

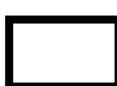
Planning, Environment & Economy,
Flintshire County Council, County Hall,
Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
Development Plan
Settlement Boundary

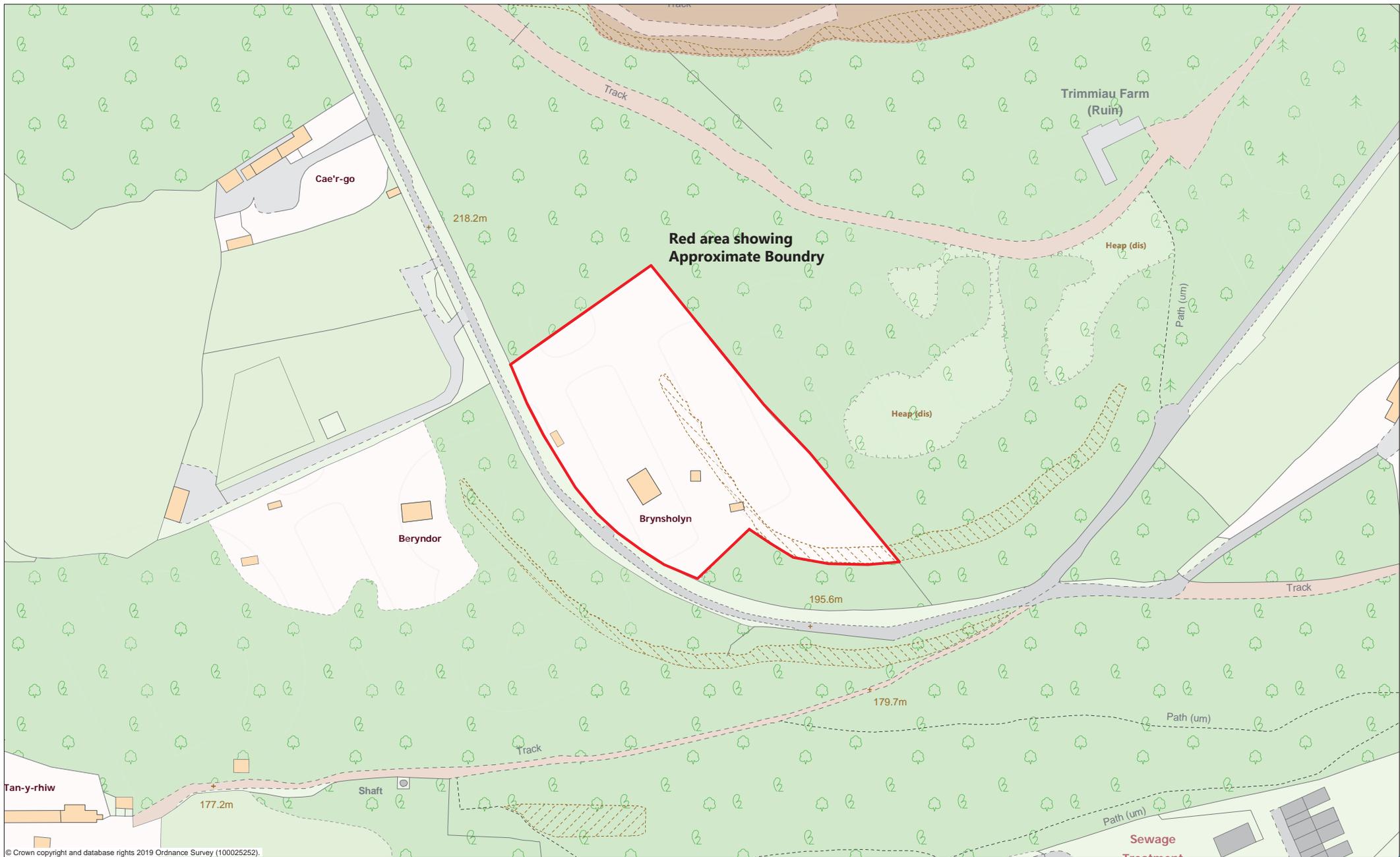
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Flintshire County Council, 2020.

Map Scale 1:1250

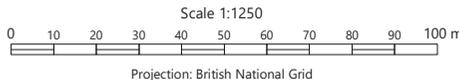
OS Map ref SJ 1865

Planning Application **60372**

Location Plan



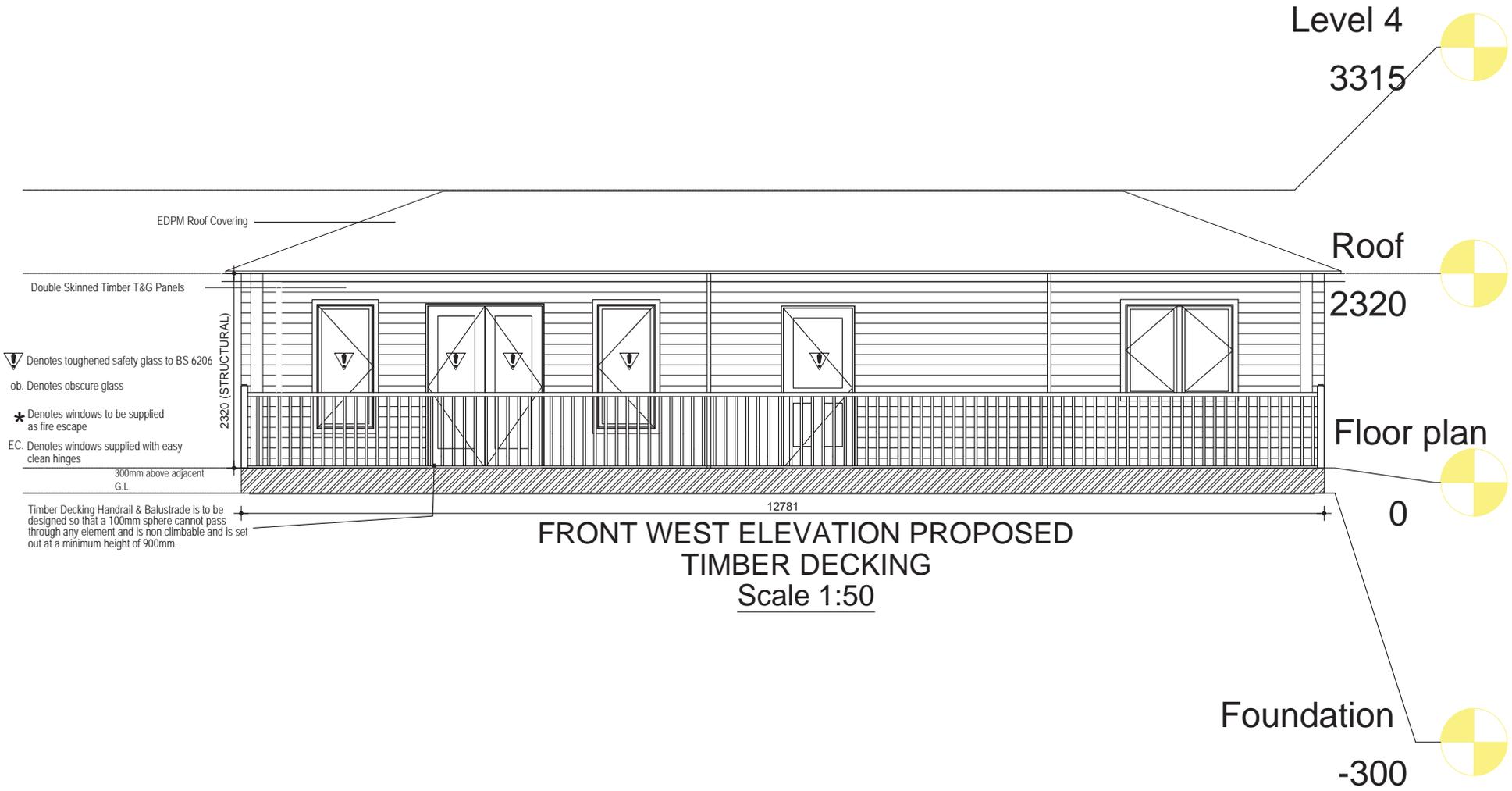
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Brynsholyn
Cefn Road Mold
ROSSO 2019

