

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

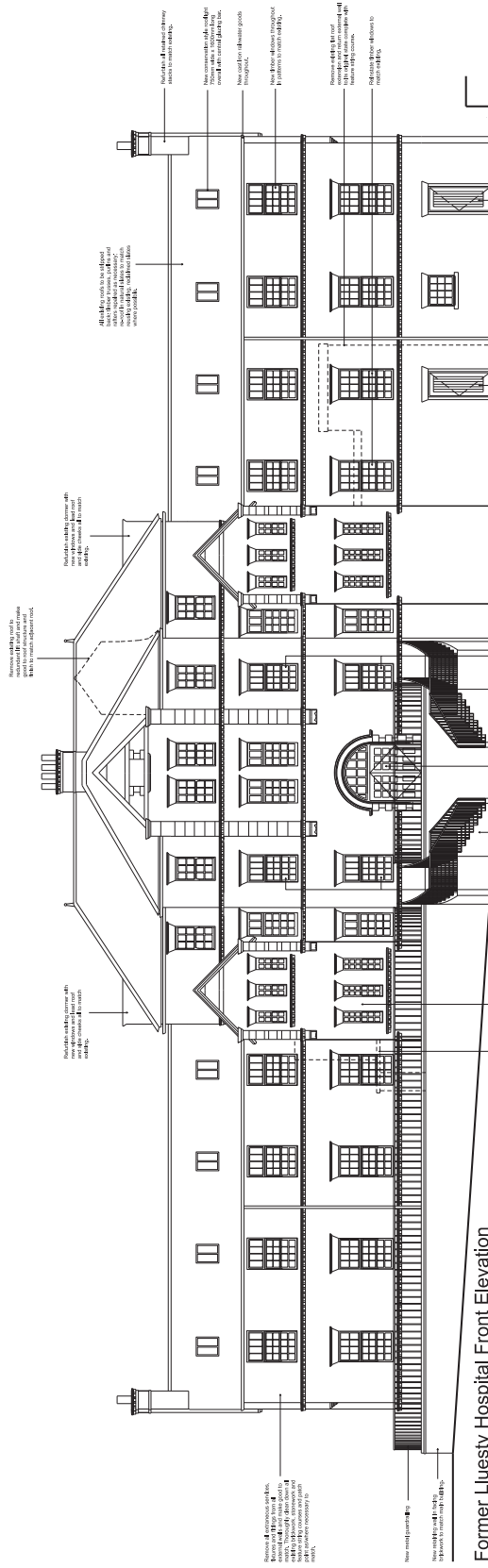
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Map Scale 1:1250

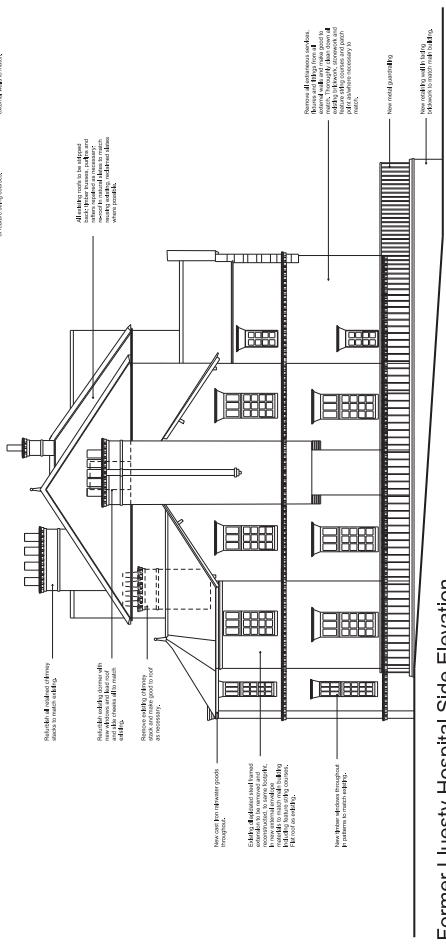
OS Map ref SJ 1874

Planning Application **61230**

1. Contractor to verify all dimensions and check level datum on site.
2. All work to be carried out in accordance with the drawings and specifications.
3. All permits, specifications and their copyright are the property of TACP Architects Ltd and may not be used without their written agreement.
4. Do not scale off drawings.
5. Manufacture and all discrepancies must be reported to TACP Architects Ltd.



Former Lluesty Hospital Front Elevation



Former Lluesty Hospital Side Elevation

Risk Assessment

Revision	Date	Description	By	Check
1	15/03/2017	Issue for construction with Construction Office, commenced and	LE	LE

Consultants

Client

WW Construction

Project Title
Lluesty Development Site

Drawing Title
Proposed Elevations - Sheet 1

Drawn by	Checked by	Drawn on	Revision
JL	DM	05-10-16	A
Job Number	Drawing Number		
15070	GA-11		

TACP Architects Ltd
 TACP Architects Ltd
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 E: admin@tacaparchitects.co.uk
 www.tacaparchitects.co.uk



General Notes

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Risk Assessments

Revision	Date	Description	By	Check
1	15/03/2017	Submitted to Client with Construction Officer's comments and L1		CE
2				CE

Consultants

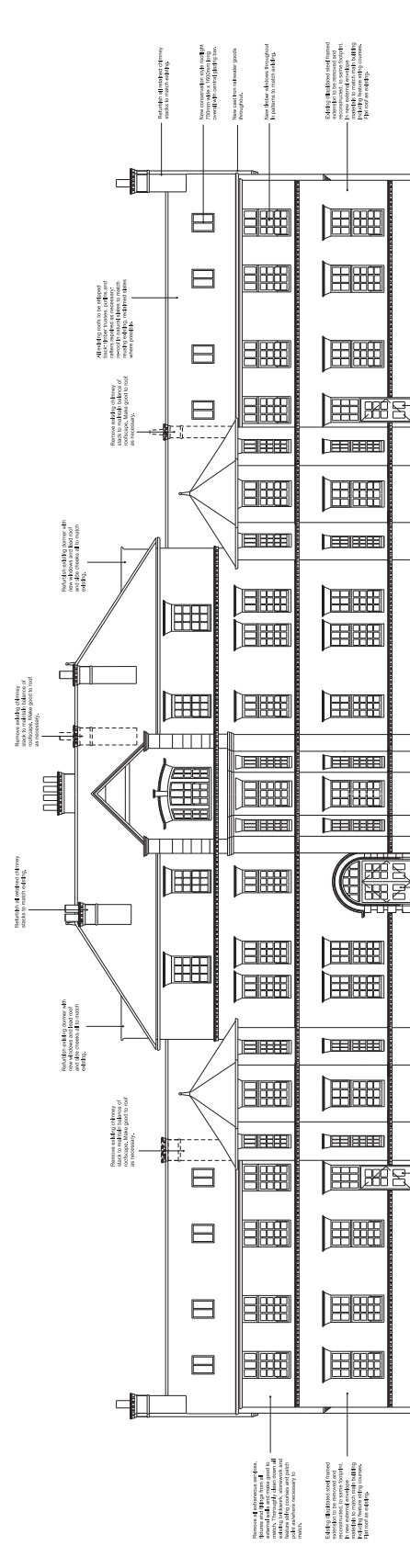
Client: WW Construction
 Project Title: Luesty Development Site
 Drawing Title: Proposed Elevations - Sheet 2
 Drawing Number: 15070
 Drawing Date: 05-10-16
 Drawing Scale: 1:100 @ A1
 Drawing Author: DM
 Drawing Checker: WJ
 Drawing Date: 05-10-16
 Drawing Scale: 1:100 @ A1
 Drawing Author: DM
 Drawing Checker: WJ

Contractor

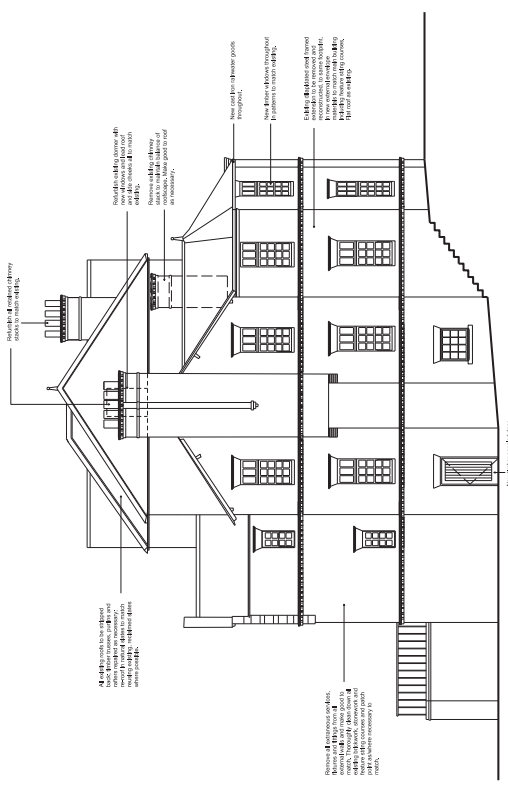
TACP Architects Ltd
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 www.tacparchitects.co.uk

Architect

WW Construction
 Luesty Development Site
 Proposed Elevations - Sheet 2
 Drawing Number: 15070
 Drawing Date: 05-10-16
 Drawing Scale: 1:100 @ A1
 Drawing Author: DM
 Drawing Checker: WJ



Former Luesty Hospital Rear Elevation

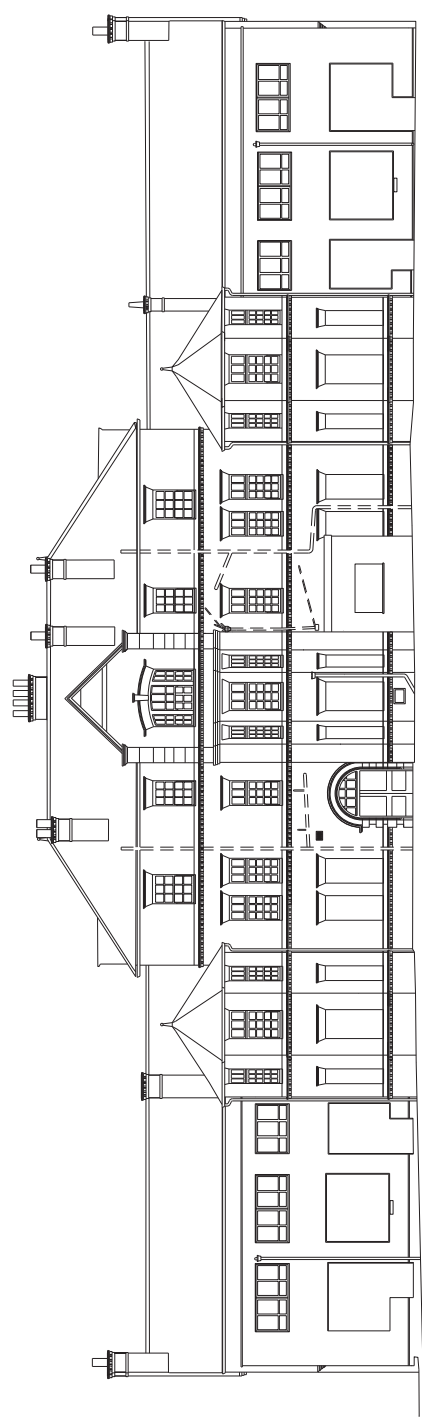


Former Luesty Hospital Side Elevation

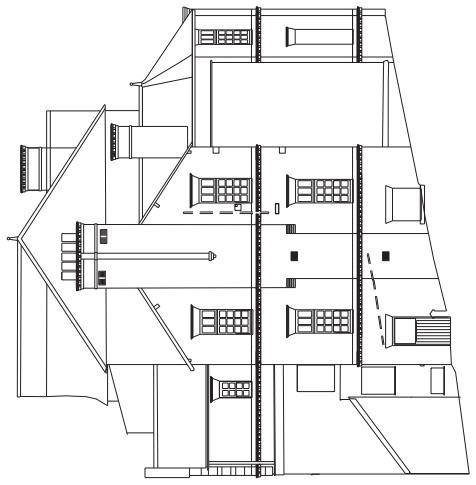


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Former Luesty Hospital Existing Rear Elevation



Former Luesty Hospital Existing Right Elevation

Risk Assessment

Revised By	Date	Description	By	Check

Consultants

Client

WW Construction

Project Title

Luesty Development Site

Drawing Title

Former Luesty Hospital Existing Elevations - Sheet 2

Client Name

WW Construction

Client Address

1.100@A1 05-10-16 JH Wrexham


Job Number

15070

Drawing Number

EK03

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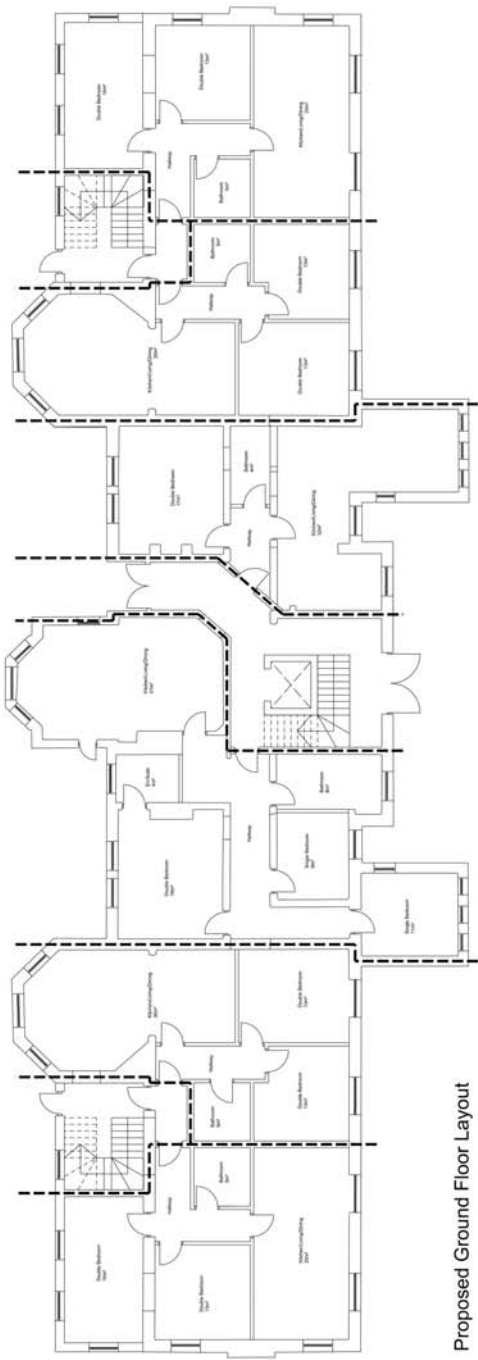
RESEARCH HOUSE
2 DALTON COURT
COMPTON ROAD
HOLWELL
CHESHIRE
CH8 7SQ

RESIDENTIAL DEVELOPMENT
Lively Hospital
Chester Old Road
Holwell
CH8 7SA

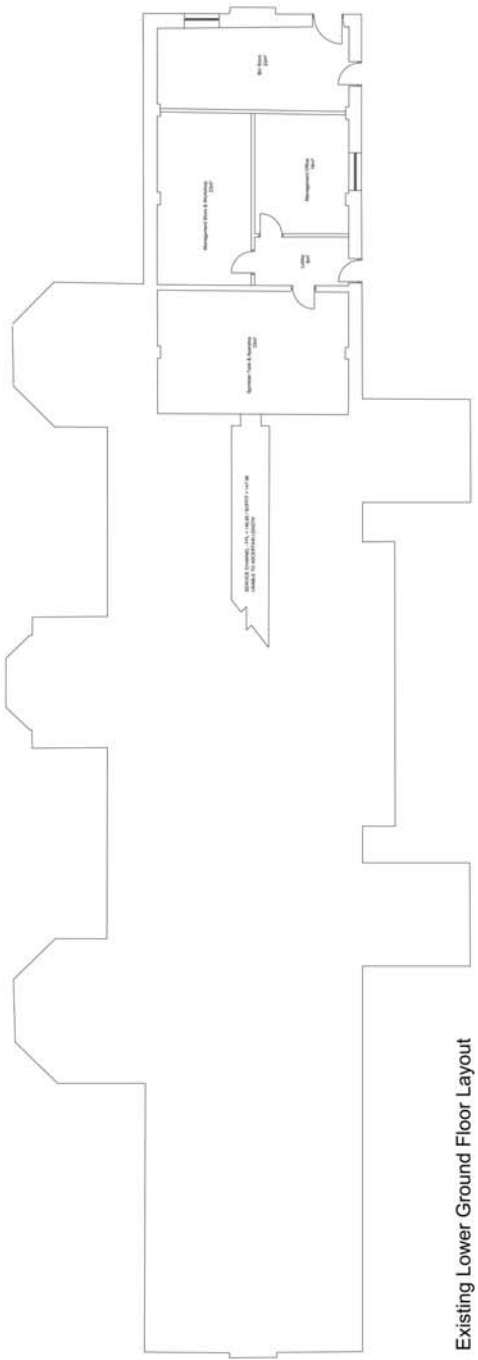
Drawing No: UG & GP PROPOSED PLANS

Issue Stage

DATE	20/12/19	BY	AH	SCALE	1:100
DRAWN		CHECKED			
DATE		BY		SCALE	
Drawing number: revision					



