

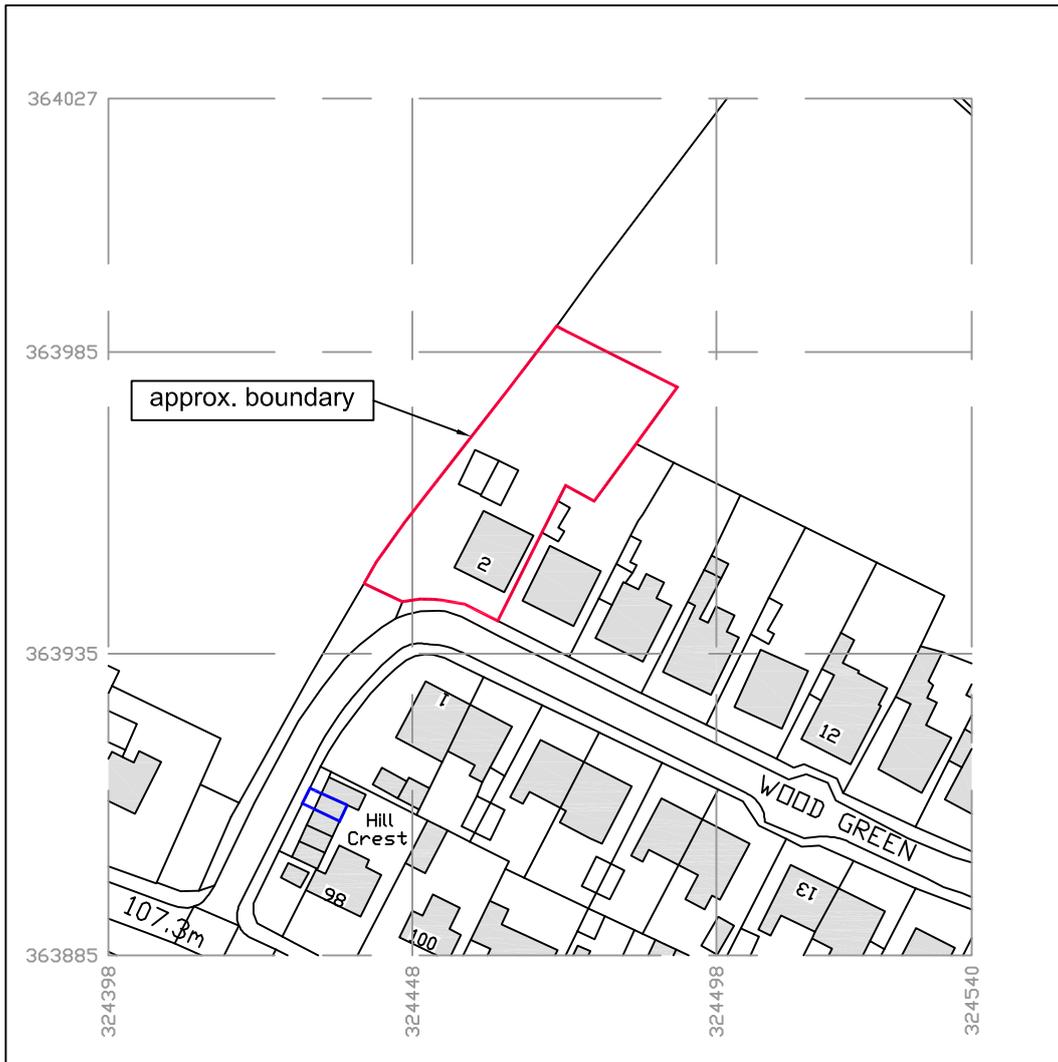
Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend

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

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Map Scale	1:1250
OS Map ref	SJ 2463
Planning Application	61429