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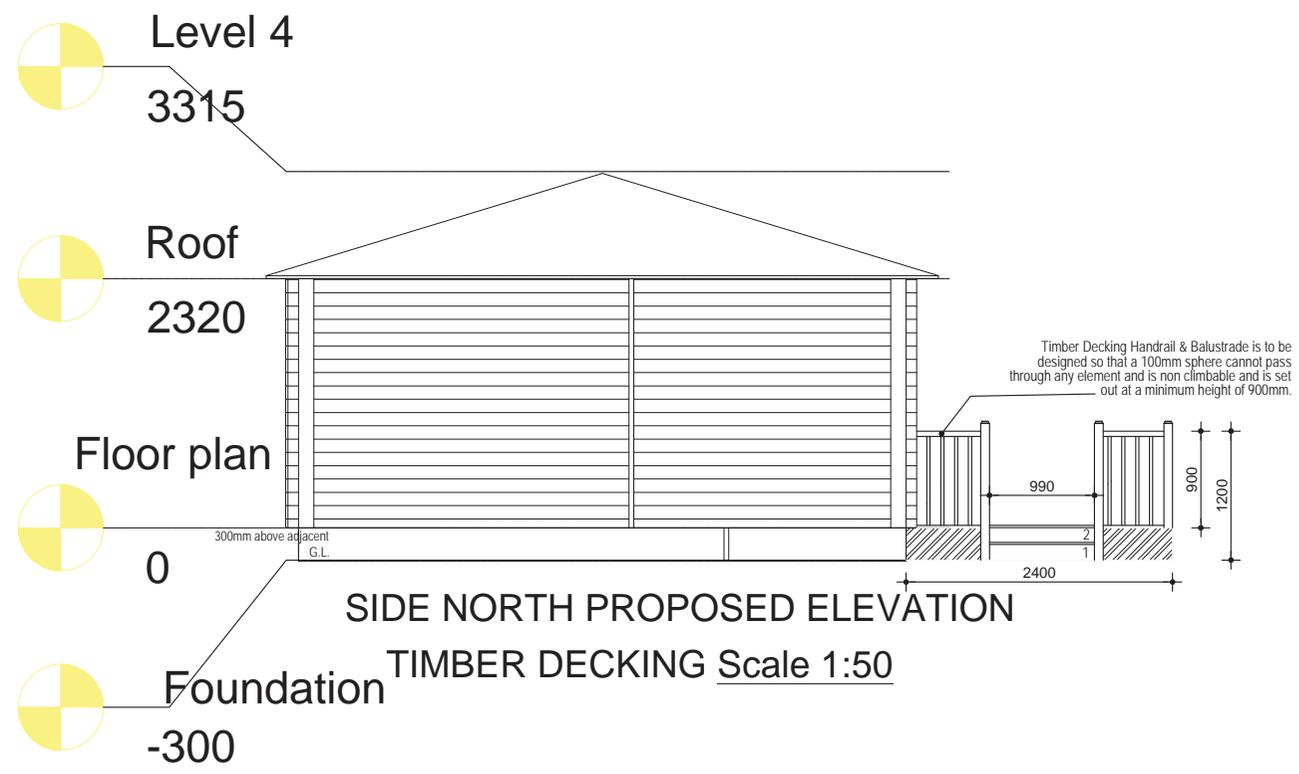
PROJECT
**BRYNSHOLYN
 TIMBER LODGE**

DRAWING TITLE
**FRONT WEST PROPOSED
 ELEVATION
 TIMBER DECKING**

JOB NUMBER		-		REV
DRAWING NUMBER		BRY-08		-
DRAWN	A.BEC	12-06-19	SCALE	A3
CHECKED			1:50	

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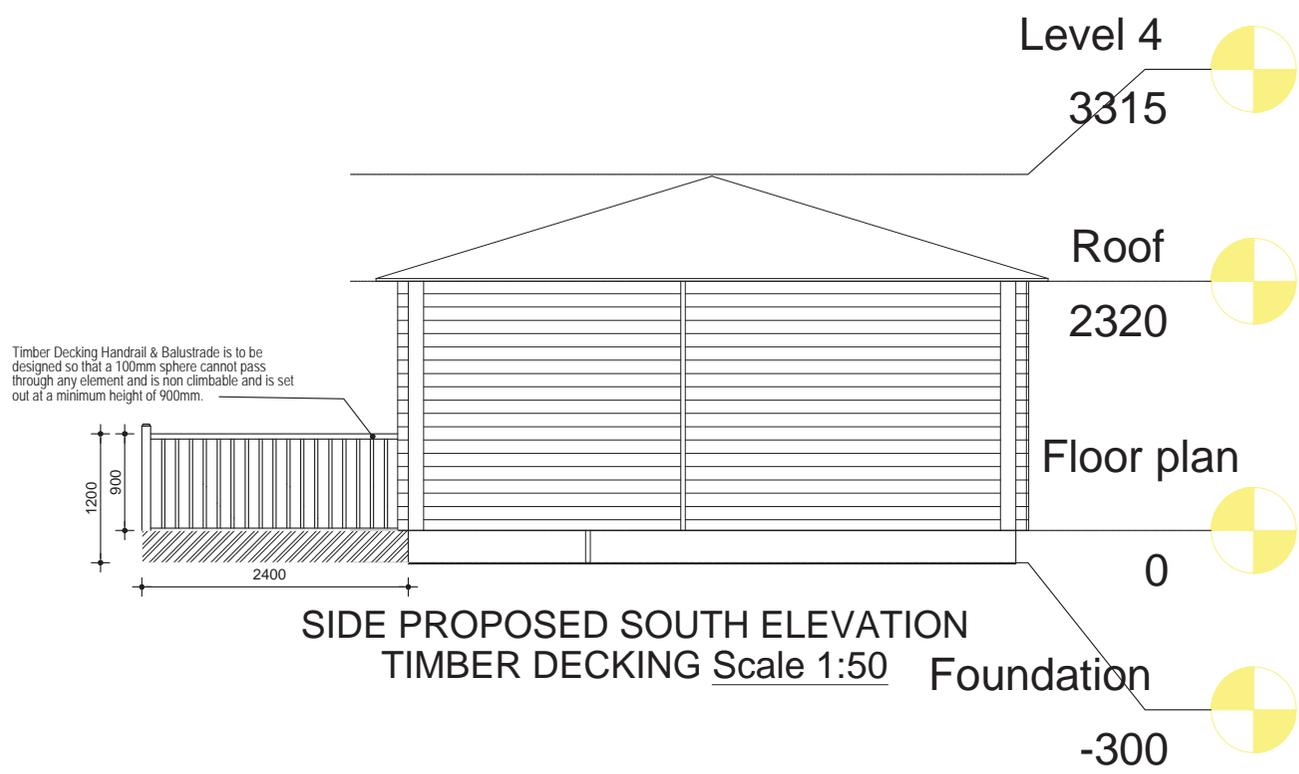
PROJECT
 BRYNSHOLYN
 TIMBER LODGE

