

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 3155

Planning Application **61248**



Site Plan 1:500



Location Plan 1:1250

Rev	Date	Detail	Initial
A	05/16	Design Amends	D.J.E.

Project:
Residential Development at
Former Spectrum,
Garden Centre,
Mold Road, Cefn-Y-Bedd,
Wrexham, LL12 9UR.

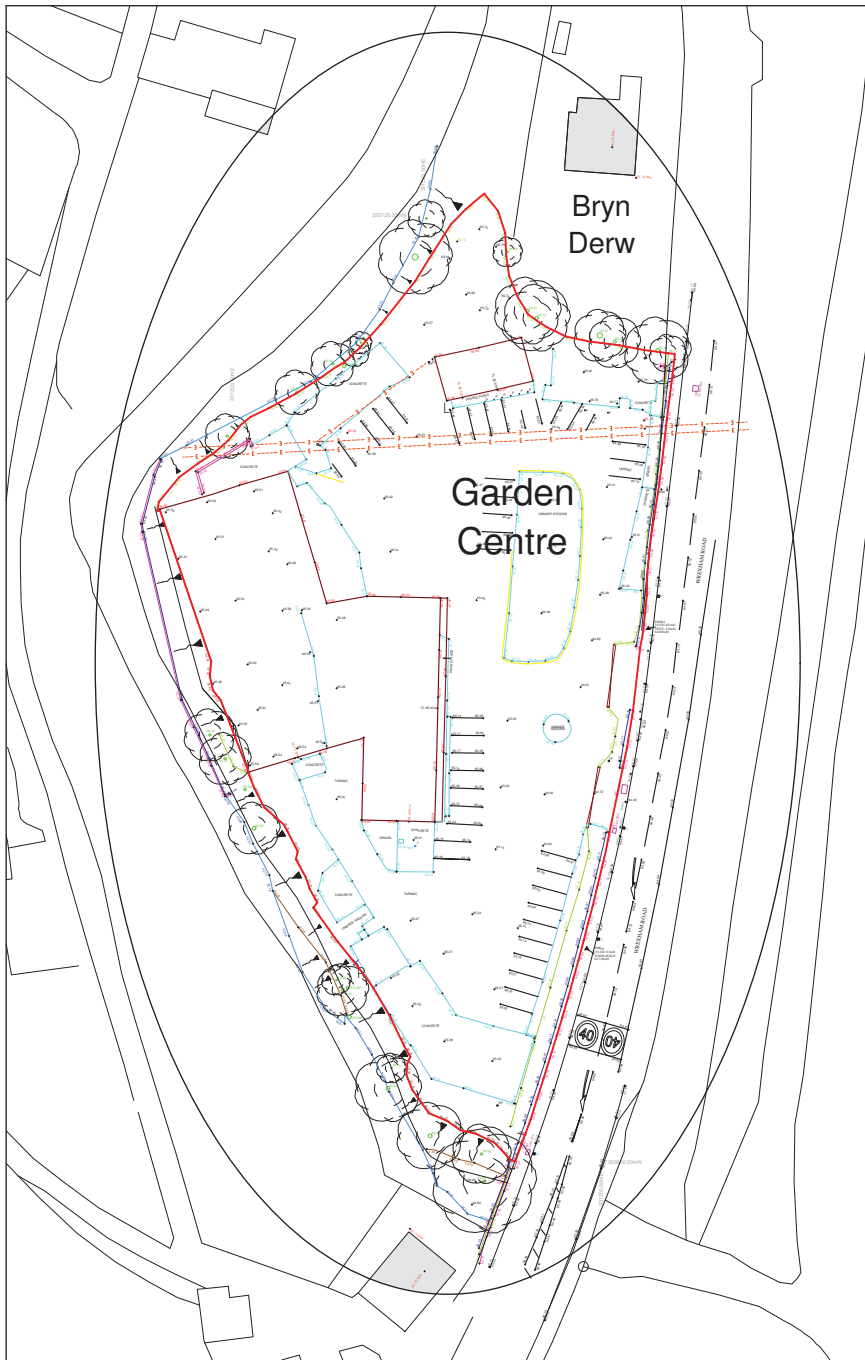
Title:	Scale: (A2)
Planning:	1:500 &
Site & Location Plan	1:1250

