

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **14TH OCTOBER 2015**

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

SUBJECT: **FULL APPLICATION – PROPOSED EXTERNAL INSULATION AND RENDER AT RICHARD HEIGHTS, HOLYWELL ROAD, FLINT.**

APPLICATION NUMBER: **054139**

APPLICANT: **FLINTSHIRE COUNTY COUNCIL**

SITE: **RICHARD HEIGHTS, HOLYWELL.**

APPLICATION VALID DATE: **10TH AUGUST 2015**

LOCAL MEMBERS: **COUNCILLOR D. COX**
COUNCILLOR A. ALDRIDGE

TOWN/COMMUNITY COUNCIL: **FLINT TOWN COUNCIL**

REASON FOR COMMITTEE: **SCALE/HEIGHT OF DEVELOPEMNT**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This proposal relates to the application of mechanically fixed insulation including render board and a render to the outside of the existing flats and the replacement of windows, at Richard heights, Holywell Road, Flint, Flintshire. The plans as submitted show the side elevations and returns painted with a contrasting colour.

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

- 2.01
1. Time commencement.
 2. In accordance with plans.
 3. Painting to be agreed.

3.00 CONSULTATIONS

3.01 Local Member
Councillor D Cox
No response at time of writing.

Councillor A Aldridge
No response at time of writing.

Flint Town Council
No response at time of writing.

Head of Public Protection
No adverse comments to make regarding this proposal.

4.00 PUBLICITY

4.01 Press Notice, Site Notice,
No response at time of writing.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
Policy GEN1 - General Requirements for Development.
Policy D1 - Design Quality, Location and layout.
Policy D2 - Design.

7.00 PLANNING APPRAISAL

7.01 The full planning application is one of three planning applications relating to the existing tower blocks located in the town of Flint. This application relates to Richard Heights which is located between Earl Street to the North, Feathers Street to the South East and Holywell Street to the East. Bolingbroke Heights which forms one of the other tower blocks applications is located adjoin this site to the South West.

7.02 The Tower block is approximately 38 metres high 26 metres wide and a depth of approximately 18.68 metres with two recessed areas on either side. Built in the 70s the flats were constructed using concrete section method, which has poor heat retention. The construction method also results in a structure that clearly shows the sectional panels being visible from round and about the town clearly a construction method of its time. In policy terms one of the objective of energy policy is not only to secure, diverse and sustainable supplies of energy but also the promotion of energy efficiency. The Welsh Government advises that all local planning authorities should facilitate not only the development of all forms of renewable energy but also energy efficiency and its conservation by use of trying to reduce the need for energy use such as the use of cladding as proposed in this application.

7.03 The proposal involves two aspects, firstly the application and mechanically fixing of insulation, and render to the external elevations of the tower block. The insulation and render will have a depth of 100mm overall made up of 80mm insulation and 20 mm render board/render coat finish. The second aspect of the proposal is the replacement of the existing windows with grey UPVC double Glazed Windows. The external solid wall insulation aspect of the application is a measure designed to improve the energy efficiency of the flats. As noted the insulation forms a layer of material fixed to the outside walls and then covered with a protective layer of render. As part of the proposal and to add contrast to the building the plans also show the painting of the recessed areas on either side of the building. While the application of colour will break up the elevations the colour to be used needs to be agreed and this aspect of the application is subject of a condition.

8.00 CONCLUSION

8.01 It is considered that the proposed application of insulation to the outside of the building and UPVC windows will improve the carbon footprint of the building. The proposal will be compliant with the relevant Unitary Development Plan Policies. The proposal will not lead to adverse impact upon residential amenities and will improve the visual appearance of the building and its carbon footprint.

8.02 It is therefore considered that permission be granted, subject to the conditions referred to earlier in the report.

8.03 In considering this planning application 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.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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