DRAWING TITLE
 SIDE NORTH PROPOSED
 ELEVATION
 TIMBER DECKING

JOB NUMBER		-		REV
DRAWING NUMBER		BRY-09		-
DRAWN	A.BEC	12.06.19	SCALE	A3
CHECKED			1:50	

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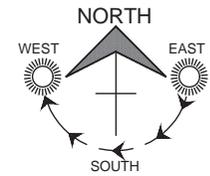
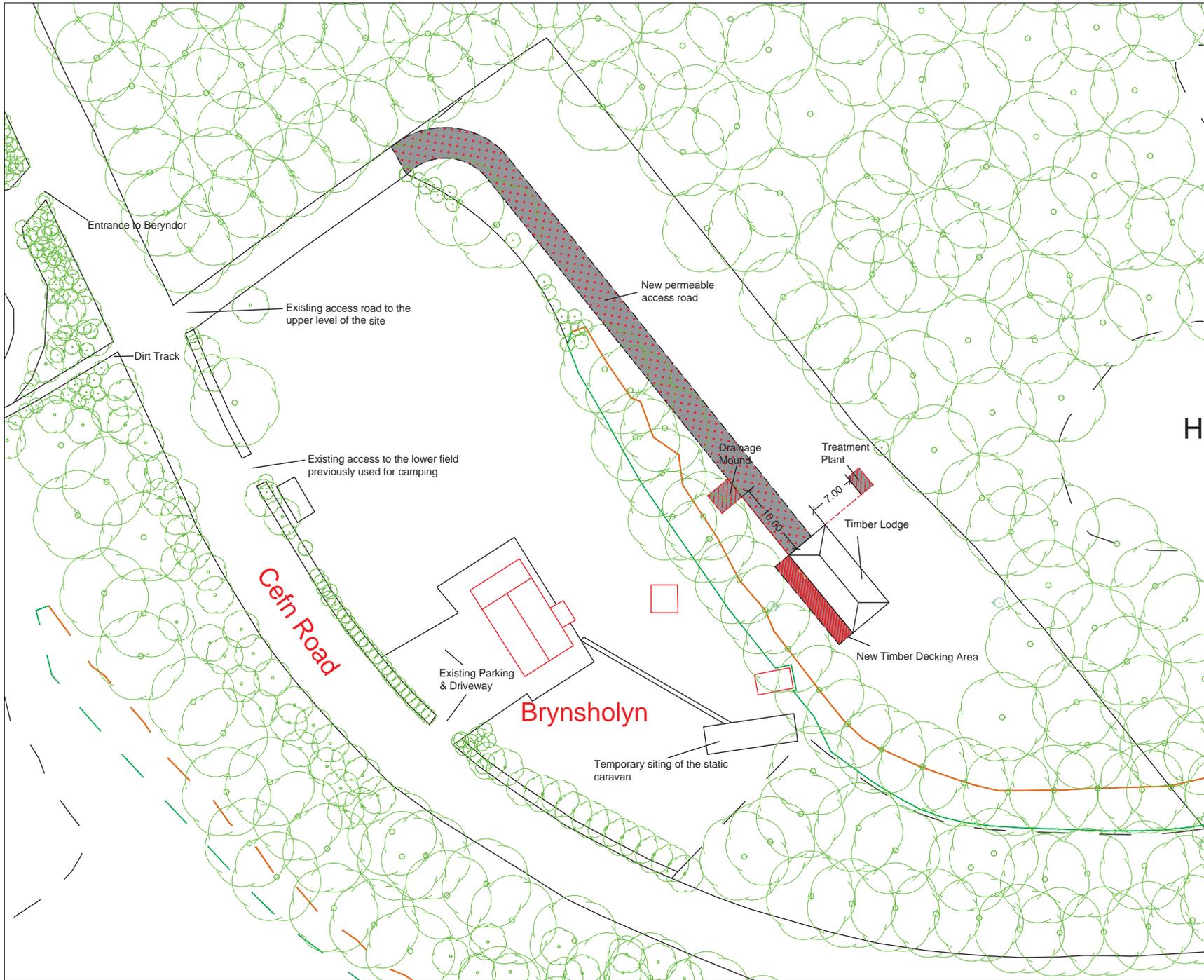
**SIDE PROPOSED SOUTH ELEVATION
 TIMBER DECKING** Scale 1:50



PROJECT
**BRYNSHOLYN
 TIMBER LODGE**

DRAWING TITLE
**SIDE SOUTH PROPOSED
 ELEVATION
 TIMBER DECKING**

JOB NUMBER		-		REV
DRAWING NUMBER		BRY-10		-
DRAWN	A.BEC	12.06.19	SCALE	A3
CHECKED			1:50	



REV.	DESCRIPTION	INT.	DATE



PROJECT
Brynsholyn
Timber Lodge

DRAWING TITLE
PROPOSED TREATMENT
PLANT & DRAINAGE
MOUND LAYOUT

JOB NUMBER	-	REV	-
DRAWING NUMBER	BRY-03	SCALE	-
DRAWN	A-BEC/26/01/20	CHECKED	-
CHECKED	-	SCALE	1:500

A3

	Code	Size	Glazing	mm	Pcs
WINDOWS	DGW-2/24	1130x1310mm		144	4
	DGW-1/24L	1130x710mm		144	2
	DGW-6/24L	1520x710mm		144	1
	DGW-6/24R	1520x710mm		144	1
DOORS	FDGD-2/24	1930x1410mm	fully glazed	144	1
	DGD-5/24R	1930x830mm	1/2 glazed	144	1
	D-4R	1930x830mm	solid wood	44	4
	D-4L	1930x830mm	solid wood	44	1