Proposed Ground Floor Layout



Existing Lower Ground Floor Layout

GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineers and M&E consultants latest drawings

SEPARATING WALLS

Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks

100mm Blockwork - 7.3N dense blocks
 75mm Cavity (Full fill insulation - Spec'n TBC)
 100mm Blockwork - 7.3N dense blocks

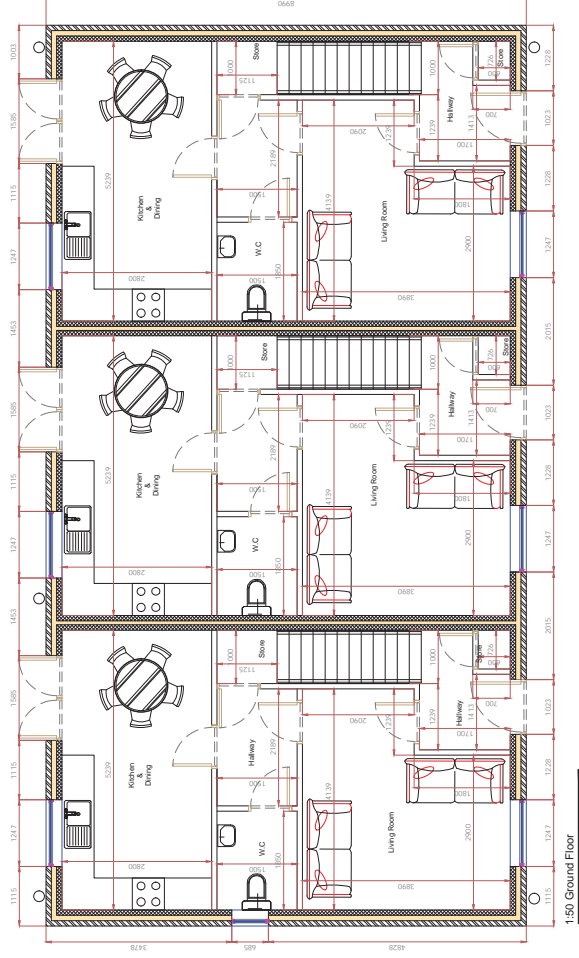
EXTERNAL WALL CONSTRUCTION

External Cavity Walls (via 300mm wide - excludes finishes)
 NEW CAVITY WALL:
 Outer leaf: 100mm facing Blockwork (see elevations for spacing)
 Cavity: 100mm (Partial fill insulation - Insulation spec to be confirmed)
 Inner leaf: medium dense blockwork, plus 12.5mm plastered + skim finish on dabs
 Thermal Performance: To achieve minimum U-V alue of 0.28W/m²K

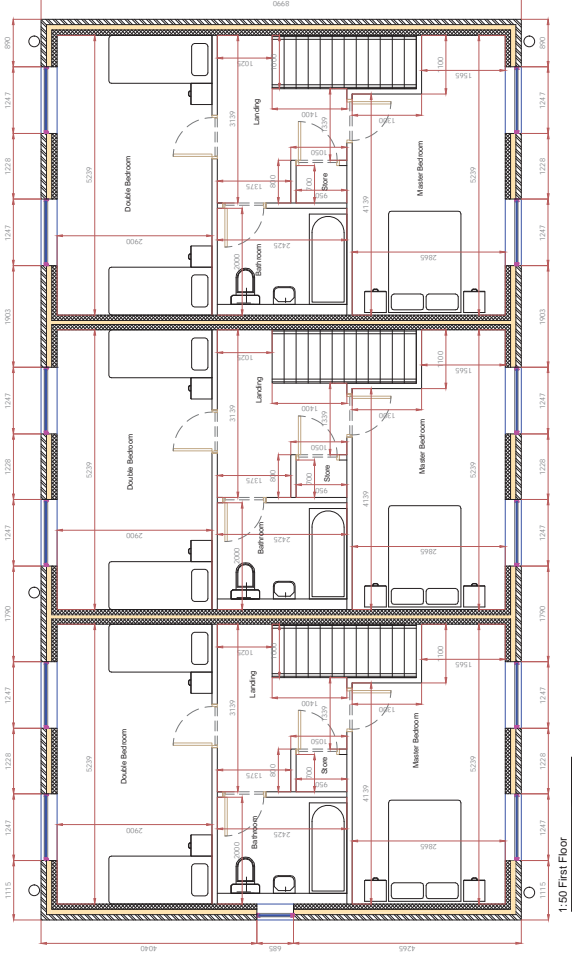
100mm Blockwork - to SE specification, plus 12.5mm plastered + skim finish on dabs

INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plastered + skim finish on dabs



1st Ground Floor



1st First Floor

B.A.K.
 CONTRACTS

BELMONT HOUSE
 2 DALTON COURT
 CHICHESTER ROAD
 DARBURY
 BES BES

PROJECT NO:
 RESIDENTIAL DEVELOPMENT
 Limesley Hospital
 Chichester Road
 Havant
 CH8 7SA

Drawing No: P1013 13 - 15

Scale: 1:50

DATE: 20/12/19
 DRAWN: A.H.

PROJECT NAME: BAK-10

REVISION:

General Notes

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4. Do not scale off drawings
5. Any drawings not checked for errors below consequences of these drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd.

Risk Assessment

Revised	Date	Description	By	Check

Consultants

Client

WW Construction

PROJECT TITLE

Lluesty Development Site

PROJECT NO

Former Lluesty Hospital Existing Plans - Sheet 2

DATE

11/02/01

DESIGNED BY

JH

CHECKED BY

DN

DRAWING NUMBER

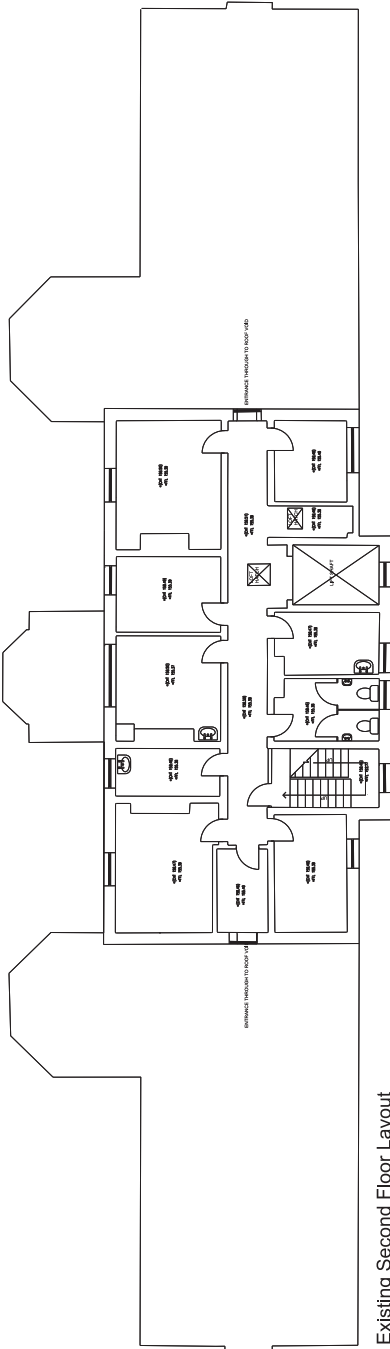
15070

REVISION

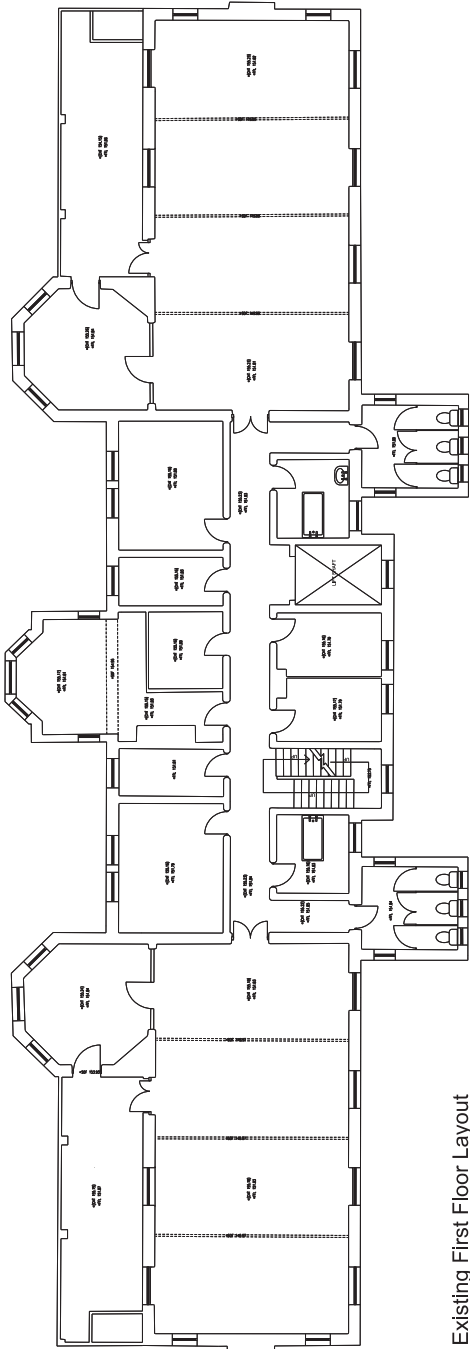
EX-04

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Existing Second Floor Layout



Existing First Floor Layout

General Notes

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AFFORDABLE HOUSING PROVISION
3 Bed - Plots 9 & 10
2 Bed - Plots 13 & 14

Rev	Date	Description	By	Check
B	20-09-16	Notes received following planning officers comments	JH	VA
C	05-10-16	Layout amended to suit site constraints	JH	VA
D	20-03-17	Red Line Amendments	JH	CE
E	20-03-17	Minor site amendments	TS	CE
F	15-05-17	Minor amendments following consultation period	JH	CE
G	18-09-17	House type plan layout revised to suit	VA	CE
H	23-02-17	Plots 5, 8 & 10 amended to form terrace block	JH	CE
J	25-03-19	Affordable housing provision indicated	VA	CE

Comments

Client: **WW Construction**

Project Title: **Luesly Development Site**

Drawing Title: **Site Layout**

Scale: **1:200@A1**

Date: **23-02-17**

Drawn By: **TS**

Checked By: **CE**

Office: **Wrexham**

TDS Number: **15070**

Drawing Number: **ST-01**

Revision: **J**

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5. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd

Rev	Date	Description	By	Check
A	17.05.17	Revisions made following consultation period	JH	CE
B	21.06.17	Points 5, 8, 9, 10 merged into form terrace block	JH	CE

Contains

Client: **WW Construction**

Project Title: **Lluesty Development Site**

Drawing Title: **3D Site Perspective**

Scale: @ A1

Date: 12-12-16

Drawn By: JH

Checked By: CE

Office: Wrexham

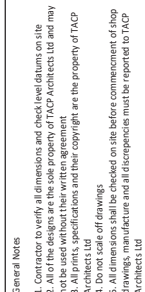
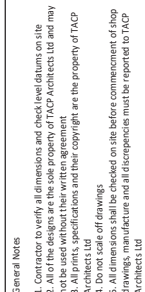
Job Number: 15070

Drawing Number: ST-02

Revision: B

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NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

- ALL CHIMNEY STACKS TO BE CONSTRUCTED TRADITIONALLY USING FACING BRICKWORK (SEE SAMPLE) AND MORTAR.

SEPARATING WALLS

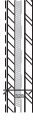
Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks



100mm Blockwork - 7.3N dense blocks
 75mm Cavity (Full fill insulation - Spec'n TBC)
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EXTERNAL WALL CONSTRUCTION

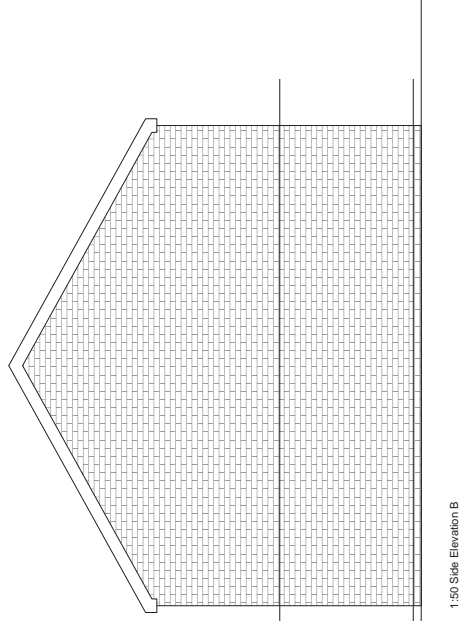
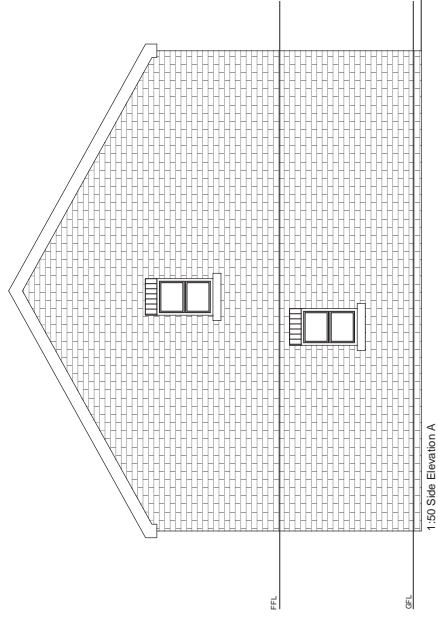
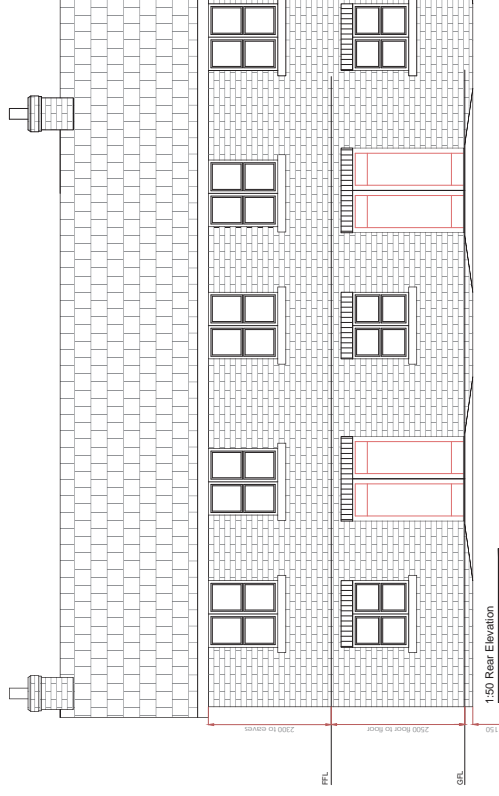
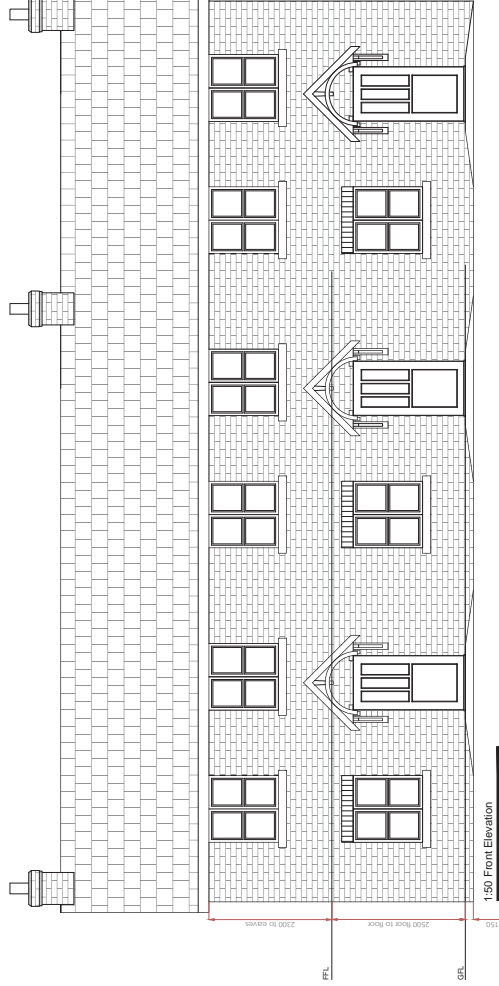
External Cavity Walls (via 300mm wide - excludes finishes)



