## PLANNING COMMITTEE LATE OBSERVATIONS - 7<sup>TH</sup> FEBRUARY 2024

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	059739 – JB – A	Outline application – Erection of a 75 to 90 bed extra care facility to include supporting communal facilities and 12 bungalows and all ancillary works at Precinct Way, Buckley	Buckley Town Council 07/05/2019	Buckley Town Council incorrectly shown on report as 'No Response received'. Comments have previously been submitted by the Town Council as summarised below:  1. Massing and height of main building disproportionate to nearby residential development  2. Number of car parking spaces appear inadequate for both staff and visitors Also comment on the following:  1. Impact of Tivoli upon residents of care facility due to noise issues.  2. Will put further strain on local GP surgeries  3. No traffic flow calculations shown.
			06/07/2021	Comments received dated:  Supplementary comments received dated 30 <sup>th</sup> June 2021:  "The new site plan indicates an impact on the amenity of nos. 1,2,3 and 4 of Wheatley Court as a result of the moving of the bungalows and car park. The car park will now impact upon the above properties.  Recommend an acoustic sound deadening and light avoiding barrier be erected in relation to the properties in Wheatley court."
6.1	059739 – JB – A	Outline application – Erection of a 75 to 90 bed extra care facility to include supporting communal facilities and 12 bungalows and all	Cllr Richard Jones 06/02/2024	Summarised comments: Supportive of the need of an Extra Care unit for Buckley, but the siting and design of the development needs to be right.

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		ancillary works at Precinct Way, Buckley		Site is adjacent to Tivoli nightclub and Home Bargains store which present possibility of noise issues upon site. Councillor must be satisfied that these issues are dealt with appropriately before he can support scheme.
				Impact on properties on Wheatley court. Danger of overlooking and loss of amenity and privacy given proximity and topography of site which presents design challenges.
				There is also a small portion of land at the rear/side of one of properties on Wheatley Court that will create an issue for that property. This also needs to be discussed and resolved before pp is given.
6.2	FUL/000004/23 – RMH – A	Full application - Conversion of existing building to form 7 apartments / town houses, four new build apartments and 2 No detached dwellings and adapted bungalow, with ancillary roads and drainage works at Gronant Institute, Llanasa Road, Gronant		AMENDMENT TO REPORT.  Paragraph 2.01 c) be amended to read:  "the payment of a leisure commuted sum of £13,198, the monies being used to enhance teenager play provision at Gronant Play Area
			3 <sup>rd</sup> Party Letter 4/2/24	<ul> <li>Object to the proposed development as: -</li> <li>Highways report does not provide any evidence to back up its claims and is factually incorrect.</li> <li>The proposed is an over development of the site and would have a negative impact on the area,</li> <li>11 apartments would be sufficient, and a new access road constructed from the top of Gronant Hill should be required.</li> </ul>

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				<ul> <li>Maes y Dre is 4.2 meters at its widest and 3.6 meters at its narrowest point.</li> </ul>