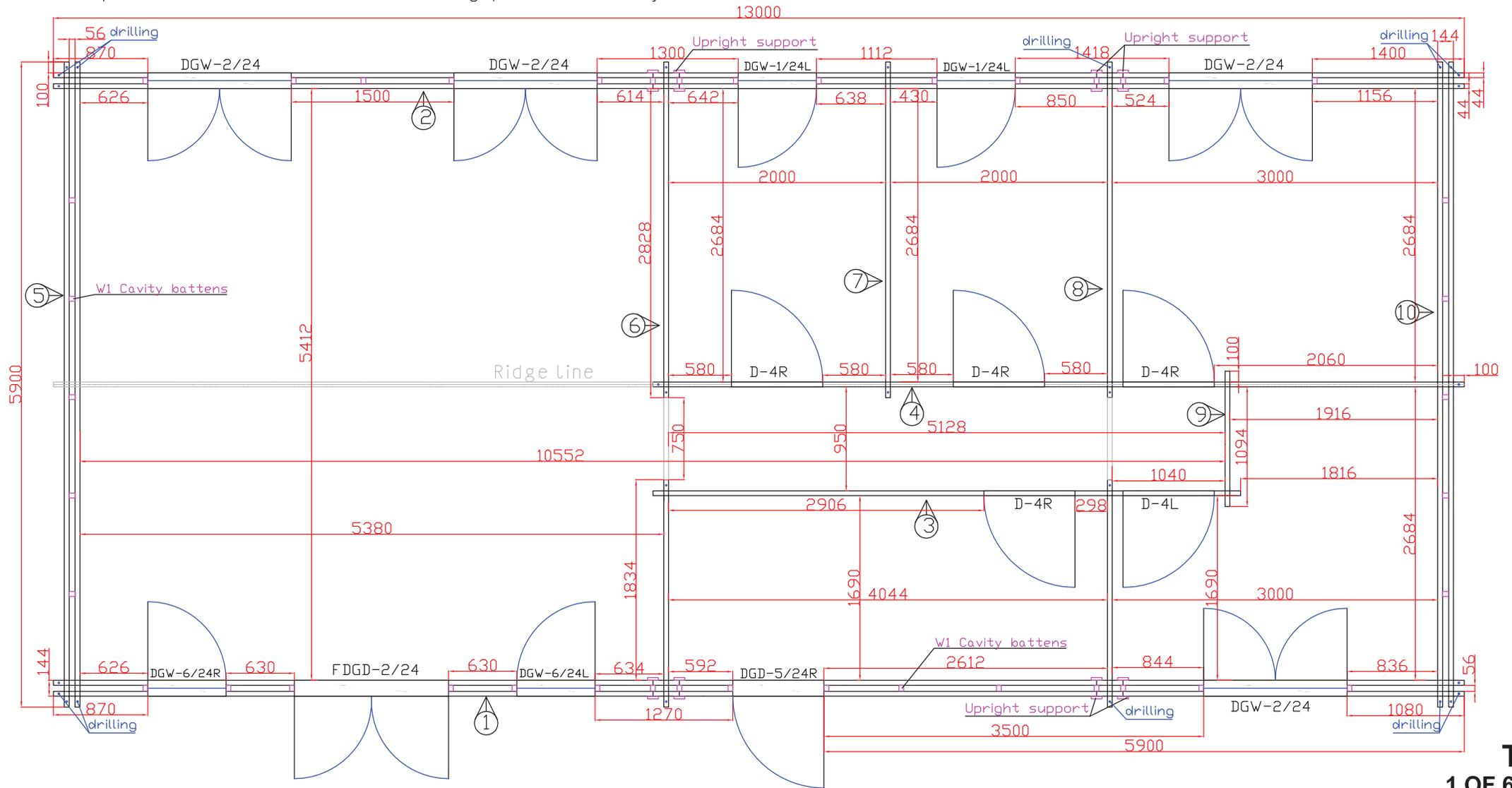
besp. 13059-44 TS DG

SIZE (m): 13.0 x 5.9
 SIDE WALL HEIGHT: 2320 mm
 RIDGE HEIGHT: 3315 mm
 WALL LOG: 44+44 mm

ref. Fiona Kelly



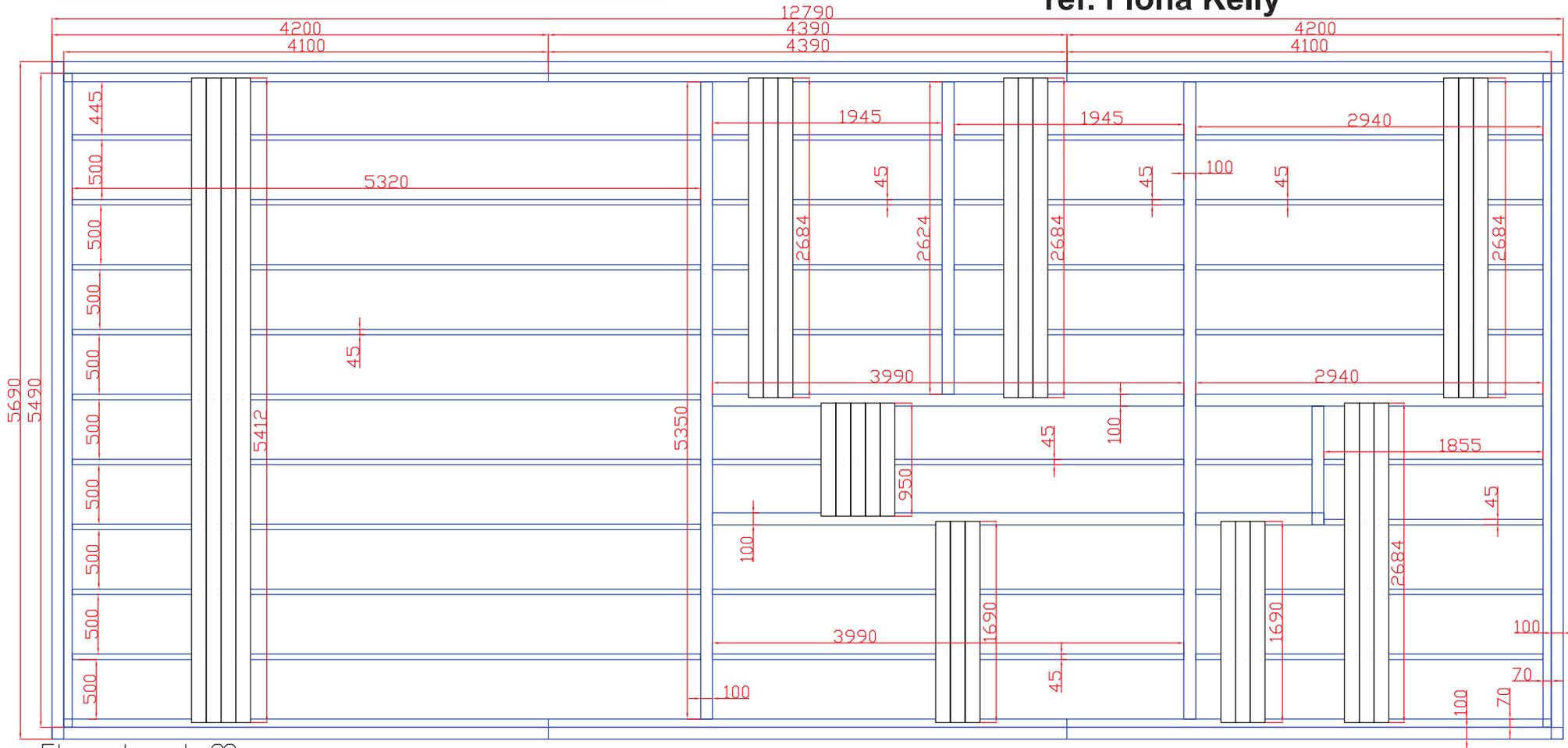
Twin roof: 25 mm thickness finger jointed roof boards on top and 19 mm thickness roof ceiling panels internally