NEW CAVITY WALL:
 Outer leaf: 100mm facing Brickwork (see elevations for spec'n)
 Cavity: 100mm (Partial fill insulation - Insulation spec'n to be confirmed) + medium dense blockwork, plus 12.5mm plastered + skim finish on dabs
 Thermal Performance: To achieve minimum U-V alue of 0.28W/m2K

INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plastered + skim finish on dabs



MATERIAL SCHEDULE:

BRICKWORK - PLEASE SEE SAMPLE

ROOF - NATURAL SLATES

WINDOWS - WHITE UPVC

DOORS - WHITE UPVC

RAINWATER GOODS - BLACK UPVC

CILLS - ARTIFICIAL STONE CILLS

HEADS - BRICK SOLDIER COURSES

B.A.K.
 CONTRACTS

BELMONT HOUSE
 2 DALTON COURT
 CHICHESTER PO16 8JG
 DORSET
 BES 015

PROJECT NO: RESIDENTIAL DEVELOPMENT
 Limesly Hospital
 Chichester Road
 Hove, Brighton
 BN1 7SA

DRAWING NO: Plans 13 - 15

SCALE: 1:50

DATE: 20/12/19
 DRAWN: A.H.

DRAWING NUMBER: BAK-11

CONTRACTOR: B.A.K. CONTRACTS LIMITED
 DRAWN BY: A.H.
 CHECKED BY: A.H.
 APPROVED BY: A.H.
 TO: ARCHITECT: M&E CONSULTANTS
 PROJECT NO: RESIDENTIAL DEVELOPMENT
 Limesly Hospital
 Chichester Road
 Hove, Brighton
 BN1 7SA

STAINLESS STEEL WALL TIES
 REINFORCING BARS AT 450 VERTICAL C/C
 AND 750 STAGGERED HORIZONTAL C/C
 REINFORCING BARS AT 450 VERTICAL C/C
 AND 750 STAGGERED HORIZONTAL C/C
 AT ALL OPENINGS. MAX. EMBEDMENT
 TO BE 50mm (TYPICAL).

DPC/DPM/
 CAVITY TRAY/
 TO ARCH DETAILS

MIN 900
 MIN 225
 MIN 600

SLAB THICKENED
 TO 225mm AT
 SUPPORT LOCATIONS
 CAVITY FILL

FOUNDATIONS TO BE BAKERS
 STRATA IN GEN 3 MASS FILL
 (MAY BE CAST AS ONE)

FINISHES & INSULATION
 TO ARCHITECTS DETAILS

200mm THK SUSPENDED SLAB
 REINFORCED WITH A393 MESH
 ON MIN 150mm THK WELL
 COMPACTED SAND BLIND

100mm AGGREGATE ULTRA BLOCK OR
 SIMILAR APPROVED
 102.5mm FACING BRICK
 STAINLESS STEEL WALL TIES TO E
 ANCHOR INTO EXISTING FLOOR
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CONTINUOUS HORIZONTAL RIBBON OF
 20mm T.J JOISTS AT MAX 400mm
 CENTRES ON BOTH SIDES
 PERIMETER MCGOBBEN BRICK
 JOISTS FOR CHIMNEY AND
 FLOOR FINISH SUPPORT

UPPER FLOOR CONSTRUCTION CONSIDERING
 GULLIES AND WELLS TO ADJUST TO ADJACENT
 US JOISTS WITH 30mm SEMI
 RIGID INSULATION (OR SIMILAR)
 CAVITY SLAB INSULATION (OR SIMILAR)

NOTE ALL CEILING BRANDS TO BE STAGGERED
 REINFORCING BARS TO BE STAGGERED
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EXTERNAL WALL & FLOOR JUNCTION
 1:10 @ A1

REMOVE ALL EXISTING BRICKWORK
 AND CONCRETE TO EXPOSE
 REINFORCING BARS TO BE STAGGERED
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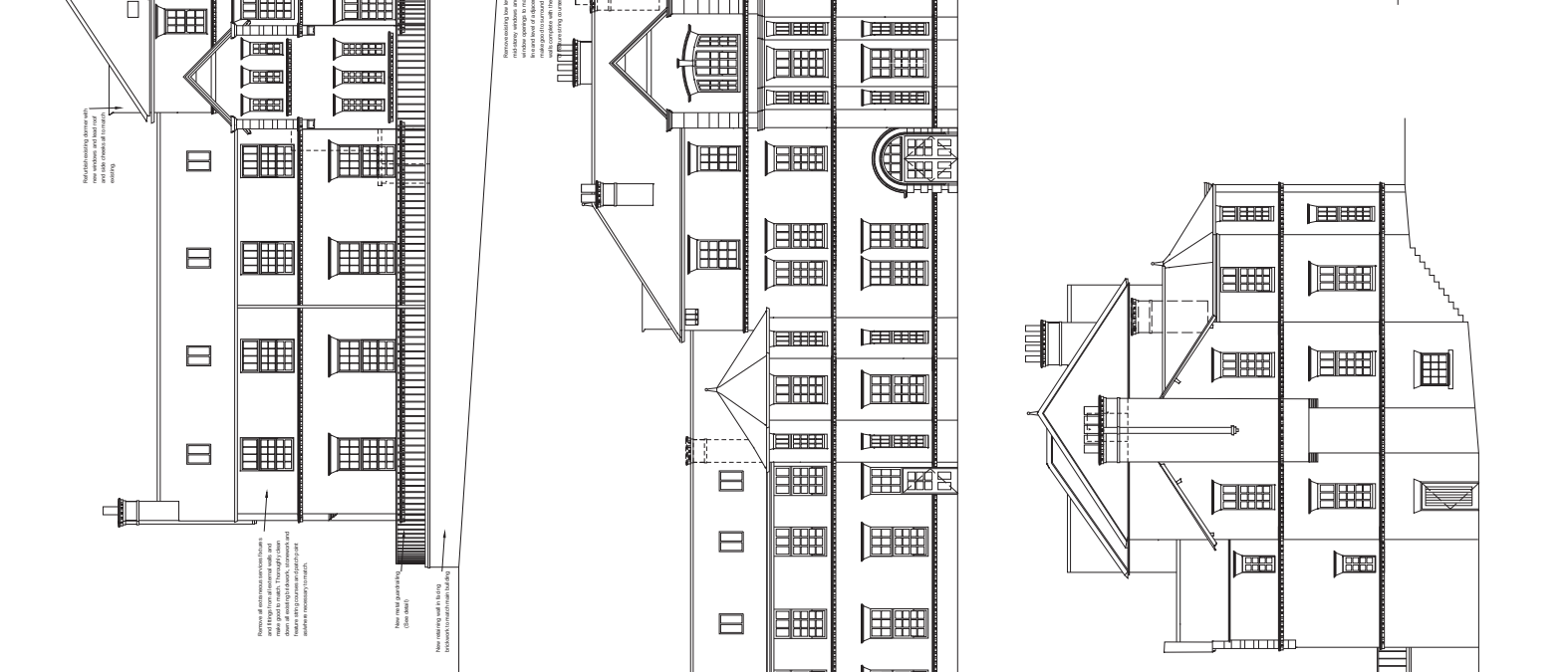
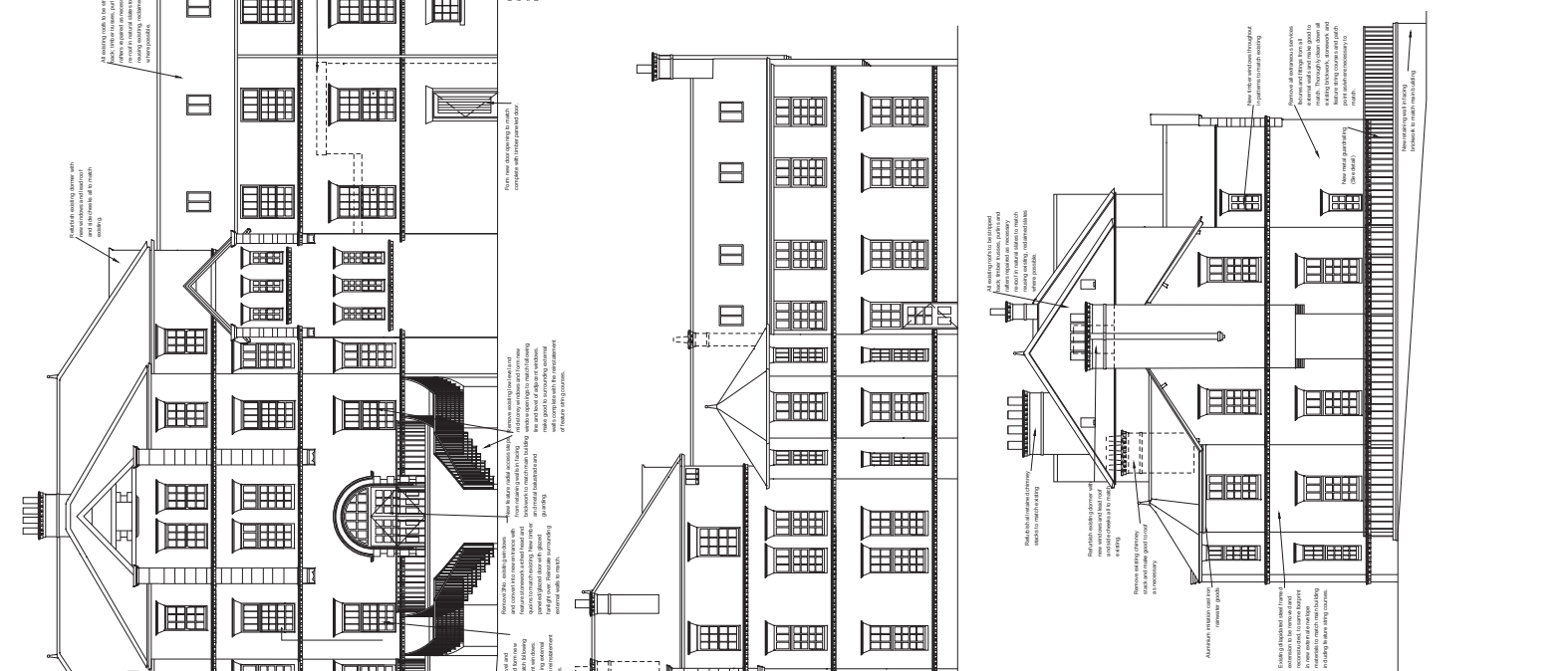
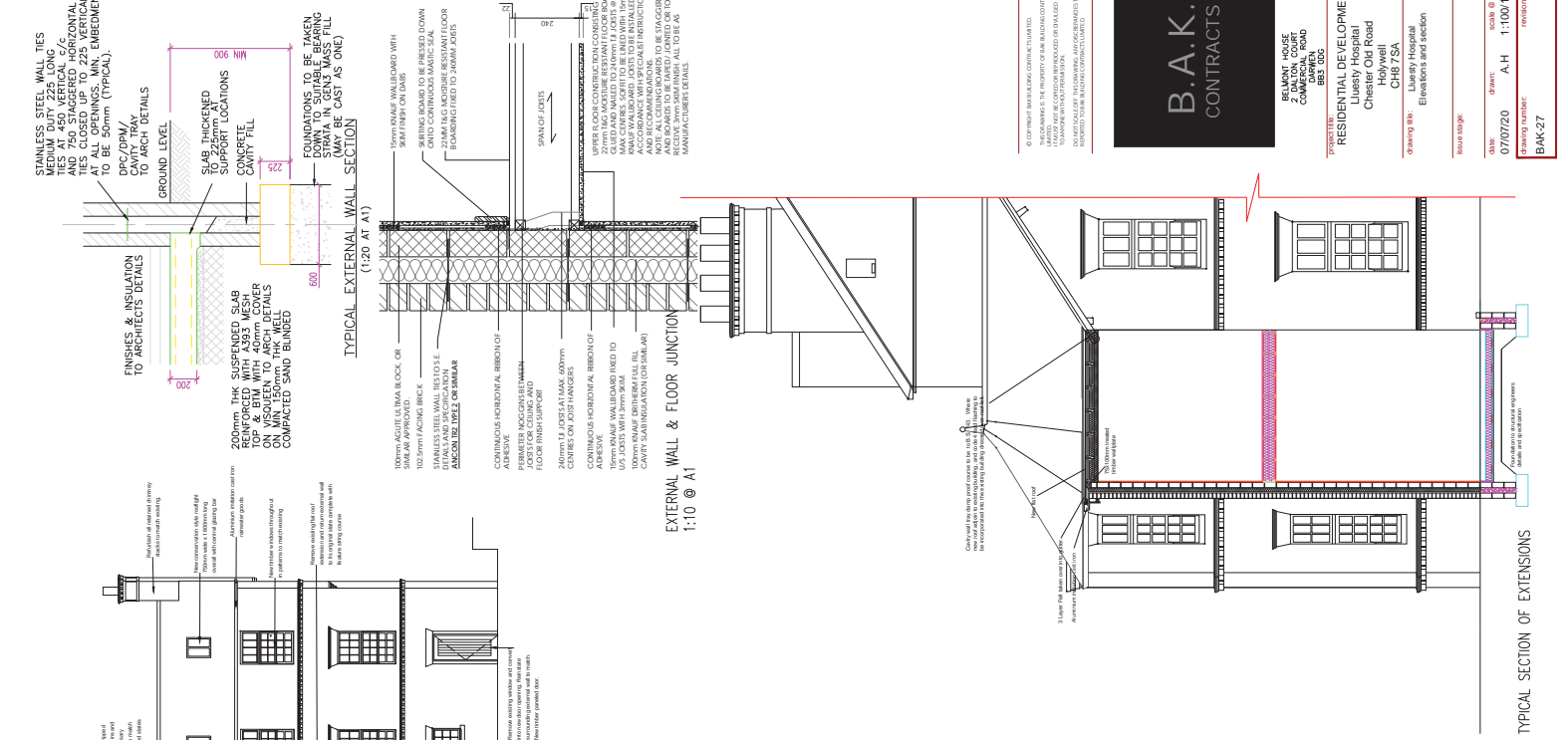
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B.A.K. CONTRACTS

15 WATSON HOUSE
 2 DAKOTA COURT
 COMMERCIAL ROAD
 BBS 005

RESIDENTIAL DEVELOPMENT
 Lueisy Hospital
 Chester Old Road
 Holywell
 CH7 7SA

drawing title
 Elevation and section

scale 1:1
 date 07/07/20
 AH
 drawing number
 BAK-27

TYPICAL SECTION OF EXTENSIONS

STAINLESS STEEL WALL TIES
 MIN. 450mm VERTICAL C/C
 AND 750mm STAGGERED HORIZONTAL C/C
 REINFORCING TO BE CAST IN 150mm MIN. VERTICAL C/C
 AT ALL OPENINGS. MAX. EMBEDMENT
 TO BE 50mm (TYPICAL).

