

**PLANNING COMMITTEE LATE OBSERVATIONS – 25<sup>th</sup> SEPTEMBER 2024**

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	FUL/000826/23 – JB – A	Full application - Erection of 159 dwellings, construction of a new vehicular access, landscaping and associated works at Land north of Well Street, Buckley	Ramblers Cymru Additional Comments 19/9/24	<p>Considers there is inadequate provision for Active Travel. In particular, key “desire lines“ for walkers are not catered for</p> <p>Support concept of a “Modal Filter” for rural part of Well Street</p> <p>Request that Path 36 is closed only for minimum period to construct the improved path , its surface and its adjacent landscaping (as part of the Open Space).</p>
			Education and Youth Updated contribution request 17/9/24	<p>Buckley Southdown CP School It is the intention of Education and Youth to seek a developer contribution. The contribution sought will be for a total of £85,799.00</p> <p>Buckley Elfed High School It is the intention of Education and Youth to seek a developer contribution. The contribution sought will be for a total of £387,849.00</p> <p>These figures replace those within the report as the originally quoted figures did not take account of exceptions in line with SPGN23- Developer Contributions to Education.</p>
			2 no. Third Party Objections 12/9/24	<p>Object to the proposal and raise the following issues:</p> <ul style="list-style-type: none"> <li>• Land drainage issues-local flooding</li> <li>• Loss of views/privacy</li> <li>• Traffic generation/road safety</li> <li>• Loss of local ecology and biodiversity</li> <li>• Lack of local infrastructure and services</li> <li>• Erosion of rural character</li> <li>• Increased amalgamation of Buckley and Mynydd Isa</li> <li>• Land contamination concerns</li> </ul>

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			Amendments to report Typographical error	Paragraph 7.01 and 7.20 refer to 86 affordable dwellings in error. To clarify the proposal provides 83 affordable dwellings which is approximately 52% of the total units
6.2	FUL/000209/24 – CEM – A	Full application - redevelopment of the former hotel site to provide 4 no. food and retail units falling within use class A1 and A3, together with landscaping, car parking and site signage at Former Gateway to Wales Hotel, Welsh Road, Garden City, Deeside		
6.3	FUL/000497/24 – ND – A	Full application - Ground floor extension to the rear of the house to provide a new kitchen space and enhance family living area and a downstairs shower room and separate toilet to aid disability at Burton House, Church Hill, Connahs Quay, Deeside		