FOUNDATION AND FLOOR JOISTS PLAN



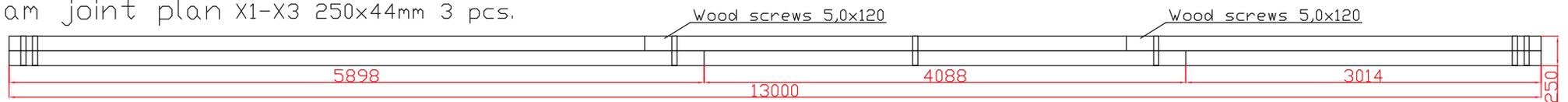
besp. 13059-44 TS DG
ref. Fiona Kelly



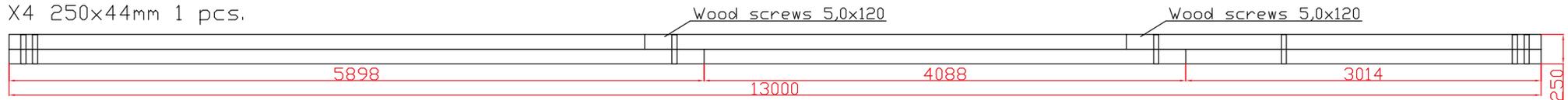
Floor boards 28 mm

Foundation and floor joists height 70 mm

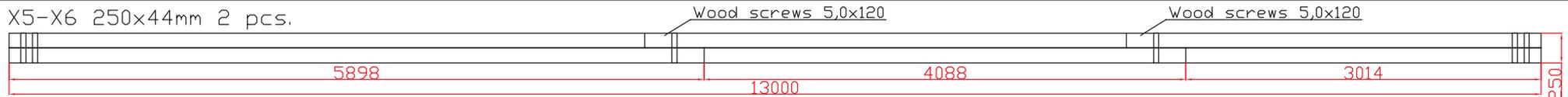
Beam joint plan X1-X3 250x44mm 3 pcs.



X4 250x44mm 1 pcs.

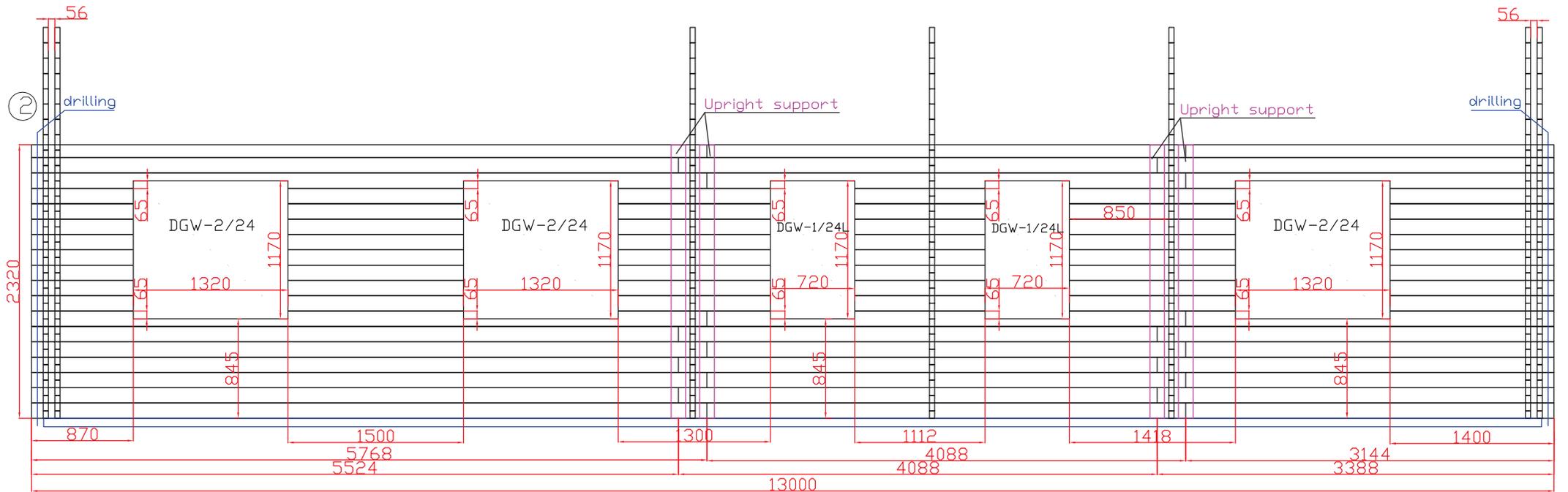
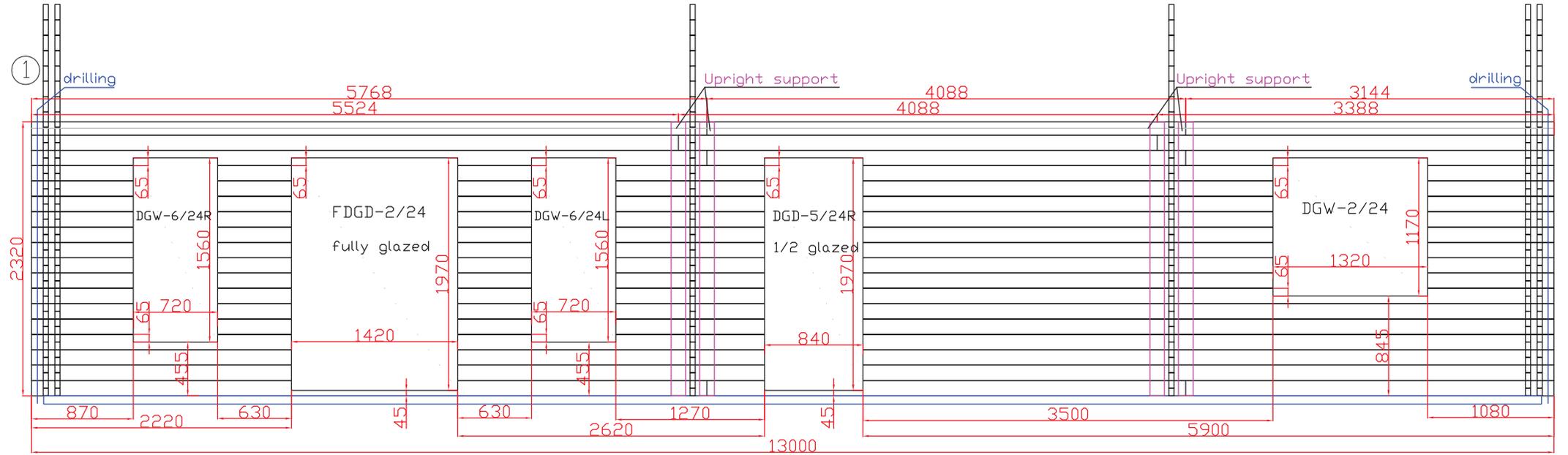


X5-X6 250x44mm 2 pcs.