DPC/DPM/
 CAVITY TRAY/
 TO ARCH DETAILS

MIN 900

SLAB THICKENED
 TO 225mm AT
 SUPPORT LOCATIONS
 CAVITY FILL

225

600

FOUNDATIONS TO BE BAKERS
 STRATA IN GEN 3 MASS FILL
 (MAY BE CAST AS ONE)

TYPICAL EXTERNAL WALL SECTION
 (1:20 @ A1)

200mm THK SUSPENDED SLAB
 REINFORCED WITH A393 MESH
 ON VISOLEN TO ARCH DETAILS
 ON MIN. 150mm THK WELL
 COMPACTED SAND BLUNDED

FINISHES & INSULATION
 TO ARCHITECTS DETAILS

GROUND LEVEL

100mm AGGREGATE ULTRA BLOCK OR
 SIMILAR APPROVED

102.5mm FACING BRICK

STAINLESS STEEL WALL TIES TO
 CONCRETE MASS FILL FLOOR
 ANCHORING TIE TO SIMILAR

CONTINUOUS HORIZONTAL RIBBON OF
 20mm T.J. JOISTS MAX. 600mm
 CENTRES ON BOTH SIDES

PRIMEFIBRE MCGOBBEN
 FLOOR FINISH TO TOP OF
 FLOOR FINISH TO TOP OF

UPPER FLOOR CONSTRUCTION CONSISTING OF
 GULF AND WELDED TO 20mm T.J. JOISTS
 40mm T.J. JOISTS MAX. 600mm
 CENTRES ON BOTH SIDES

UPPER FLOOR CONSTRUCTION CONSISTING OF
 GULF AND WELDED TO 20mm T.J. JOISTS
 40mm T.J. JOISTS MAX. 600mm
 CENTRES ON BOTH SIDES

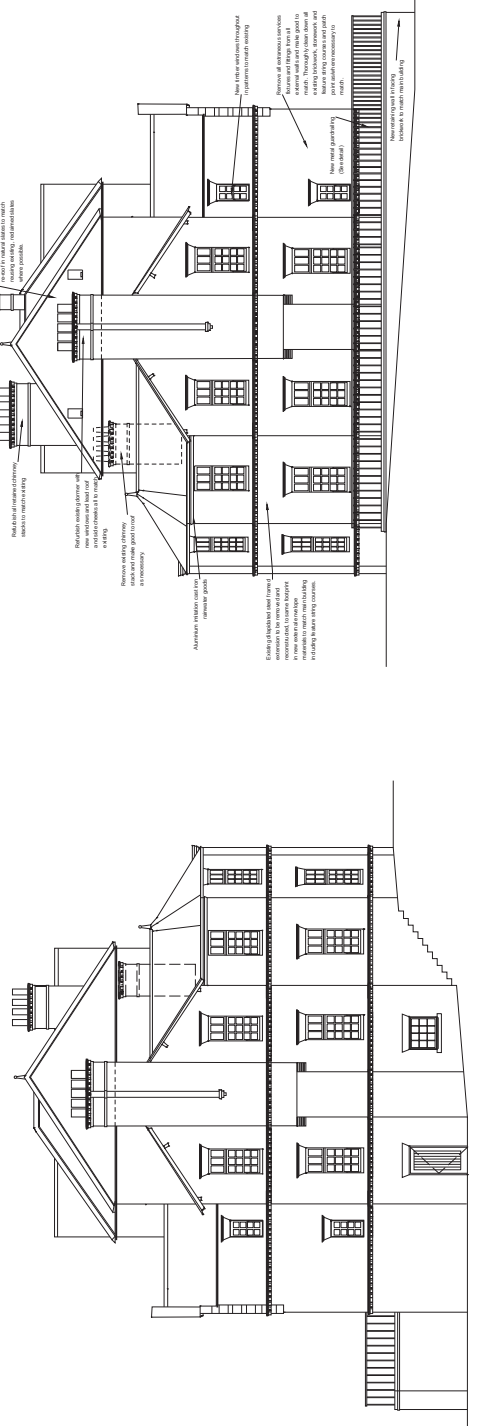
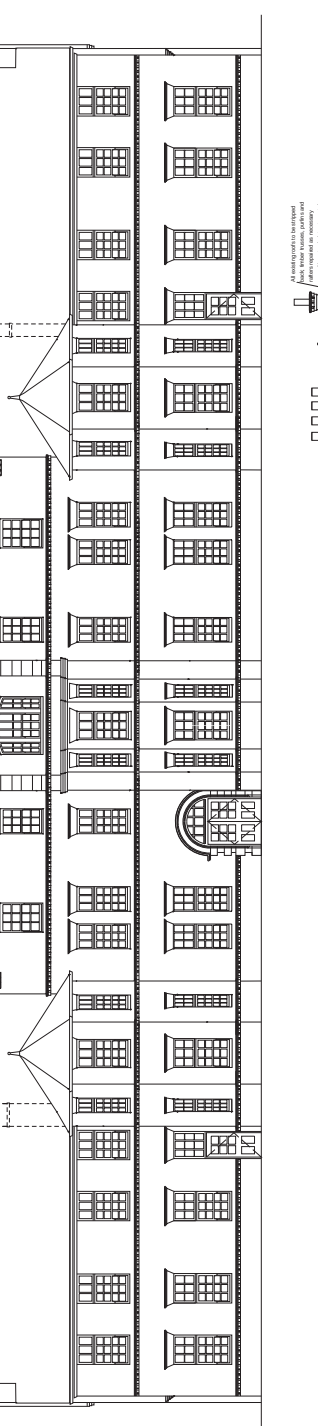
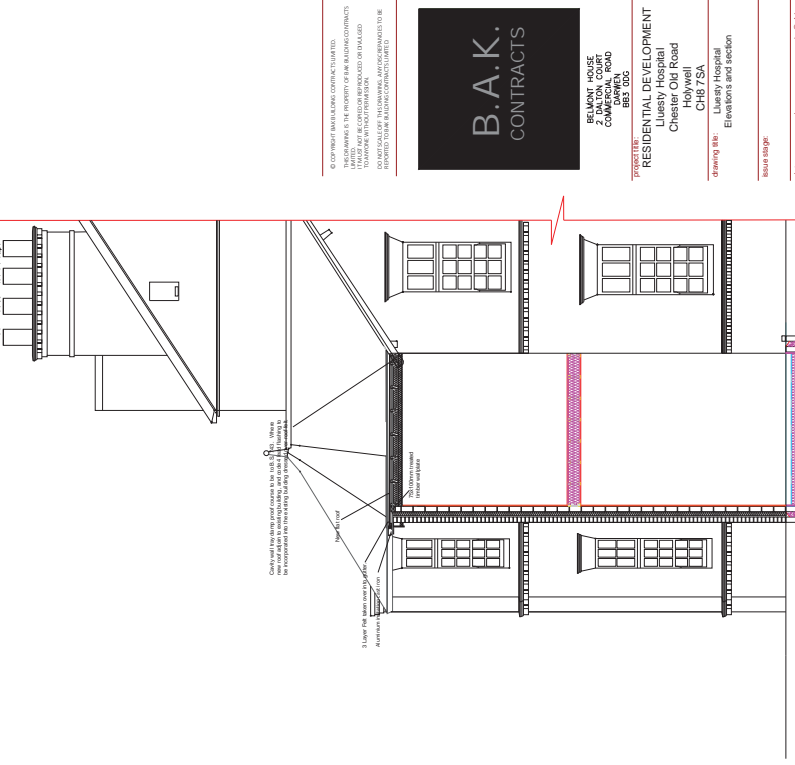
CONCRETE MASS FILL

20mm T.J. JOISTS MAX. 600mm
 CENTRES ON BOTH SIDES

UPPER FLOOR CONSTRUCTION CONSISTING OF
 GULF AND WELDED TO 20mm T.J. JOISTS
 40mm T.J. JOISTS MAX. 600mm
 CENTRES ON BOTH SIDES

CONCRETE MASS FILL

EXTERNAL WALL & FLOOR JUNCTION
 1:10 @ A1



B.A.K. CONTRACTS

16, WALKER ROAD
 2 DAKOTA COURT
 COMMERCIAL ROAD
 BUNGAY, SUFFOLK
 IP85 0DG

RESIDENTIAL DEVELOPMENT
 Luesley Hospital
 Chester Old Road
 Holywell
 CH87 7SA

drawing file: 1:1001150
 drawing name: Residential Development
 drawing date: 07/07/20
 drawing scale: A-H
 drawing number: 1:1001150
 revision: BAK-27

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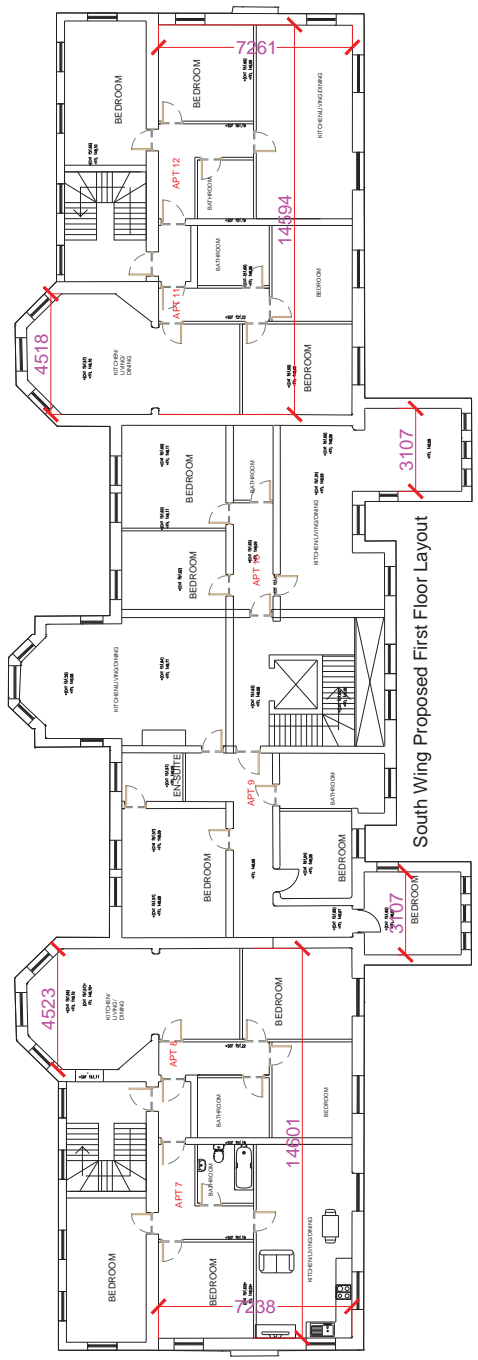


35, MATHS AVENUE
 2, DAKOTA COURT
 COMMERCIAL ROAD
 BURNLEY, LANCASHIRE
 BB3 0DB

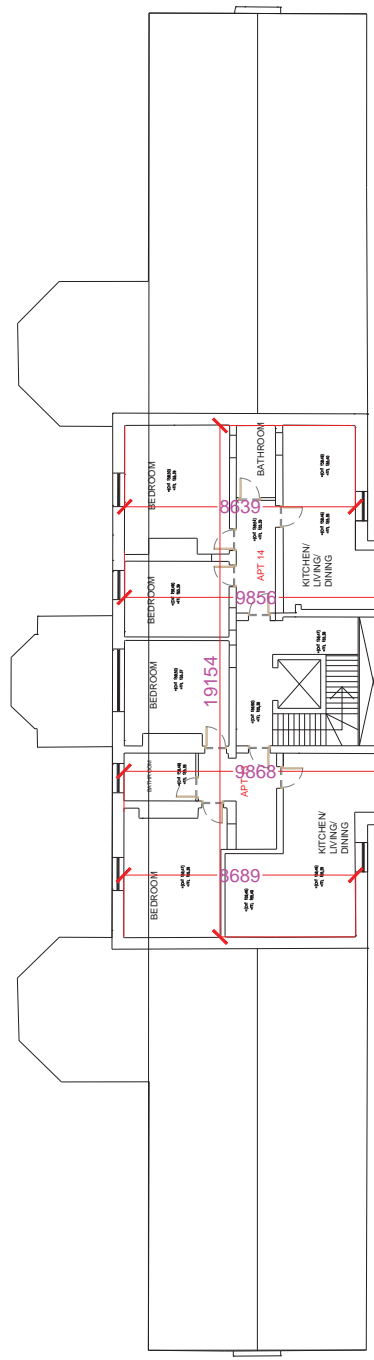
PROJECTS:
RESIDENTIAL DEVELOPMENT
 Luesty Hospital
 Chester Old Road
 Holywell
 CH8 7SA

drawing title:
 Proposed floorplans
 and roof plan

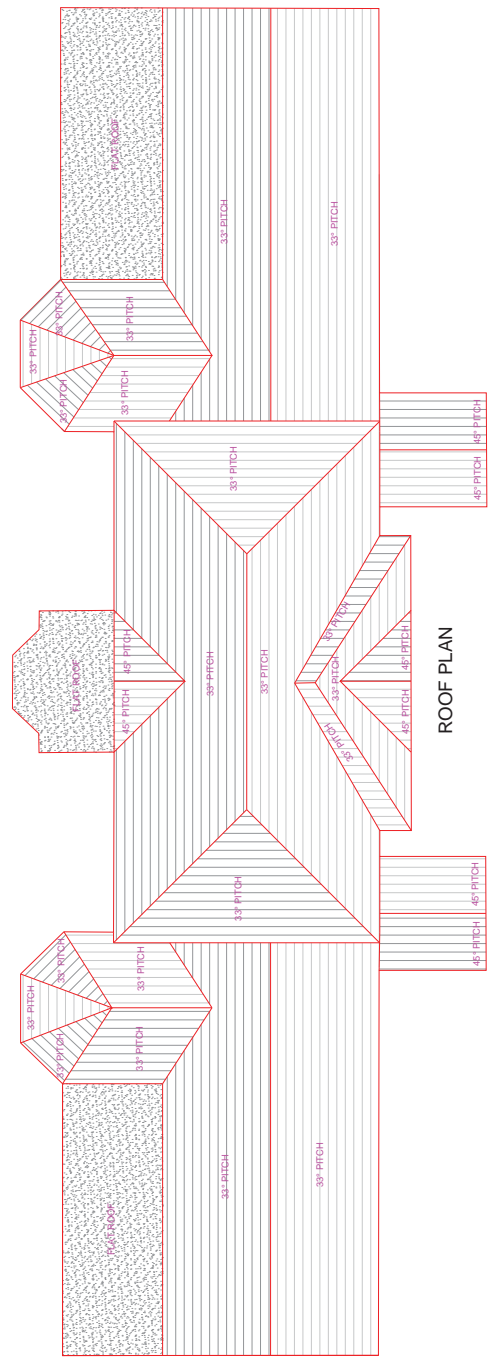
date: 18/02/2020
 drawing number: BAK-16
 scale: A1
 author: A.H.
 revision:



South Wing Proposed First Floor Layout



South Wing Proposed Second Floor Layout



ROOF PLAN

GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

- ALL CHIMNEY STACKS TO BE CONSTRUCTED TRADITIONALLY USING FACING BRICKWORK (SEE SAMPLE) AND MORTAR.