Drawn By:	Date:
D.J.Edwards	April 2015

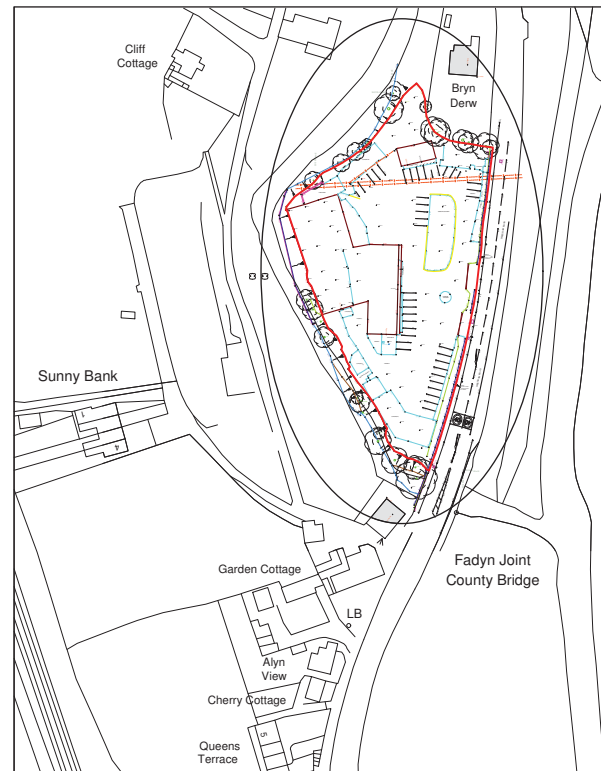
Drawing No:	Sheet:
W100/003	1 of 1

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

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Site Plan 1:500



Location Plan 1:1250

Key	
	Surrounding Buildings
	Proposed Site

Rev	Date	Detail	Initial
B	05/16	Topo information added	D.J.E
A	04/15	Title block and site outline amends	D.J.E

Project:
Residential Development at
Former Spectrum,
Garden Centre,
Mold Road, Cefn-Y-Bedd,
Wrexham, LL12 9UR.

Title:	Existing: Site & Location Plan & Typical Sections	Scale: (A2) 1:500 & 1:1250
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Drawn By:	Date:
K.A.Hopwood	Mar 2015

Drawing No:	Sheet:
W100/001	1 of 1

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Site Plan 1:500



Location Plan 1:1250

Rev	Date	Detail	Initial
A	05/16	Design Amends	D.J.E.

Project:
Residential Development at
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Title:	Scale: (A2)
Planning:	1:500 &
Site & Location Plan	1:1250

Drawn By:	Date:
D.J.Edwards	April 2015

Drawing No:	Sheet:
W100/003	1 of 1

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Rev	Date	Detail	Initial
B	04/20	NRW updated maps (flooding)	S.I.H.
A	05/16	Design Amends	D.J.E.

Project:
Residential Development at Former Spectrum Garden Centre, Mold Road, Cefn-Y-Bedd, Wrexham, LL12 9UR.

Title: **Planning: Highways Plan** Scale: (A1) **1:250**

Drawn By: **D.J. Edwards** Date: **April 2015**

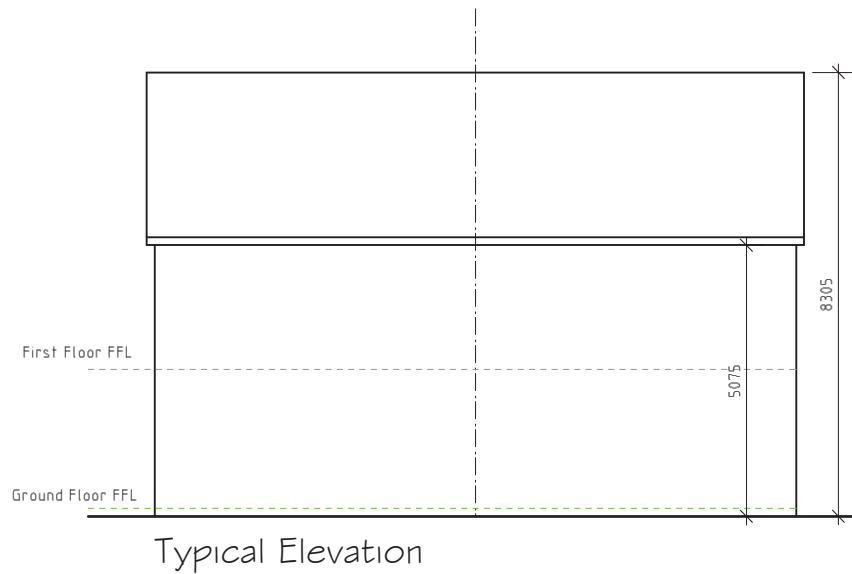
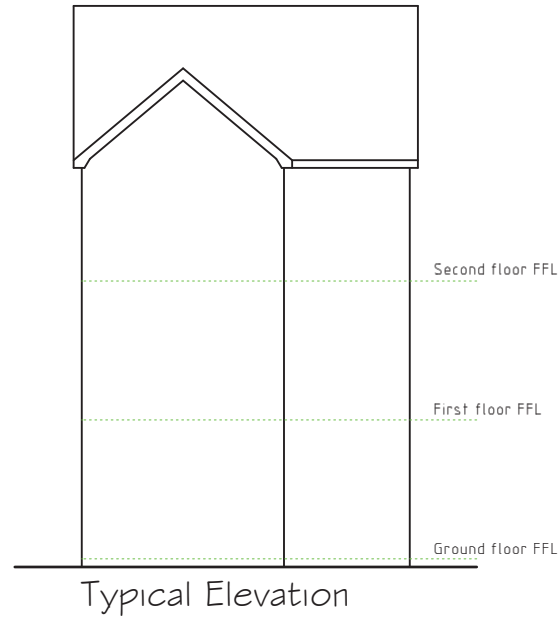
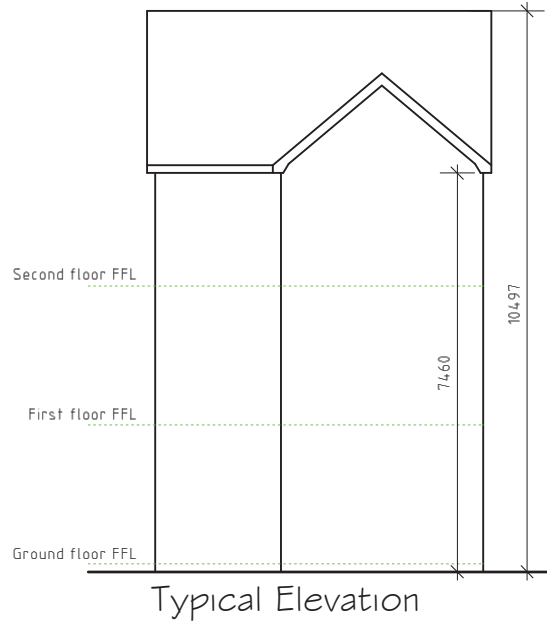
Drawing No: **W100/004** Sheet: **1 of 1**