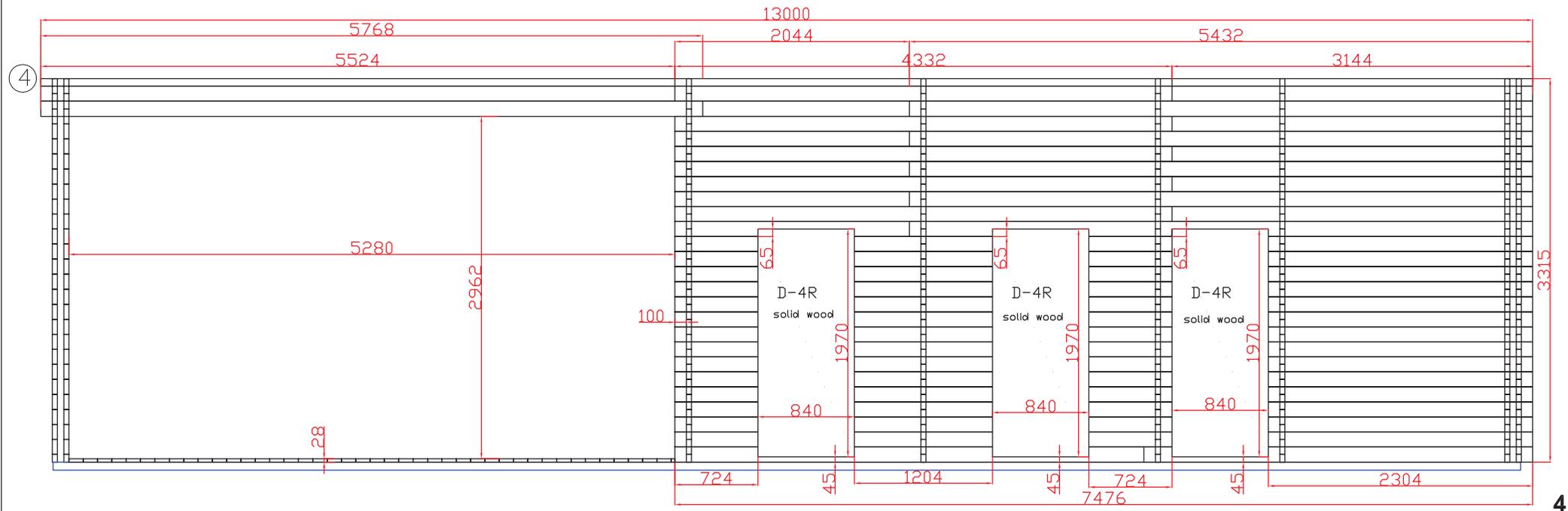
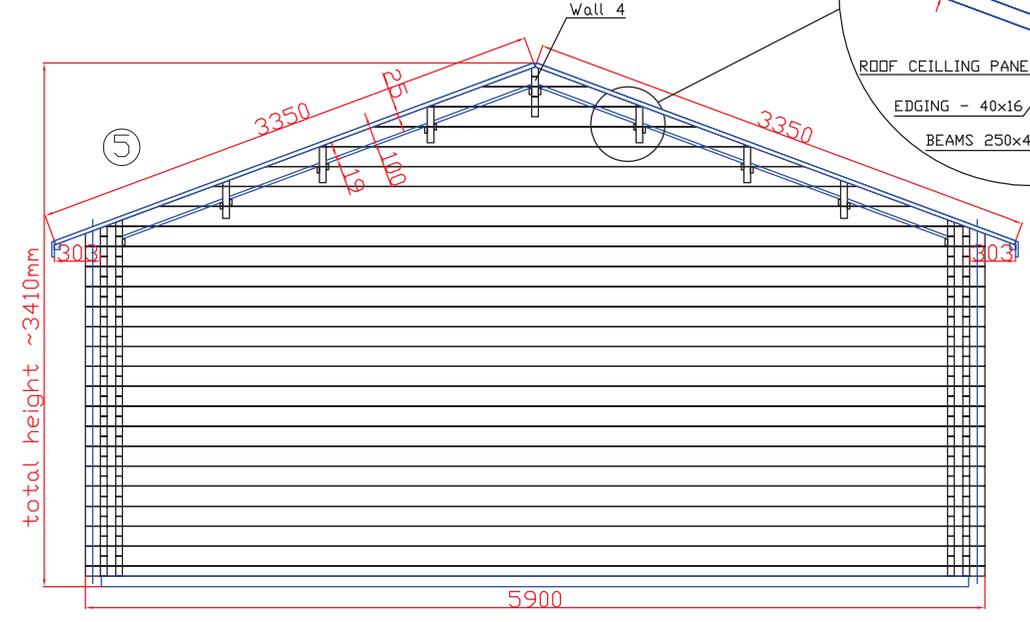
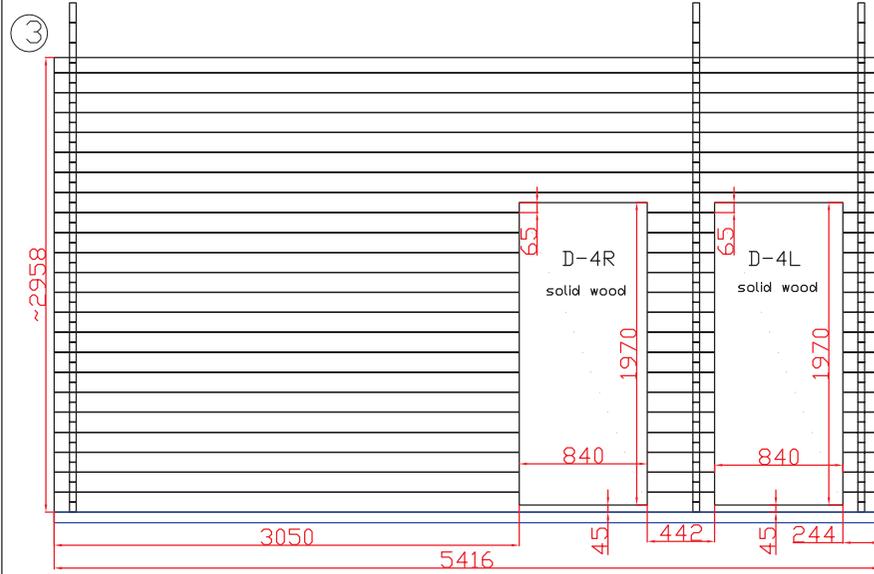
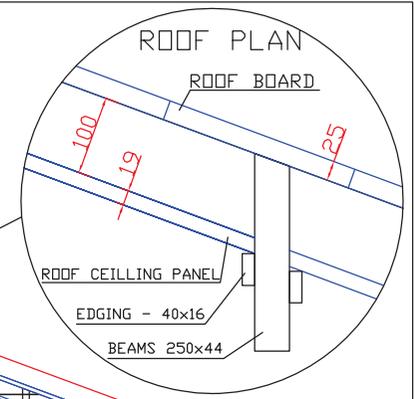