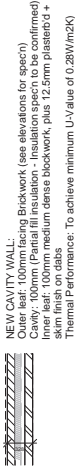
SEPARATING WALLS

Separating / Party Walls (via Z75mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks



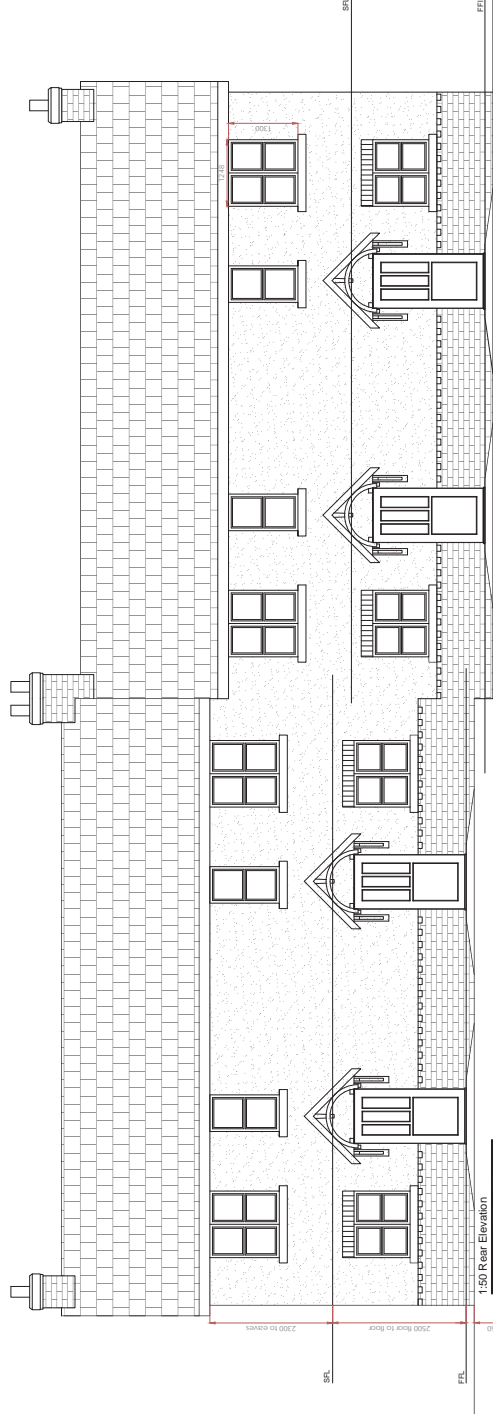
EXTERNAL WALL CONSTRUCTION

External Cavity Walls (via 300mm wide - excludes finishes)



INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plaster/d + skim finish on dabs



- MATERIAL SCHEDULE:**
- BRICKWORK - PLEASE SEE SAMPLE
 - ROOF - NATURAL SLATES
 - WINDOWS - WHITE UPVC
 - DOORS - WHITE UPVC
 - RAINWATER GOODS - BLACK UPVC
 - CILLS - ARTIFICIAL STONE CILLS
 - HEADS - BRICK SOLDIER COURSES



BRUNNEN HOUSE
 2 LANTON COURT
 COMMERCIAL ROAD
 BR3 7DB

RESIDENTIAL DEVELOPMENT
 Limesly Hospital
 Chester Old Road
 Holywell
 CH8 7SA

drawing title: Plots 1 - 4

issue stage:

date: 20/12/19
 scale: @ A1
 drawn: A.H.
 drawing number: 1:50
 revision:
 BAK-03

GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

- ALL CHIMNEY STACKS TO BE CONSTRUCTED TRADITIONALLY USING FACING BRICKWORK (SEE SAMPLE) AND MORTAR.

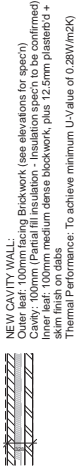
SEPARATING WALLS

Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E - WM-17 using 7.3N dense blocks



EXTERNAL WALL CONSTRUCTION

External Cavity Walls (via 300mm wide - excludes finishes)



INTERNAL LOAD BEARING WALLS



MATERIAL SCHEDULE:

- BRICKWORK - PLEASE SEE SAMPLE
- ROOF - NATURAL SLATES
- WINDOWS - WHITE UPVC
- DOORS - WHITE UPVC
- RAINWATER GOODS - BLACK UPVC
- CILLS - ARTIFICIAL STONE CILLS
- HEADS - BRICK SOLDIER COURSES

B.A.K. CONTRACTS

BRUNNEN WILKES
 2 DALTON COURT
 COMMERCIAL ROAD
 BR3 1DB

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 Limesley Hospital
 Chester Old Road
 Holywell
 CH8 7SA

drawing title:
 Plots 1 - 4

issue stage:

date: 28/12/19
drawn: A.H
scale @ A1: 1:50
drawing number:
revision:

BAK-04

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GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

SEPARATING WALLS

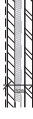
Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks



100mm Blockwork - 7.3N dense blocks
 75mm Cavity (Full fill insulation - Spec'n TBC)
 100mm Blockwork - 7.3N dense blocks

EXTERNAL WALL CONSTRUCTION

External Cavity Walls (via 300mm wide - excludes finishes)

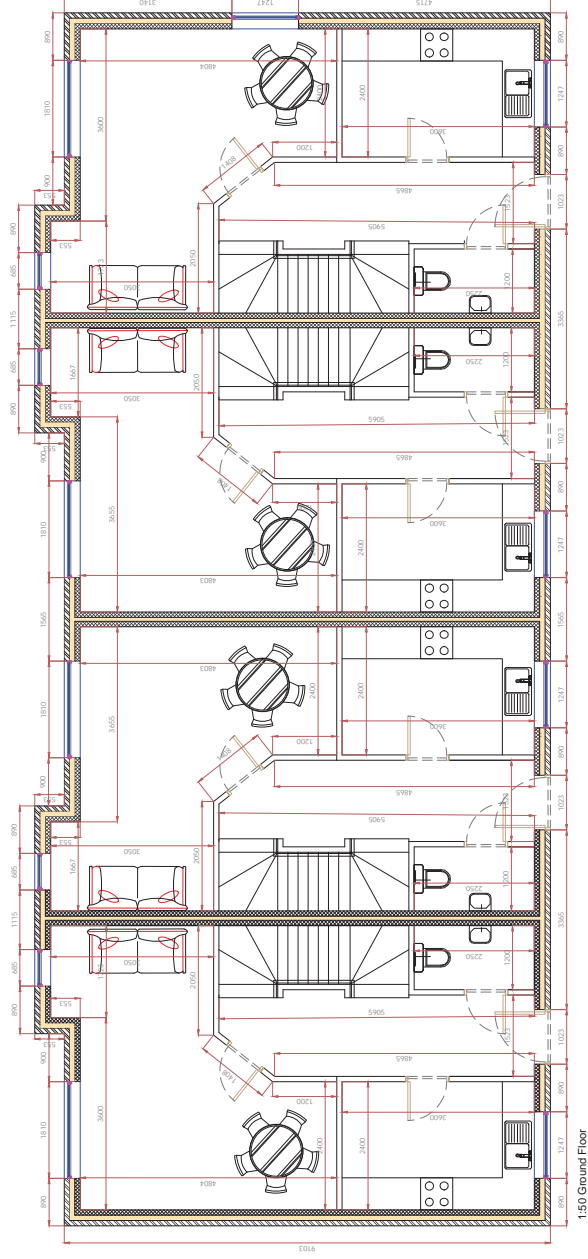


NEW CAVITY WALL:
 Outer leaf: 100mm facing Blockwork (see elevations for spacing)
 Cavity: 100mm (Partial fill insulation - Insulation space to be confirmed)
 Inner leaf: 100mm medium dense blockwork, plus 12.5mm plastered + skim finish on dabs
 Thermal Performance: To achieve minimum U-Value of 0.28W/m2K

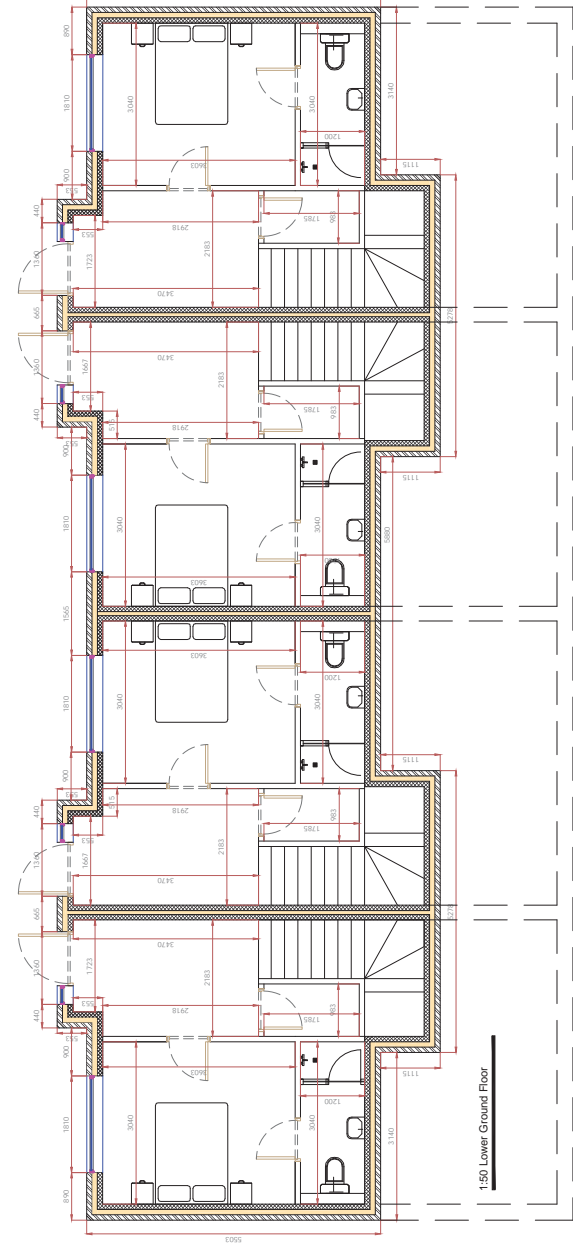
INTERNAL LOAD BEARING WALLS



100mm Blockwork - to SE specification, plus 12.5mm plastered + skim finish on dabs



1:50 Ground Floor



1:50 Lower Ground Floor



BELMONT HOUSE
 2 DALTON COURT
 CHERRY HILL ROAD
 DARWIN NT
 BES 800

PROJECT NO: RESIDENTIAL DEVELOPMENT
 LUESLEY HOSPITAL
 CHERRY HILL ROAD
 DARWIN NT
 CH8 7SA

DATE: 20/12/19
 DRAWN: A.H
 SCALE: B.A1
 1:50

PLANS: P1018-19
 SHEET: BAK-01

GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

SEPARATING WALLS

Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks

100mm Blockwork - 7.3N dense blocks
 75mm Cavity (Full fill insulation - Spec'n TBC)
 100mm Blockwork - 7.3N dense blocks

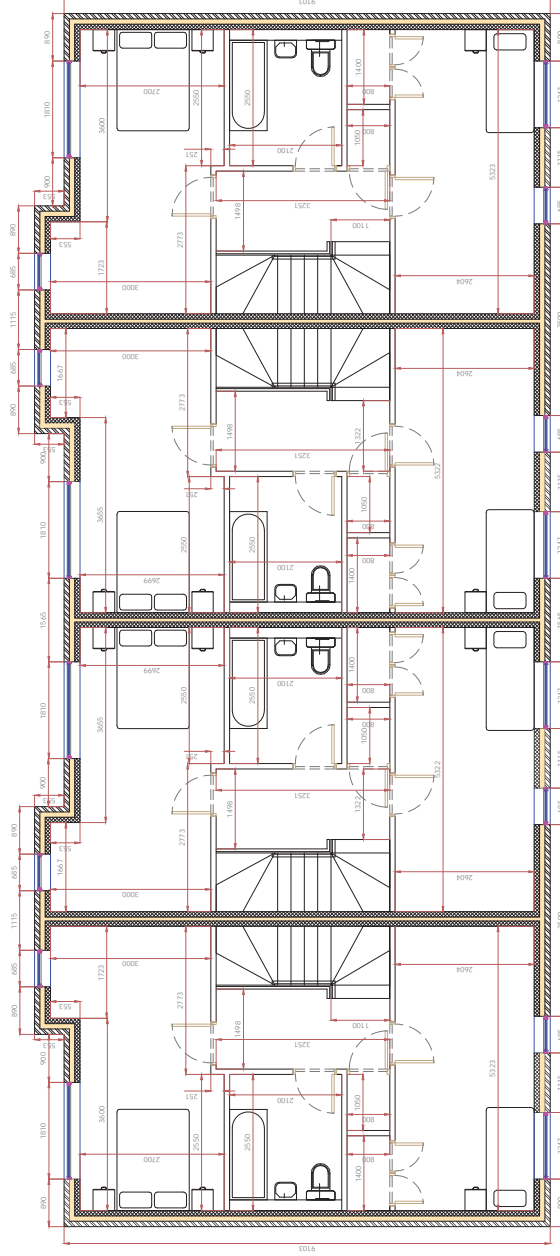
EXTERNAL WALL CONSTRUCTION

External Cavity Walls (via 300mm wide - excludes finishes)
 NEW CAVITY WALL:
 Outer leaf: 100mm facing Brickwork (see elevations for spec'n)
 Cavity: 100mm (Partial fill insulation - Insulation spec to be confirmed)
 Inner leaf: medium dense blockwork, plus 12.5mm plaster/d + skim finish on dabs

100mm Blockwork - to SE specification, plus 12.5mm plaster/d + skim finish on dabs

INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plaster/d + skim finish on dabs



1.50 First Floor

CONTRACT NO: BAK-02
 DRAWING NO: 1.50
 DATE: 20/12/19
 DRAWN BY: A.H.
 CHECKED BY: A.H.
 APPROVED BY: A.H.
 PROJECT NO: BAK-02



RESIDENTIAL DEVELOPMENT
 LIVESLEY HOSPITAL
 CHESTER OLD ROAD
 HOLYWELL
 CH8 7SA

PROJECT NO: BAK-02
 DRAWING NO: 1.50
 DATE: 20/12/19
 DRAWN BY: A.H.
 CHECKED BY: A.H.
 APPROVED BY: A.H.

drawing title:	Plots 1 - 4
issue stage:	
date:	20/12/19
drawn by:	A.H.
checked by:	A.H.
approved by:	A.H.
drawing number:	BAK-02
revision:	

GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

- ALL CHIMNEY STACKS TO BE CONSTRUCTED TRADITIONALLY USING FACING BRICKWORK (SEE SAMPLE) AND MORTAR.

