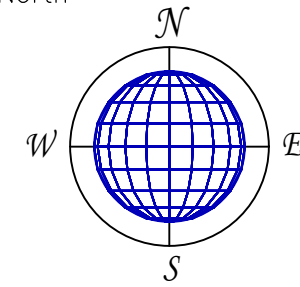


NORTH

203 - 01



Site Grid North



Revision Information

Rev	Date	Description

INFORMATION

- 1) Ordnance Survey co-ordinates and level are derived from OSTN15 and OSGM15, transformed from WGS84.
- 2) Only services located during the site survey are shown on this plan. Further investigation may be required to ascertain the full extent of the site services.
- 3) Copyright of this drawing remains the property of PM Surveys UK Ltd. Do not scale from this drawing. In the event of any discrepancy, refer query to PM Surveys UK Ltd.

NOTES



PM Surveys UK Ltd  
 Unit 3, Queensferry Industrial Estate  
 Pentre  
 Flintshire, CH5 2DJ  
 Tel: 01244 952477  
 Email: info@pmsurveys.co.uk

Client Info

Nicky Williams

Tel: 01244 529474  
 Email: nw2107@me.com

Project

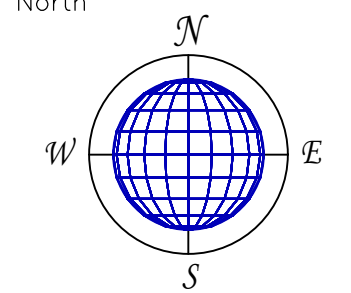
Welsh Road  
 Existing

Project No	Sheet: A3	Surveyed By:
PMS20019	Scale: 1:200	Drawn By: JW
		Approved By: PM
Dwg	PMS20019-x1A	Issued: 05/07/21





Site Grid North



Revision Information		
Rev	Date	Description

**INFORMATION**

1) Ordnance Survey co-ordinates and level are derived from OSTN15 and OSGM15, transformed from WGS84.

2) Only services located during the site survey are shown on this plan. Further investigation may be required to ascertain the full extent of the site services.

3) Copyright of this drawing remains the property of PM Surveys UK Ltd. Do not scale from this drawing. In the event of any discrepancy, refer query to PM Surveys UK Ltd.

**NOTES**

**PM SURVEYS UK**

PM Surveys UK Ltd  
 Unit 3, Queensferry Industrial Estate  
 Pentre  
 Flintshire, CH5 2DJ  
 Tel: 01244 952477  
 Email: info@pmsurveys.co.uk