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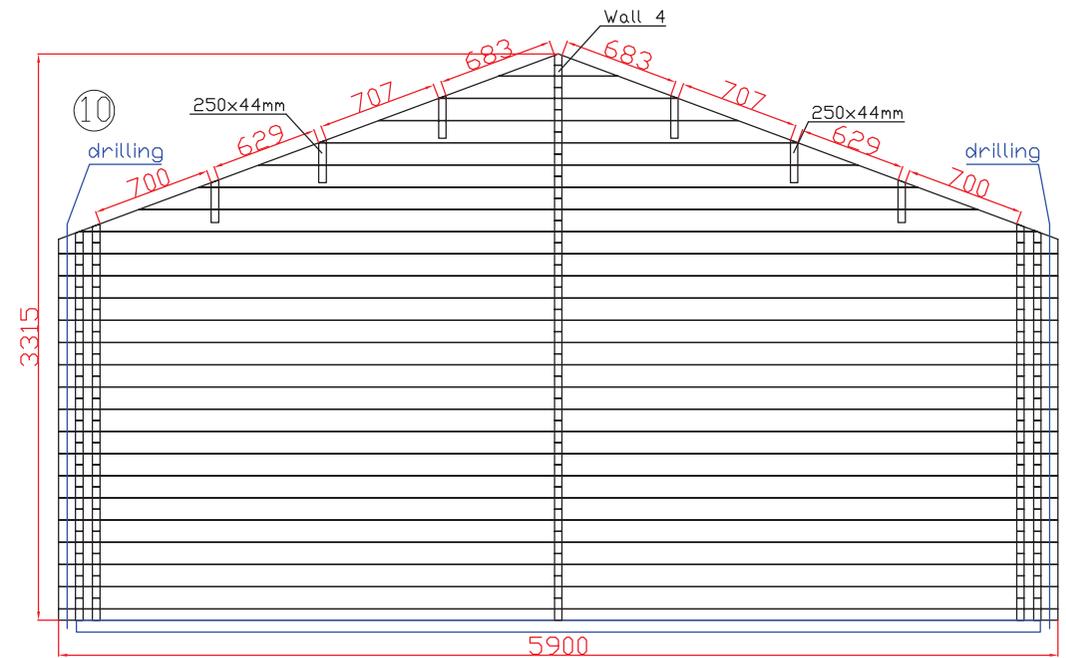
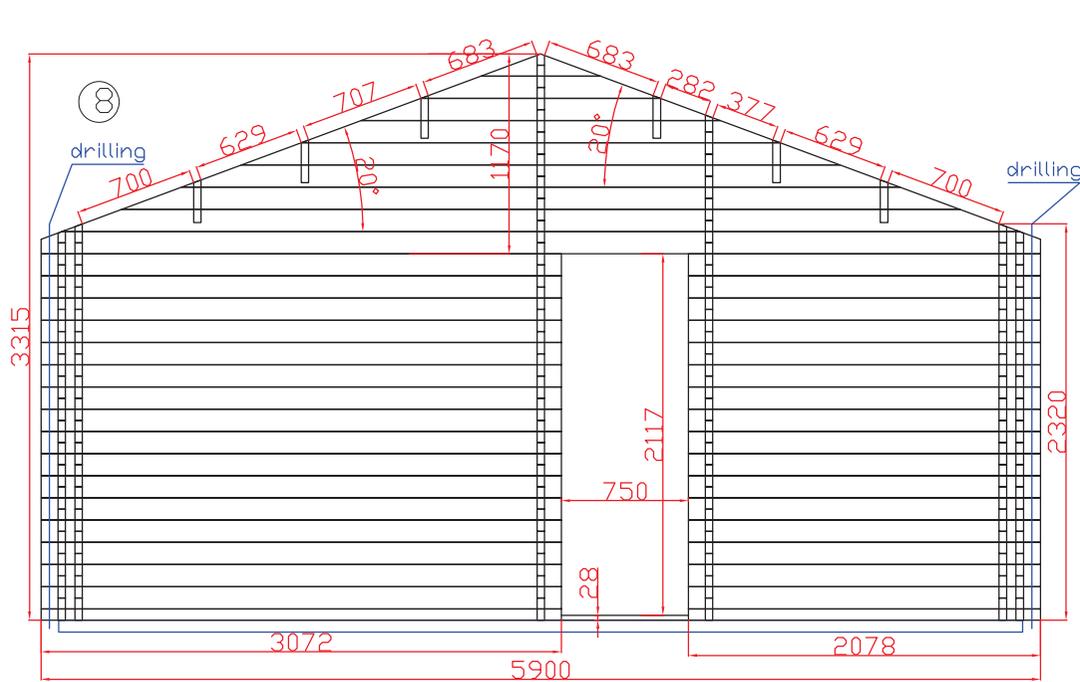
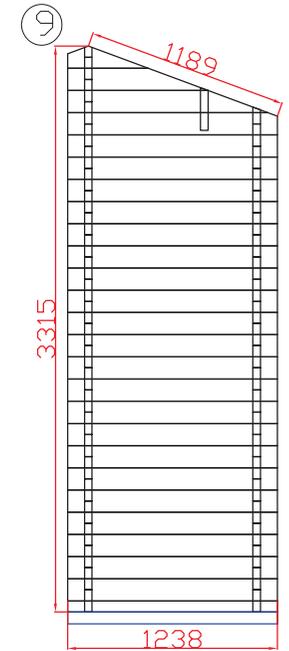
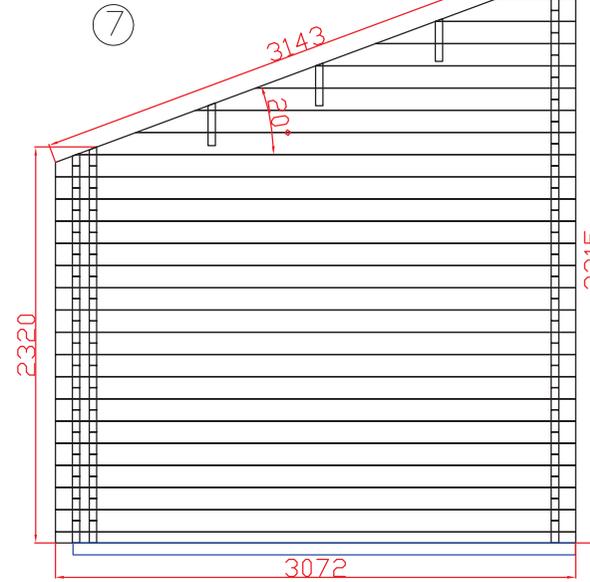
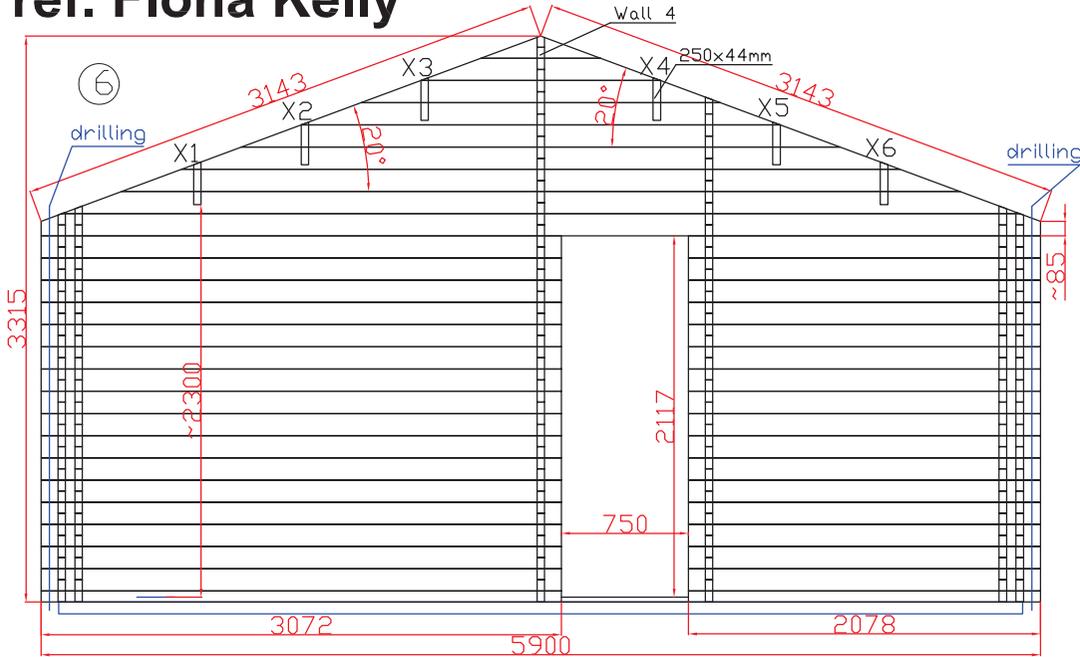