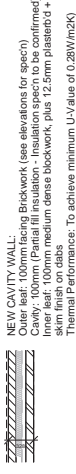
SEPARATING WALLS

Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks



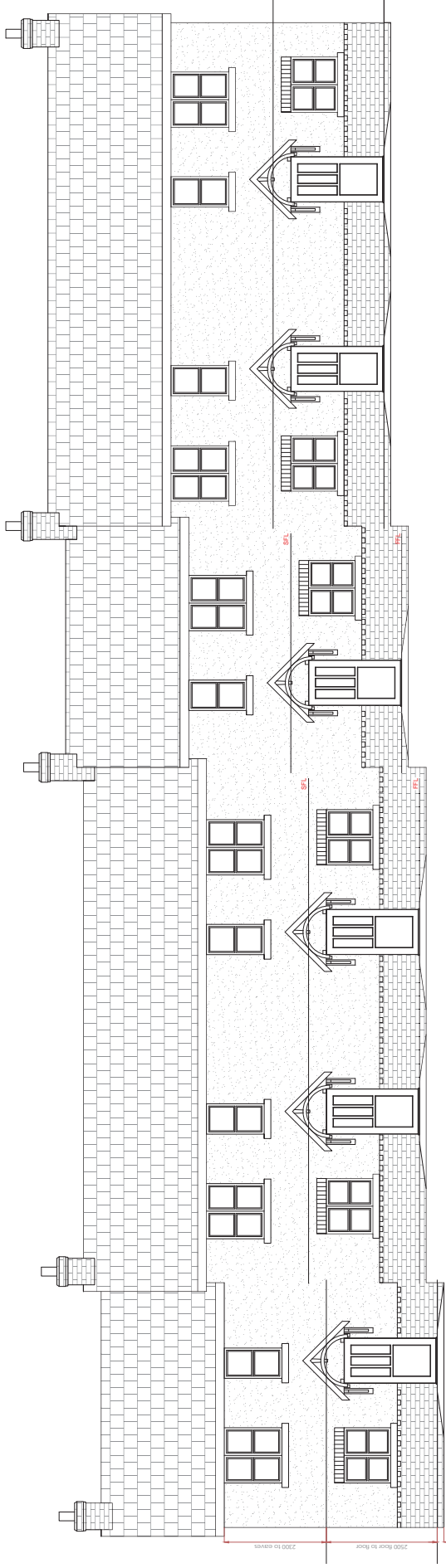
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External Cavity Walls (via 300mm wide - excludes finishes)

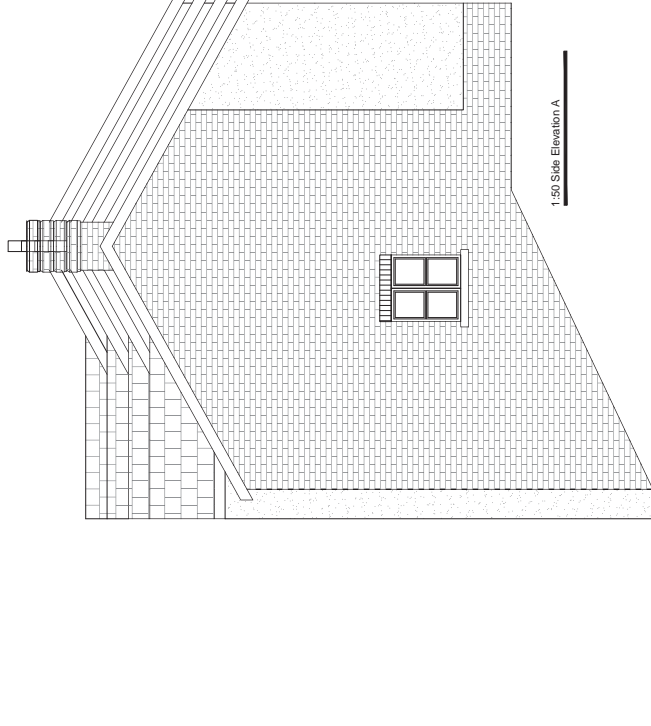


INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plaster@d + skim finish on dabs



1:50 Rear Elevation



1:50 Side Elevation A

MATERIAL SCHEDULE:

BRICKWORK - PLEASE SEE SAMPLE

ROOF - NATURAL SLATES

WINDOWS - WHITE UPVC

DOORS - WHITE UPVC

RAINWATER GOODS - BLACK UPVC

CILLS - ARTIFICIAL STONE CILLS

HEADS - BRICK SOLDIER COURSES

B.A.K.
CONTRACTS

SHAWL HILLS
 2 LANTON COURT
 COMPTON ROAD
 BR3 7DB

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 Luesley Hospital
 Chester Old Road
 Holywell
 CH8 7SA

drawing title:
 P016 5 - 10

issue stage:

date: 28/12/19
drawn: A.H
scale @ A1: 1:50

drawing number: BAK-07
revision:

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 REVISED TO MATCH DRAWING ACTIVITY DATE
 09/09/20

GENERAL NOTES

Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
This drawing should be read conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

SEPARATING WALLS

Separating / Party Walls (via 275mm wide - excludes finishes)
To meet Robust Detail E-WM-17 using 7.3N dense blocks

100mm Blockwork - 7.3N dense blocks
75mm Cavity (Full fill insulation - Spec'n TBC)
100mm Blockwork - 7.3N dense blocks

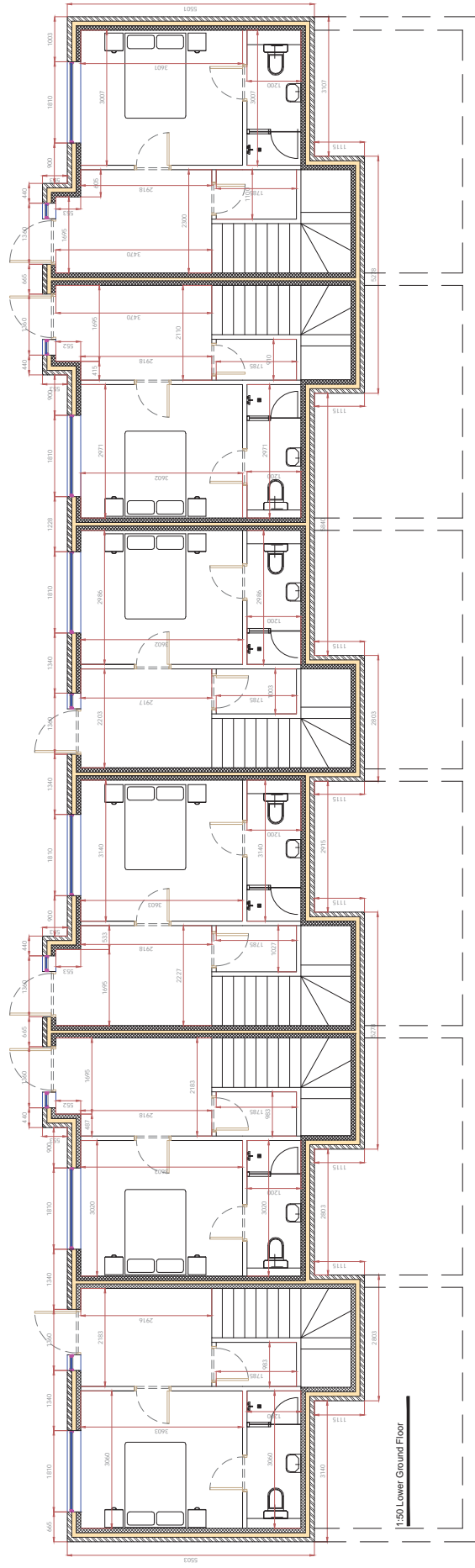
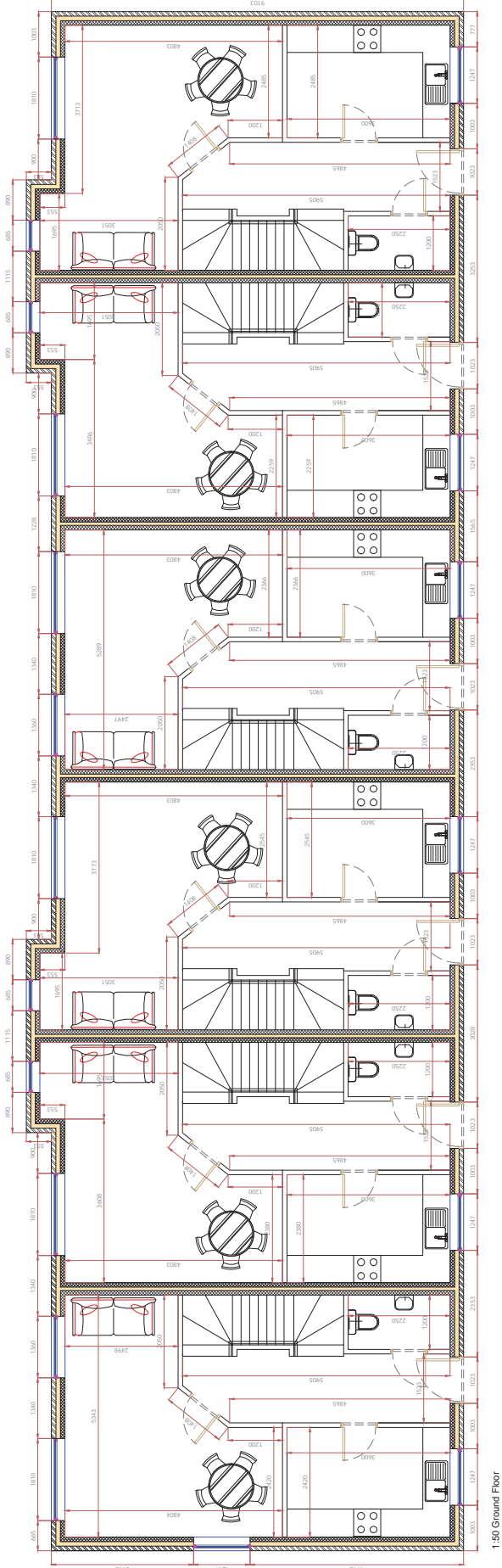
EXTERNAL WALL CONSTRUCTION

External Cavity Walls (via 300mm wide - excludes finishes)
NEW CAVITY WALL:
Outer leaf, 100mm facing Blockwork (see elevations for spacing)
Cavity, 100mm (Partial fill insulation - Insulation spec'n to be confirmed)
Inner leaf, 100mm medium dense blockwork, plus 12.5mm plaster/d + skim finish on dabs

Thermal Performance: To achieve minimum U-Value of 0.28W/m²K

INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plaster/d + skim finish on dabs



BELMONT HOUSE
2 DALTON COURT
CHURCH ROAD
DARWIN
NT 805

PROJECT NO: RESIDENTIAL DEVELOPMENT
Livesley Hospital
Cherry Creek Road
Hills Creek
NT 805
CH8 7SA

Drawn By: P1615 - 10

Scale: B. A1

Date: 20/12/19

Author: A.H

Scale: 1:50

Drawn By: BAK-05

Scale: 1:50

GENERAL NOTES

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 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

SEPARATING WALLS

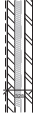
Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks



100mm Blockwork - 7.3N dense blocks
 75mm Cavity / Full fill insulation - Spec'n TBC
 100mm Blockwork - 7.3N dense blocks

EXTERNAL WALL CONSTRUCTION

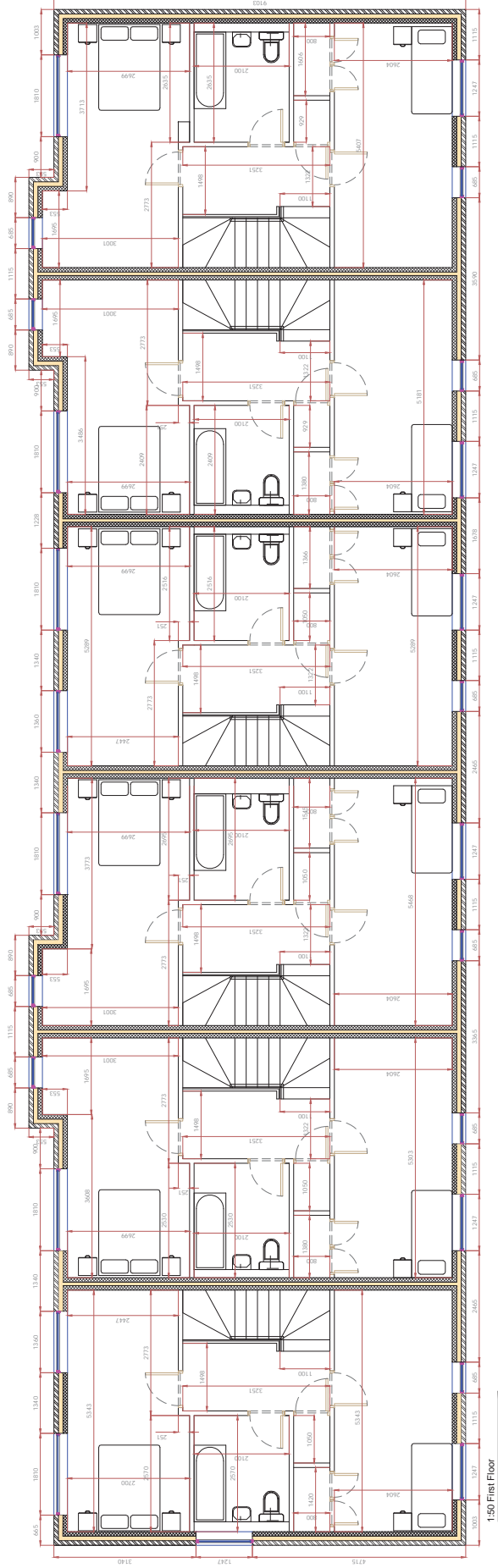
External Cavity Walls (via 300mm wide - excludes finishes)



NEW CAVITY WALL:
 Outer leaf: 100mm facing Brickwork (see elevations for spacing)
 Cavity: 100mm (Partial fill insulation - Insulation space to be confirmed)
 Inner leaf: 100mm medium dense blockwork, plus 12.5mm plaster/d + skim finish on dabs
 Thermal Performance: To achieve minimum U-V value of 0.28W/m2K

INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plaster/d + skim finish on dabs



1:50 First Floor

B.A.K. CONTRACTS

BELMONT HOUSE
 2 DALTON COURT
 CHICHESTER PO19 1SD
 SUSSEX
 BES 01243 810000

RESIDENTIAL DEVELOPMENT
 Limesley Hospital
 Chichester Road
 Hove, Brighton
 BN1 7SA

Plot 5 - 10

SCALE: B. A1
 20/12/19 A.H 1:50

BAK-06

GENERAL NOTES

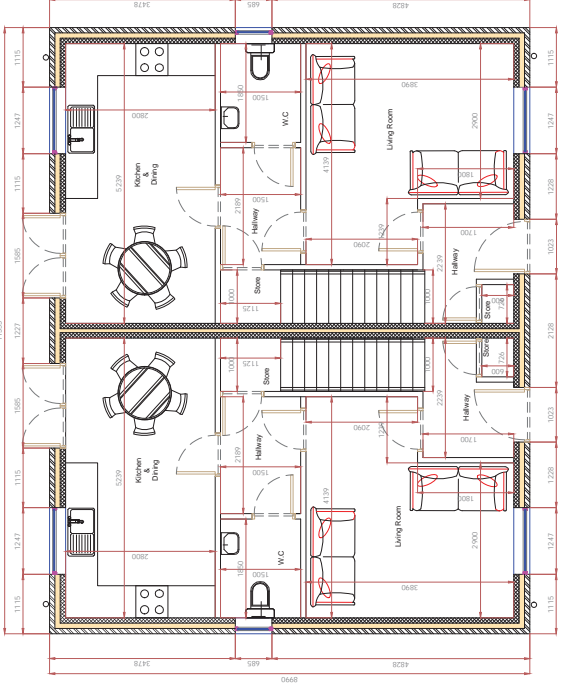
Gas & electric meter cupboards - Provisional positions shown - to be confirmed by M & E consultants
 Extract terminals - Provisional positions shown - to be confirmed by M & E consultants
 This drawing should be read in conjunction with all relevant Architects, structural engineer and M&E consultants latest drawings

ALL CHIMNEY STACKS TO BE CONSTRUCTED TRADITIONALLY USING FACING BRICKWORK (SEE SAMPLE) AND MORTAR.