*Client Info*

Nicky Williams

Tel: 01244 529474  
 Email: nw2107@me.com

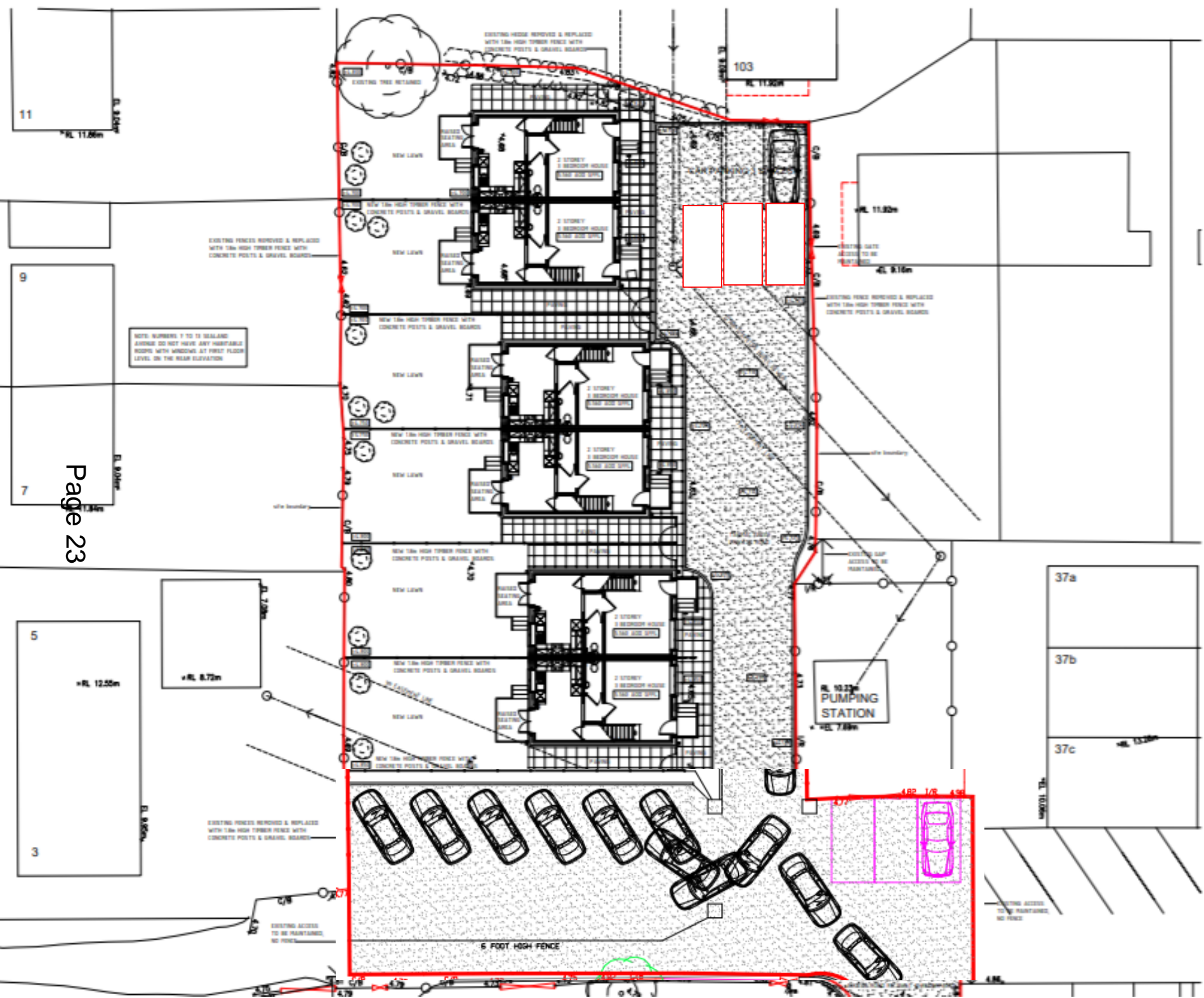
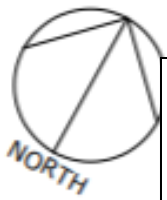
*Project*

**Welsh Road  
Proposed**

Project No <b>PMS20019</b>	Sheet: <b>A3</b>	Surveyed By:
	Scale: 1:200	Drawn By: <b>JW</b>
Dwg <b>PMS20019-x3</b>	Approved By: <b>PM</b>	
	Issued: <b>05/07/21</b>	

Site plan showing revised parking layout proposed

PLAN ref RAD 1 November 2020



     Existing existing level  
     Existing proposed level

A - existing access to be maintained, note added 23.02.20  
 Revision: \_\_\_\_\_ Date: \_\_\_\_\_

**Kevin Shone** MCAT, IC008  
 Chartered Architectural Technologist  
 13, Leaches Lane,  
 Mancot,  
 Denbigh,  
 Flintshire, CH5 2ZH  
 Tel 01244 532564  
 Mobile 07832 968303  
 Email: kevinshone@btinternet.com

Project:  
 Proposed Housing on Land to rear  
 of 31, Welsh Road, Garden City

Drawing:  
 Site Plan

Scale: 1:100 @ A1  
 Drawn by:  
 Date: November 2020

NOTE: NUMBERS 1 TO 10 (SHALL)  
 ARE NOT HAVE ANY HORIZONTAL  
 ROOFING WITH WINDOWS AT FIRST FLOOR  
 LEVEL ON THE REAR ELEVATION

This page is intentionally left blank