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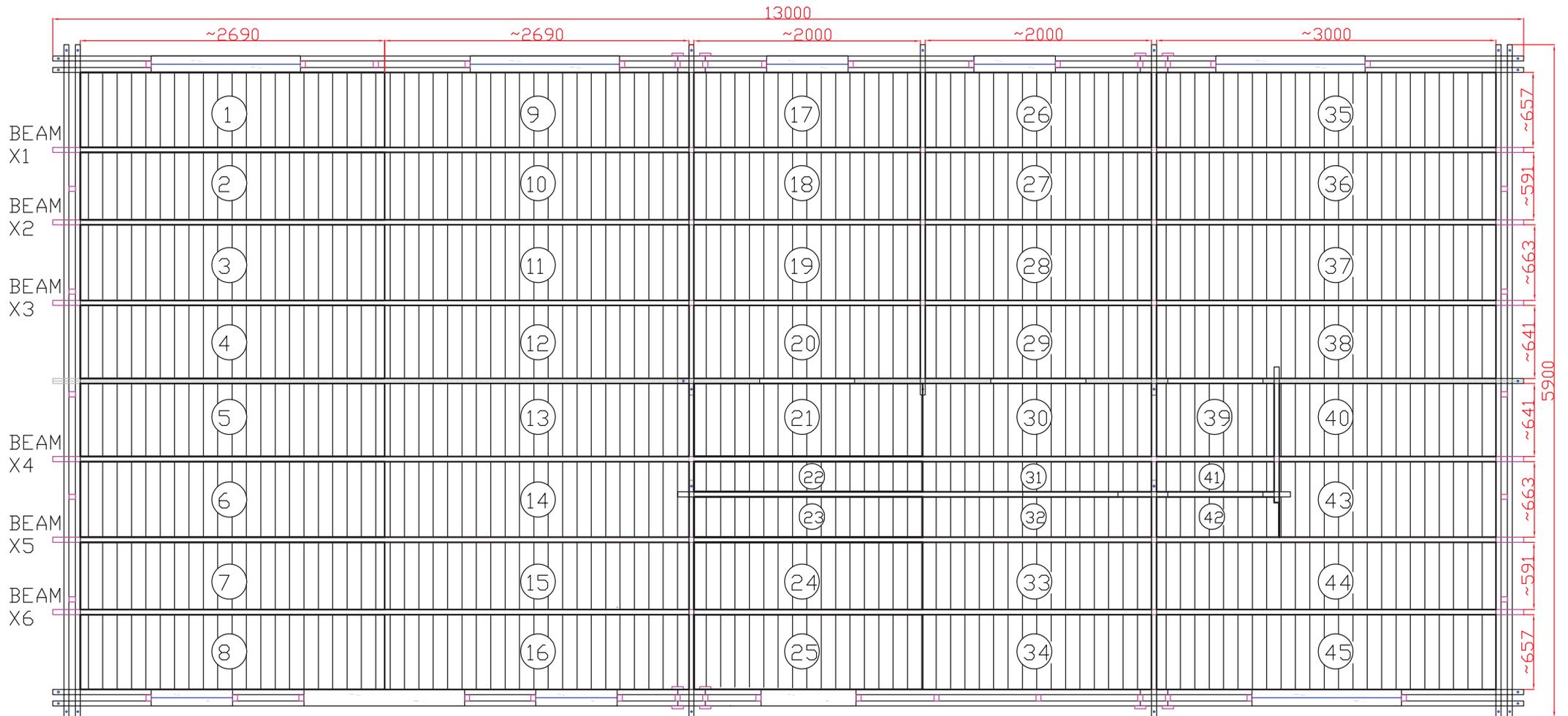


besp. 13059-44 TS DG

ref. Fiona Kelly



ceiling panels plan



Statement from Agent

Cyfeirnod/Ref: 060372
Cynnig/Proposal: Siting of log cabin to provide ancillary use to the main residential dwelling and siting of a static caravan for temporary 12-month period (retrospective).

Brynsholyn, Cefn Road, Cilcain, Mold, CH7 5HR

Dear Sirs,

In reference to the above application.

My clients are an extended family who moved to Brynsholn in 2018 to enable them to live together and support each other, as their daughter Megan suffers from Obsessive-Compulsive Behavior which is driven by severe anxiety arising from Autistic Spectrum Condition (ASC). This anxiety had been exacerbated by a house invasion at their previous home causing Megan's anxieties to intensify, which attributed to my clients moving to Brysholyn, a quiet rural location.

To afford Megan's needs to allow some space to 'control' and allow a personal area to craft, create and give the family 'as a whole' more space. The decision was made to construct a timber lodge to be ancillary to the main dwelling, within the curtilage of the site and to make the best of the views the property has access to.

Initially, my client commissioned a company to design, source and construct the timber lodge. They had extensive meetings with the company prior to construction, who incorrectly advised that planning permission was not required as it was under permitted development and not a permanent construction.

The advice and information my client received was incorrect, and once they had been notified by Flintshire Planning Authority, all necessary surveys and applications were applied for and any/all instructions/requests complied with.

To meet Megan's needs for space whilst the lodge was being constructed, a static caravan was placed on the site, which will be removed on completion of the Lodge.

Kind regards