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Highways Plan 1:250



Rev	Date	Detail	Initial
A	05/16	Additional house type added	D.J.E.

Project:
Residential Development at
Former Spectrum
Garden Centre,
Mold Road, Cefn-Y-Bedd,
Wrexham, LL12 9UR.

Title: Planning: Typical Elevations	Scale: (A3) 1:100
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Drawn By: D.J.Edwards	Date: April 2015
Drawing No: W100/005	Sheet: 1 of 1

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Statement from Agent

Planning Application Code No: 061248

Proposed residential development at former Spectrum Garden Centre, Mold Road, Cefn y Bedd, Wrexham. LL12 9UR

Supporter of the Application.

I kindly thank members of the committee for the opportunity to prepare a statement in support of the application.

The site itself has a well-documented history, from its days as a commercial enterprise, as well as the application for a residential development, which was supported by members of the committee, but was overturned by Welsh Inspectorate due to the categorization of the site to be within a flood risk zone C2 by NRW.

Many hours of hard work has gone into the modelling surveys, a costly exercise for our client to allow NRW to re-evaluate the flood risk zone across the site, this has been completed successfully as noted within the reports supplied to support the application completed by Weetwood a leading independent consultancy specialising in flood risk.

Development of this prominent site on the Wrexham/Flintshire border will enhance the area, making use of a brownfield site which has continued to deteriorate over the years, since the closure of the garden centre, It is important sites such as this are considered for development over greenfield sites to retain the outlook and amenity of existing households.

The proposal of residential development has previously been accepted in principle by the Local Authority and Planning committee, we respectfully request this previous acceptance is applied as members can be assured all measures have been provided and exhausted to satisfy the Welsh Inspectorates previous reason for refusal.

Statement from local Ward Member

I put this application before the Llanfynydd Community Council last night and it was greeted with a lot of enthusiasm and support.

There is concern over the speed that vehicles travel once passed the Hollybush it may worth considering that a 30mph limit be in place from the end on the dual carriageway just before the Hope turning to the dual carriageway just passed the Spectrum site on the Wrexham side.

If you turn left out of the site going up the hill and a vehicle is parked outside one of the properties it becomes a nightmare and traffic backs up very quickly and a lot of frustration can occur.

Something to consider

Regards Cllr

Statement from local Resident

Good Afternoon

Well here are the problems with the above .

- The Mold road is a very very busy road and and people pulling out on this road will impacts on highway safety its a blind hill cannot see people pulling down I bet there will be a accident with in a week.
- I live up the hill and will end up looking into someones home this will cause loss of privacy for them and me.
- The planning is for 14 houses on a small space its a lovely quite area now the reason bought my own place and now your going to shove a potential 56 people who are going to end up in this very small area (added crime)
- Flooding that area does flood if the bridge at the bottom gets blocked it will happen .
- lost of tree already seen trees being cut down in area and not even got planning permission so wrong .
- light pollution and noise - noise from building and noise from the houses at night .

Many Thanks