Location Plan - Scale 1:1250 @ A4

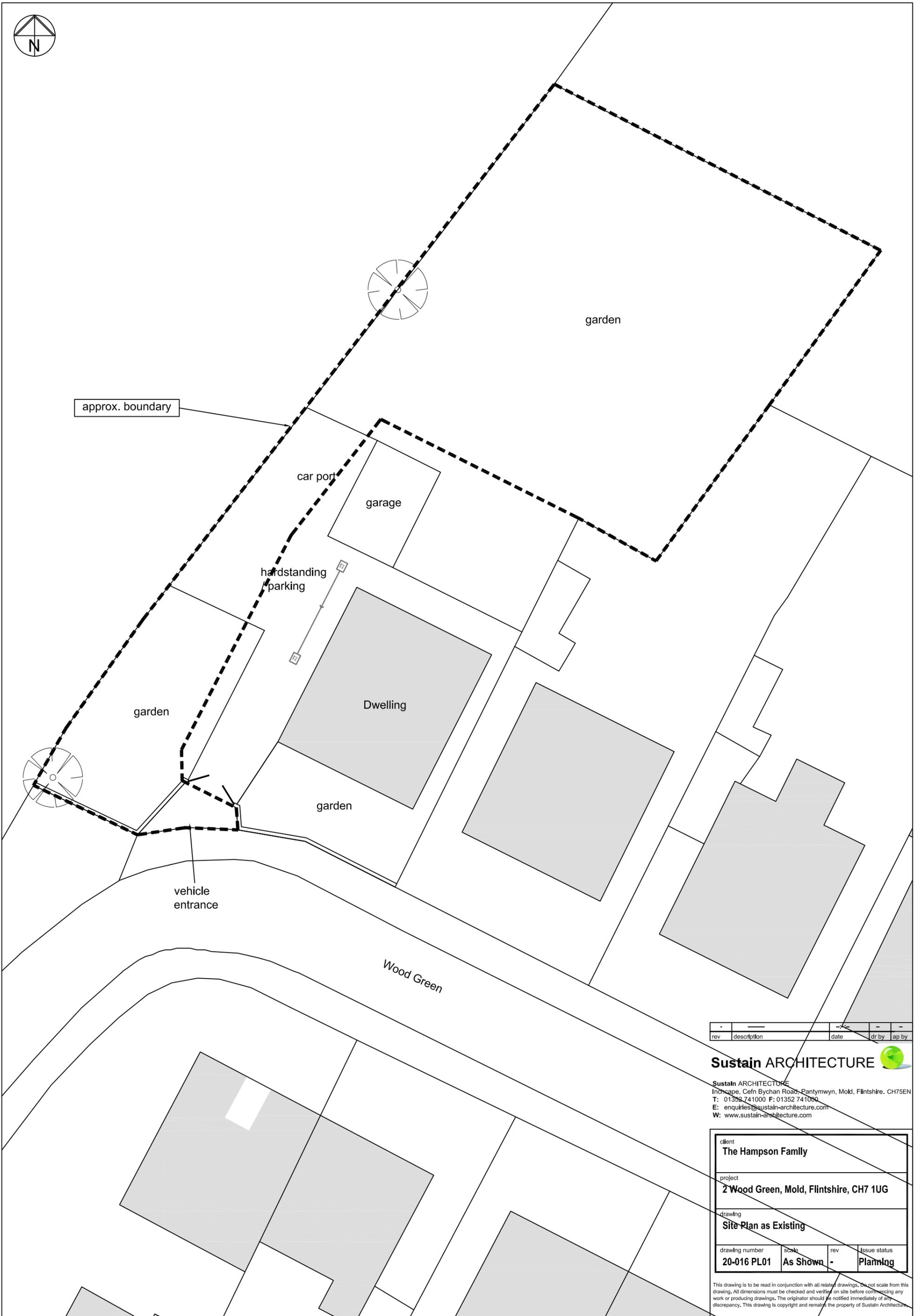
rev	description	date	dr by	ap by
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client The Hampson Family			
project 2 Wood Green, Mold, Flintshire, CH7 1UG			
drawing Location Plan			
drawing number 20-016 LP01	scale As Shown	rev -	issue status Planning

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approx. boundary

car port

garage

hardstanding parking

Dwelling

garden

garden

vehicle entrance

Wood Green

garden

rev	description	date	dr by	ap by
-	-	-	-	-

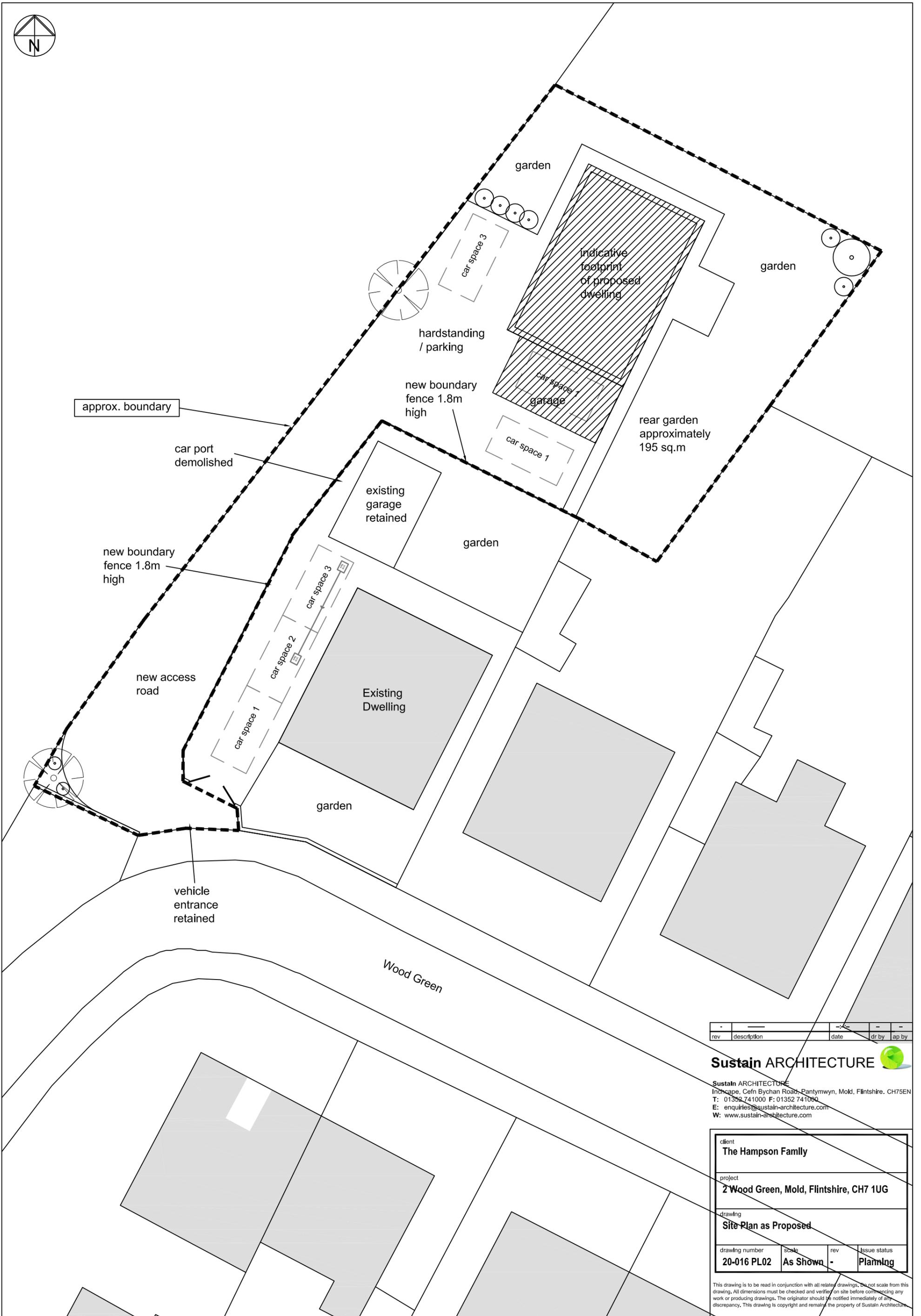
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client The Hampson Family			
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drawing Site Plan as Existing			
drawing number 20-016 PL01	scale As Shown	rev -	issue status Planning