SEPARATING WALLS

Separating / Party Walls (via 275mm wide - excludes finishes)
 To meet Robust Detail E-WM-17 using 7.3N dense blocks

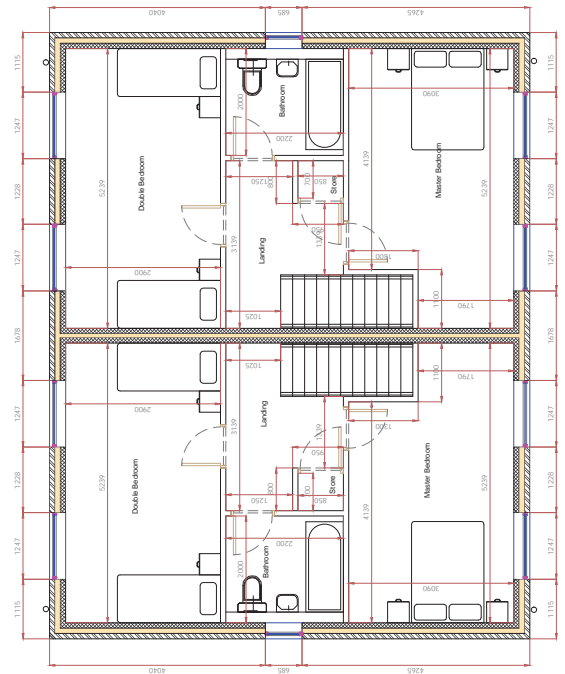
100mm Blockwork - 7.3N dense blocks
 75mm Cavity (Full fill insulation - Spec'n TBC)
 100mm Blockwork - 7.3N dense blocks



1:50 Ground Floor

EXTERNAL WALL CONSTRUCTION

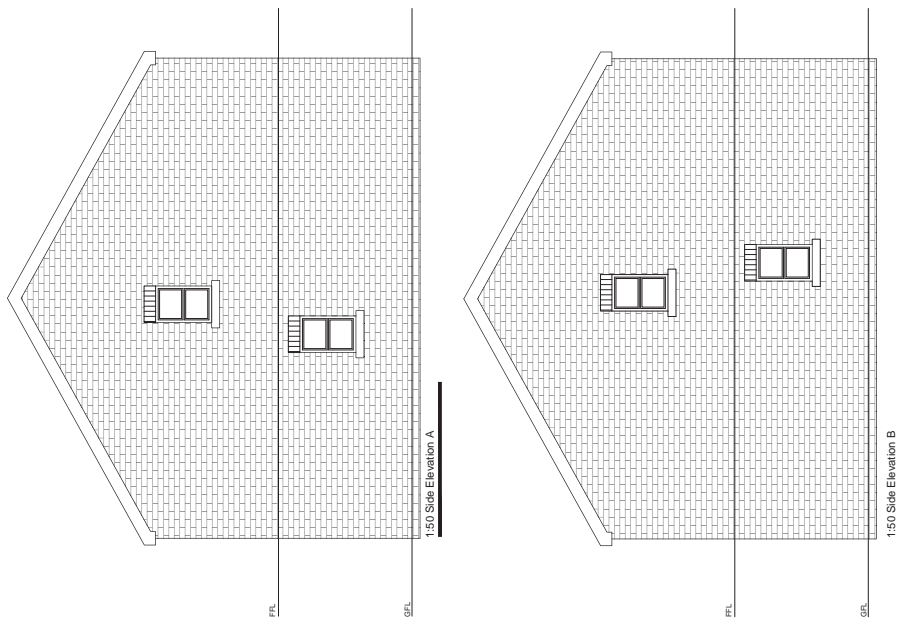
External Cavity Walls (via 300mm wide - excludes finishes)
 NEW CAVITY WALL:
 Outer leaf, 100mm facing Brickwork (see elevations for spacing)
 Cavity, 100mm (Partial fill insulation - Insulation spec'n to be confirmed) + medium dense blockwork, plus 12.5mm plaster/d + skim finish on dabs
 Thermal Performance: To achieve minimum U-V aue of 0.28W/m2K



1:50 First Floor

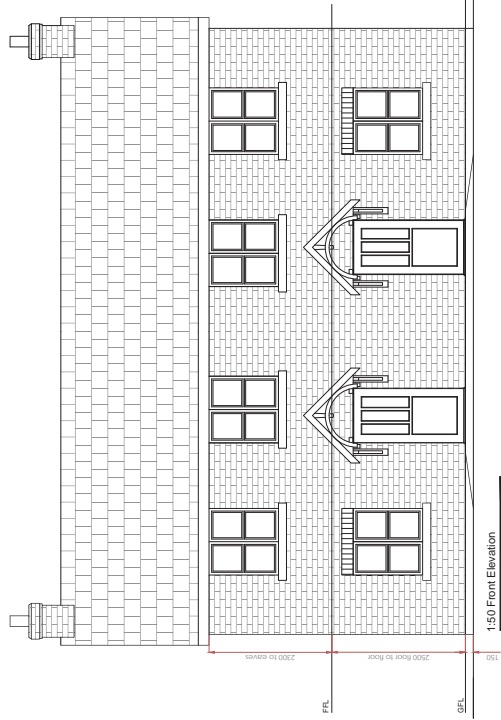
INTERNAL LOAD BEARING WALLS

100mm Blockwork - to SE specification, plus 12.5mm plaster/d + skim finish on dabs

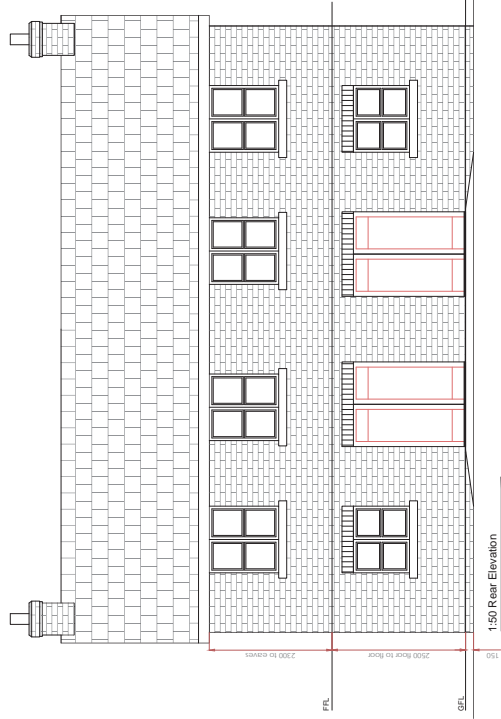


1:50 Side Elevation A

1:50 Side Elevation B



1:50 Front Elevation



1:50 Rear Elevation

MATERIAL SCHEDULE:

- BRICKWORK - PLEASE SEE SAMPLE**
- ROOF - NATURAL SLATES**
- WINDOWS - WHITE UPVC**
- DOORS - WHITE UPVC**
- RAINWATER GOODS - BLACK UPVC**
- CILLS - ARTIFICIAL STONE CILLS**
- HEADS - BRICK SOLDIER COURSES**



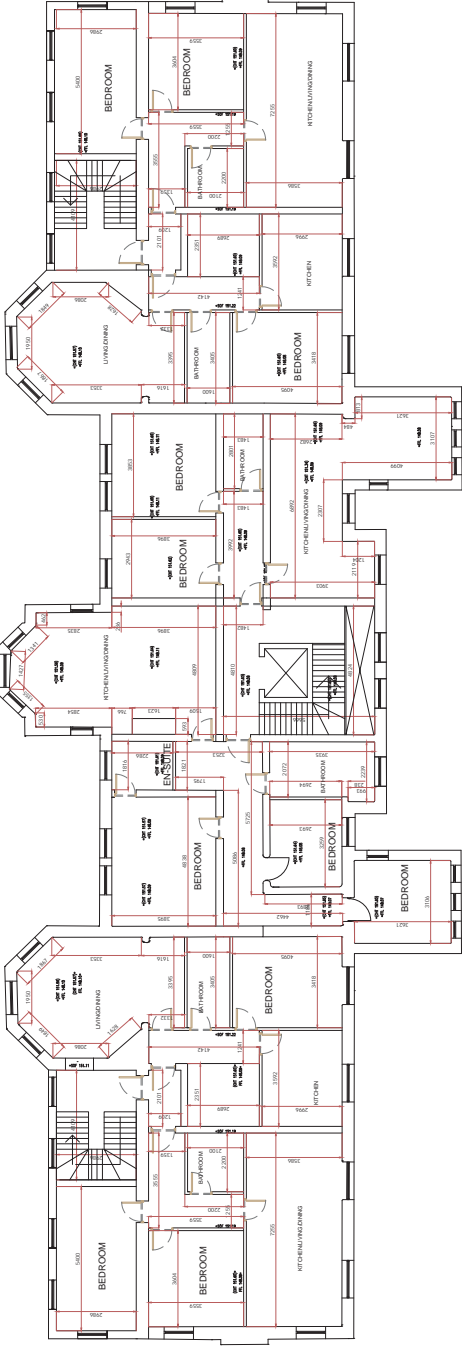
BELMONT HOUSE
 2 DALTON COURT
 CHICHESTER
 WEST SUSSEX PO19 1JG
 BES 013

PROJECT 1801
 RESIDENTIAL DEVELOPMENT
 Limesley Hospital
 Chichester Road
 Hove, Brighton
 CH8 7SA

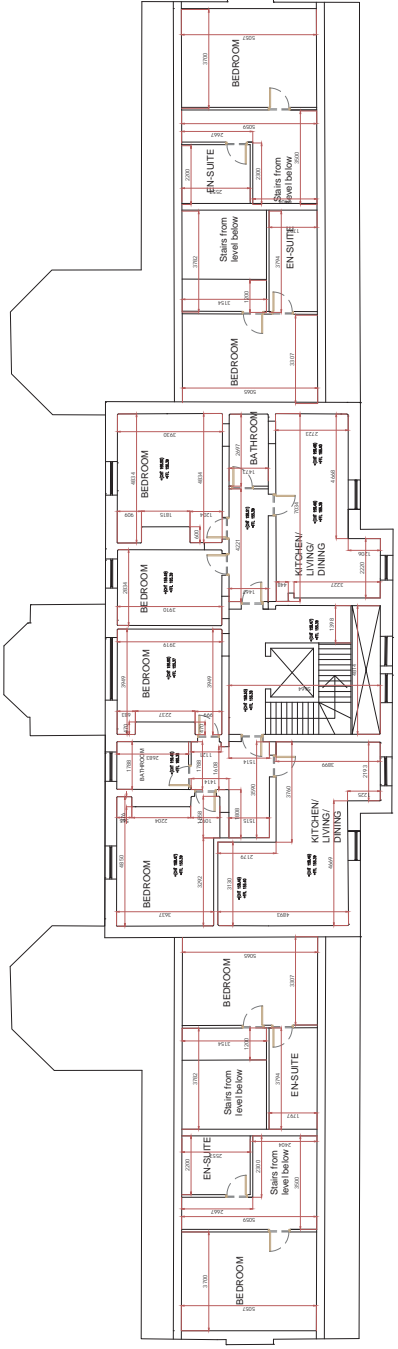
Plot 11 - 12

SCALE B. A1
 20/12/19
 A.H. 1:50

BAK-09



South Wing Proposed First Floor Layout



South Wing Proposed Second Floor Layout



Bat Conservation Plan

Former Llesty Hospital,
Old Chester Road,
Milwr,
Holywell,
Flintshire,
CH8 7SA

Prepared on behalf of
BAK Contracts

CONTENTS

- 1.0 SUMMARY
- 2.0 INTRODUCTION
- 3.0 BAT MITIGATION PROPOSALS
- 4.0 BIOSECURITY
- 5.0 COMPOUND AREA OF SITE FOR LONG-TERM BAT CONSERVATION
- 6.0 MANAGEMENT MECHANISM

REFERENCES AND BIBLIOGRAPHY

APPENDICES

Recommended Bat Mitigation Measures


Plan 1: Location of Proposed Bat Mitigation Features

Plan 2: Proposed location and details of bat mitigation features in former hospital building

Plan 3: Proposed location and detail of bat compound

Figure 1: Proposed bat signage

QUALITY MANAGEMENT

QUALITY MANAGEMENT – APPROVED PRIOR TO ISSUE			
Report Ref:	SE0910-01_BCP_J01b_DH		
Site Address:	Llesty Hospital, Old Chester Road, Milwr, Holywell, Flintshire, CH8 7SA		
Doc Title:	Llesty Hospital, Holywell - Conservation Plan, 26 th Aug20		
Issue Date:	August 2020	Revision No:	B
Prepared by:	Dr David Hackett, BSc (Hons) MLD PhD MCIEEM CEnv, Director	Signature:	
Approved by:	Amy Stanley, BSc (Hons), Senior Ecologist	Signature:	

1.0 Summary

- 1.1 Biora Ltd were commissioned by BAK Contracts in August 2020 to produce a long-term Bat Conservation Plan in response to the Natural Resources Wales' (NRW) letter (ref.: CAS-118882-B2R0) to Flintshire County Council of 27th July with regards the potential impact on bats of the proposed redevelopment of the former Llesty Hospital site, Holywell.
- 1.2 NRW requested additional information with regards the long-term conservation of bats (a European Protected Species) at this location. Specifically, NRW requested that the long-term **Bat Conservation Plan**
- 1.3 Details of the long-term management, including a dedicated bat compound, artificial roost features and a schedule of monitoring and external audit of the mitigation measures are provided in the following document.

2.0 Introduction

- 2.1 Biora Ltd were commissioned by BAK Contracts in August 2020 to produce a long-term Bat Conservation Plan in response to the Natural Resources Wales' (NRW) letter (ref.: CAS-118882-B2R0) to Flintshire County Council of 27th July with regards the potential impact on bats of the proposed redevelopment of the former Llesty Hospital site, Holywell.
- 2.2 NRW requested additional information with regards the long-term conservation of bats (a European Protected Species) at this location. Specifically, NRW requested that the long-term **Bat Conservation Plan** include the following:
- i. long-term site conservation management plan including surveillance, site management and wardening;*
 - ii. long-term post construction surveillance plan;*
 - iii. external ecological compliance audit scheme;*
 - iv. biosecurity risk assessment;*
 - v. dedication of a component area of the site specifically for long term bat conservation purposes;*
 - vi. freehold transfer of the bat conservation area to a body approved by the LPA, e.g. suitable third sector body; and*
 - vii. proposed index linked ground rent service charges to include conservation measures. Consequent provisions of this requirement to be included in any subsequent Section 106 Agreement / Unilateral undertaking.*
- 2.2 A bat survey report, submitted in 2016, in support of a previous planning application for this site, stated that two species of bats were present. Two subsequent ecological reports undertaken in 2018, identifying 4 species of bats, were submitted to support the previous application at this site (ref: 057006). These reports were:
- Bennett, D. (2018). *Bat Activity Survey for Llesty Hospital, Holywell, Flintshire*. Clwydian Ecology, Unpublished; and
 - Bennett, D. (2018). *Llesty Hospital, Holywell, Flintshire: Bat Mitigation Report*. Clwydian Ecology, Unpublished.
- 2.3 The following long-term Bat Conservation Plan refers to the results and recommendations of these reports.

3.0 Bat Mitigation Proposals

3.1 Background

3.1.1 A bat survey report, submitted in 2016, in support of a previous planning application for this site, stated that two species of bats were present. Two subsequent ecological reports undertaken in 2018, identifying 4 species of bats, were submitted to support the previous application at this site (ref: 057006). These reports were:

- Bennett, D. (2018). *Bat Activity Survey for Llesty Hospital, Holywell, Flintshire*. Clwydian Ecology, Unpublished; and
- Bennett, D. (2018). *Llesty Hospital, Holywell, Flintshire: Bat Mitigation Report*. Clwydian Ecology, Unpublished.

3.1.2 The proposed mitigation for these bats, included:

- A lockable bat loft in the refurbished former main hospital building.
- A lesser horseshoe bat night-roost, to be constructed to the rear of the site in advance of any works to the main building
- A subterranean bat hibernaculum, to be constructed to the rear of the building, close to the night roost.
- Six Schwegler 2FR bat boxes will be installed into the brickwork walls on the rear elevation at a high level below the eaves. Two lots of three boxes will be installed with the internal side entrances removed to provide a larger roost space.
- Two Schwegler 1WI bat boxes will be installed on the south-east gable end wall of the main building.

3.1.3 This information was submitted as part of a current planning application for this site. Details of the structures and their locations are provided in the **Appendix**.

3.2 Surveillance and Monitoring (under licence)

3.2.1 The construction and demolition of the building will have to be carried out under the remit of a Natural Resources Wales European Protected Species licence, which will include agreed details and timing of the proposed works as it impacts of the conservation of bats at this location.

3.2.2 The following were proposed (Bennett, 2018 Bat Mitigation Report) as monitoring measures to be included within the scope of any licence agreement for this site.

- The site should be monitored for a period of **two years** (two active bat seasons) by the nominated ecologist to check the success (or otherwise) of the project. This should include an activity survey between June and mid-August as well as an internal inspection of the main bat roost area in the roof space.
- The site will be inspected before, during and after works start to ensure that the mitigation and terms of the license have been followed.
- The results from all monitoring visits will be sent back to Natural Resources Wales with the license returns.

3.3 Management Principles

3.3.1 The following are the proposed broad aims and general principles of the long-term **Bat Conservation Management Plan** to be followed subsequent to the demolition and construction work to support and maintain a favourable conservation status of bats at this location:

- Maintain and enhance suitable bat-feeding habitat throughout the site.
- Maintain or create safe passage for bats over or around buildings, new roads etc or other potentially hazardous obstacles, with particular consideration given to lighting and potential conflict with traffic, following best practice measures. Consideration will likewise be given to maintaining existing commuting routes that follow tree and hedge lines in and around the site by ensuring that no gaps are created that might otherwise discourage bat commuting.
- Monitor species and species numbers, and apply appropriate corrective measures under advice from a qualified bat ecologist where there is any significant decrease in numbers.
- All known roosting structures, including mature trees and purpose-built structures, including where there is no evidence of roosting, are to be regularly monitored to confirm structural integrity, with appropriate measures taken to rectify any defect, under licence as appropriate, as soon as feasible and in a way that would not disturb any bats at this location.
- Provide residents with information and guidance in relation to the presence, biology and legal and conservation status of bats at this location.
- Provide and maintain adequate, clearly-visible signage to inform residents and visitors to the site of the presence and legal status of the roost structures.
- Provide tool-box talks for contractors working on the site where there is a possibility of disturbance of bats and their roost structures.