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Block Plan as Existing - Scale 1:200 @ A3



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client	The Hampson Family		
project	2 Wood Green, Mold, Flintshire, CH7 1UG		
drawing	Site Plan as Proposed		
drawing number	scale	rev	Issue status
20-016 PL02	As Shown	-	Planning

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Block Plan as Proposed - Scale 1:200 @ A3











Statement from Local Residents Group

Planning application Ref: 061429 2 Wood Green, CH7 1UG

Hi everyone,

In regards to the outline planning application for No.2 Wood Green, Mold, CH7 1UG, please accept this as the full objection to the current planning permission application.

Statement of objections

On behalf of the residents

Our objections to the planning permission application are:

1. The current main sewerage system for the street is already acknowledged to be insufficient. When it was installed over 40 years ago, the necessary standard specifications were not followed, and the diameter of waste pipe used was much smaller than it should have been, resulting in an increased number of issues, with more regular attendance by Welsh Water, to investigate and resolve issues and blockages, for a number of the residences. Any additional load would just make the situation much worse, and the current drainage system is such that any work to increase capacity would require major works which Welsh Water have already said is not feasible given the infrastructure in place. There is doubt that Welsh Water would approve a connection to any additional properties in the street at this time. The current driveway is 57 feet in length. With the average car being 15 feet long, the planning application shows that with three cars on the current driveway, and allowing just 2 feet between cars, which is a realistic expectation, this adds to 49 feet, leaving the space for a new entrance and sufficient space for a car to manoeuvre round, almost unfeasible and also demonstrates that the submitted plans may be deceptive in terms of appearance to actual measurements.
2. The entrance of the main road into Wood Green is already a dangerous junction, as a staggered crossroads with the housing estate opposite, and any additional traffic will just increase the concerns and issues.
With the recent opening of the new Home Bargains, The Food Warehouse, and the new B&M store, the traffic flow has increased heavily within recent weeks, and is already a cause for concern with frequent queueing to get into Mold along the main road, and a growing problem of fast moving vehicles travelling away from Mold, approaching the hidden turning into the street. In addition to residents, there are also a large number of visits by healthcare workers to the street, which has already increased traffic loads in the street itself.
3. The street itself is an established collection of single story dwellings, and the proposed two storey dwelling is totally out of keeping with the surroundings, not to mention being crammed in with very little garden area, at a time where the council is trying to promote a more environmentally sensitive approach, and the proposed building is in a position to dominate the view of existing residences, being completely behind the existing settlement boundary line, and invading the privacy of both the existing property at No.2 as well as that of No.4, as the proposed plot covers the rear of both properties
4. It would also be encroaching onto the field to the rear, which has been identified as unsuitable for development, being so close to flood plains, and being bog-like in places, which may also affect any foundations for a proposed building.
5. There is a concern that should an emergency occur at the proposed property, that necessitated the attendance of an emergency vehicle such as a fire appliance or an ambulance, this could be very difficult or impossible with the proposed driveway, especially if there were vehicles parked on the driveway of the existing No.2 property. ¹
6. There are already a number of vacant properties available for sale in the street