3.4 Long-term Site Management, Monitoring and Wardening

3.4.1 Long-term monitoring will cover the following elements: 1., *on-going management and bat activity assessment*; 2., *external Ecological Compliance Audit Scheme*.

3.4.2 There will be regular inspection and mitigation measures (including repair, where necessary) of roost structures provided by a dedicated site, bat-licensed **Warden**.

3.4.3 **The Ecological Compliance Audit Scheme (ECAS)** will include systematic, documented, periodic and objective evaluation of the conservation status of bats at this location, including review of the efficacy of the management system and processes designed to protect the bats and their habitat, conducted by external auditor(s).

3.4.4 The ECAS is to provide **core indicators** or **performance indicators (KPIs)** with which the auditor(s) can measure performance and monitor their continual environmental improvement against set targets.

3.4.5 A qualified bat ecologist will be nominated to **warden** the site for bats, ie to check on the state of the bat conservation structures, the condition of the feeding and community areas and routes on site and to make recommendations for amendment, where necessary. Emergency repairs will be included in this remit, otherwise, recommendations are to be made to the maintenance team where structural repairs or landscape work are required with work conducted under the oversight of the nominated bat ecologist.

3.5 KPIs for Bat Conservation: Bat Numbers and Species

3.5.1 Bats are, generally, indicators of biodiversity in that **the numbers and species of bats present** throughout the year at any location will reflect the state of the habitats in which they feed. While one of the Key Performance Indicators will simply be **the number and species of bats at this location**, the site cannot be divorced from the wider environment, with bats relying on access to food sources outside of the site and recruitment and exchange of individuals with other populations. Compliance will, in this respect, mean maintaining similar numbers and species at this site. The mitigation work should not be held to account if this number falls where this reflects a fall in the region generally due to factors beyond the site level. It is, therefore, recommend that all figures are to be adjusted to account for **Welsh national trends** (eg. there was a 3.2% increase from 1999-2015 (BCT)), with statistical assessment of productivity fluctuations etc to check that results lie within an expected range and give no cause for concern. Key figures to be measured include, for each of the species recorded:

- 1 Maternity roosting and pup and juvenile counts
- 2 Night roosting
- 3 Hibernation counts

3.6 Monitoring Programme

The ECAS Monitoring Programme is to include:

- Monitoring undertaken annually for five years after the two-year licenced monitoring period.
- New roosts are to monitored by internal inspection four times annually (spring, summer, autumn, winter)
- Pre-parturition and juvenile counts at any maternity roosts
- Hibernation counts for the hibernaculum
- Monitoring schedule to include 2 no activity surveys during peak of activity in spring and summer using manual and static detectors, plus additional ad hoc monitoring to determine bat usage of the site.

4.0 Biosecurity

4.1 Biosecurity - General

- 4.1.1 Biosecurity is the term applied to the measures taken to prevent the introduction and/or spread of harmful organisms, in order to minimise the risk of transmission of infectious diseases to people, animals and plants caused by viruses, bacteria or other microorganisms. The creation of bat roost structures in the grounds of the former hospital and in the roof void of the building, create an environment where there may be increased encounter between people and bats. The aim of the biosecurity measures employed for the permitted development will be to minimise the risks of transmission of disease between bats and humans and *visa versa*.
- 4.1.2 The transmission of disease between humans and bats is extremely rare, but it is important to understand those risks in order, through provision of information and guidance, to minimise public and residents' concerns as well as to plan for worst-case scenarios.

4.2 Zoonotic Spillover

- 4.2.1 Bats have been identified as hosts of some viruses - 'zoonoses' or 'zoonotic diseases' (human diseases originating in animals) - that can impact human health. Rabies Lyssavirus and Coronavirus are two well-known examples of viruses that may be transmitted via bats.
- 4.2.2 Transmission of a virus from wild animals to humans is normally the result of human alterations to the environment. With bats, destroying their habitat (for example, by deforestation and intensive building) and the intensification of livestock farming, can mean that they are forced to live more closely to humans, livestock and pets than they would naturally, and could potentially lead to transmission of disease to humans. This transmission of pathogen from animal to human, often through an intermediary species or **vector** is referred to as **zoonotic spillover**.
- 4.2.3 Zoonotic spillover transmission is promoted by successive processes that enable an animal pathogen to establish infection in a human. The probability of zoonotic spillover is determined by interactions of several factors, including disease dynamics in the reservoir host, pathogen exposure and the within-human factors that affect susceptibility to infections. These factors can be partitioned into three phases that describe all major routes of transmission.
- 4.2.4 In the **first phase**, the amount of pathogen available to the human host in a given space and time, known as the **pathogen pressure**, is determined by interactions among reservoir host distribution, pathogen prevalence and pathogen release from the reservoir host, followed by pathogen survival, development and dissemination outside of the reservoir hosts.
- 4.2.5 **Second**, human and vector behaviour determine pathogen exposure; specifically, the likelihood, route and dose of exposure.
- 4.2.6 **Third**, genetic, physiological and immunological attributes of the recipient human host, together with the dose and route of exposure, affect the probability and severity of infection.

4.3 Coronavirus

- 4.3.1 The Secretariats of the Convention on the Conservation of Migratory Species of Wild Animals, the Agreement on the Conservation of Populations of European Bats and the Agreement on the Conservation of African-Eurasian Migratory Waterbirds have issued a statement of [facts relating to bats and COVID-19](#).
- 4.3.2 Coronaviruses are a large family (Coronaviridae) of viruses and, although they include a small number of very serious respiratory viruses (such as SARS-CoV-2, the virus that is causing the

coronavirus disease (COVID-19) pandemic), they also include a huge number of other viruses which are not harmful (such as the common cold).

- 4.3.3 The virus that causes COVID-19 has not been isolated from any of the UK's 17 resident breeding bat species, and the *there are no known zoonotic (harmful to humans) coronaviruses found in UK bats*. It is important to stress that in this pandemic it is humans, not bats, that are transmitting COVID-19 to other humans.
- 4.3.4 Many bat species need our help to survive and some bat species have legal protection (all do here in the UK) but globally many don't and much more needs to be done to ensure the survival of bats and other wildlife around the world.

Transmission of Covid19 to Bats

- 4.3.5 There have been a small number of cases where dogs, cats (both domestic pets and big cats in a zoo), and mink have tested positive for the virus following close contact with their owners/handlers, who were known or suspected to have had COVID-19 (11). None of these cases
- 3.3.6 It is not yet known whether humans can pass the COVID-19 virus to animals in the wild, but the biosecurity of this protected species must also be considered within the measures to prevent the spread of pathogens.

4.4 Rabies Virus

- 4.4.1 A small number of bats in the UK have been found to carry rabies viruses called European Bat Lyssaviruses (EBLV). There are two known rabies viruses found in the UK: EBLV-1 and EBLV-2 (these are not the same as the classical rabies virus, which has never been found in a bat in Europe). Rabies caused by infection with EBLV has only been associated with one human case in the UK and EBLVs have only been found in a small number of bats despite more than 15,000 bats having been tested by the [Animal & Plant Health Agency](#) since 1986. EBLVs are transmitted via a bite or scratch therefore there is no risk if you do not handle bats

4.5 Other diseases

- 4.5.1 Bats do not host any more disease-causing (zoonotic) viruses than any other groups of animals (mammals and birds) of similar species diversity (13). Taken as a group, bats are considered 'reservoirs' (long-term hosts) of a number of viruses but most of these are not harmful and cannot be passed to humans.

Bat Urine and Bat Faeces (Droppings)

- 4.5.2 Most commonly bat droppings accumulate underneath the roost, and below the points bats use to access a building or a roosting area. All UK bats feed on insects, so their droppings are made up of dried insect remains.
- 4.5.3 On extremely rare occasions there are health risks from allergic reactions, dust inhalation (e.g. if cleaning up very large quantities of droppings), and gastro-intestinal infection from consumption of droppings. These risks can all be avoided by following simple precautions (e.g. wearing a dust mask when clearing droppings) and maintaining basic standards of hygiene.

Bat Urine

- 4.5.4 The main concern with bat urine does not relate to human health but the fact it contains high concentrations of uric acid which can corrode metal. Bat urine also causes etching of polished surfaces and staining of light-coloured fabric and porous stone such as marble and alabaster.

4.6 Measures to prevent the spread of pathogens

- 4.6.1 The following sets out the guidance for individuals who come into close proximity to bats and/or their faeces and urine. These individuals generally fall into two categories: an unpredicted encounter by those who happen upon bats, either, typically, injured or captured within an enclosed; and, a planned encounter by professionals or amateurs with appropriate training and or licences to inspect for or handle bats.
- 4.6.2 The licensed individual will have read and have proven ability, via a training course as to the means of handling bats and protection from disease transfer. This information is available through the BCT website (<https://www.bats.org.uk/>).
- 4.6.3 Because there will be dedicated bat roosts structures within the grounds of the building and in the roof structure of the former hospital, chance encounter is going to be more likely, with perhaps individuals driven by curiosity visiting these structures. It is would be important in this instance therefore that residents are fully informed of the procedure to follow and to inform other of the procedures and that appropriate signage is used (see Appendix).
- 4.6.4 Signage and advice should include a contact number for a competent and licenced ecologist and the BCT helpline (0345 1300 228) as a source of advice.
- 4.6.5 The guidance provided by the BCT where there is imminent danger to the bat and to move the bat to safety is as follows:
- 1 If you find a grounded or injured, it is recommended that you cover your nose and mouth when you have to get near to the bat to contain it. It doesn't have to be a proper face mask – you can use a tea towel or T-shirt. Please see BCT [advice pages if you find a bat](#).
 - 2 If you do need to handle a bat (i.e. if it is grounded/injured – it is legal to handle a bat where the purpose is for rescue) wear gloves to protect yourself from any potential risk. It is always good practice to wear gloves when handling wild animals anyway.
 - 3 Minimise handling
 - 4 If the bat is injured, it can be contained in a box and a vet of the BCT helpline contacted for further advice. Further information is provided on the BCT website. (<https://www.bats.org.uk/advice/help-ive-found-a-bat/how-to-contain-a-bat>)
- 4.6.6 For more information please see the BCT pages about [bats and rabies](#) and [what to do if you find a grounded bat](#). No other zoonotic diseases have been found in UK bats.

5.0 Compound Area of Site for Long-term Bat Conservation

- 5.1 An area of land, offset around the hibernaculum and night roost, will be enclosed in a 1.8 m high chain-link fence with native species hedgerow. There will be signs attached to the entrance advising the public to keep out (see Appendix).
- 5.2 The compound will include an elevated infra-red camera overlooking the entrances with live feed. Access is to be provided to approved conservation groups interested in monitoring the activity of bats at this location.
- 5.3 The freehold of area will be transferred to an body approved by the LPA and maintenance will be funded by an index-linked ground service charge.

6.0 Management Mechanism

6.1 Details of body or Organisation Responsible for Implementation of the Bat Conservation Plan

6.1.1 The body or organisation responsible for the implementation of the Bat Conservation Plan will be BAK Contracts.

6.2 Details of the Legal and Funding Mechanism(s)

6.2.1 There will be freehold transfer of the bat conservation area to a body approved by the LPA, e.g. suitable third sector body.

6.2.2 Funding will be through a proposed index-linked ground-rent service charges to include conservation measures. Consequent provisions of this requirement to be included in any subsequent Section 106 Agreement / Unilateral undertaking.

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APPENDICES

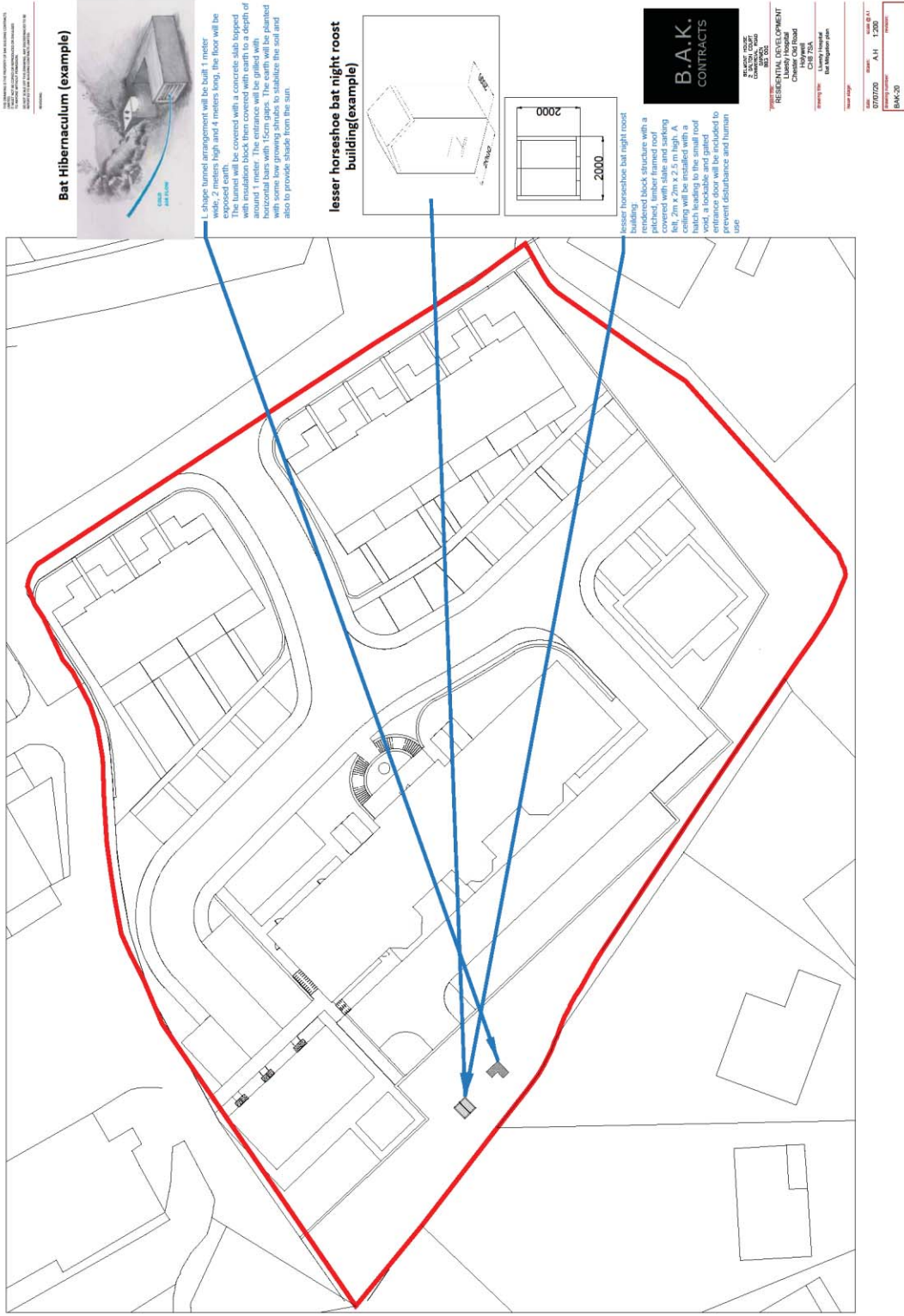
Recommended Bat Mitigation Measures

A – Features to be provided for bats

The roost features within the converted building will incorporate the following:

- A bat loft will be created above the main living areas on the top floor as shown in the diagram below. This will measure approximately 18.5 metres in length, 8.5 metres wide and the internal height will be about 2.8 metres at ridge height. The roof of this area will be lined with traditional sarking roof felt, insulation would be at ceiling level between the timber joists. All timber work will be rough sawn and left exposed to match existing. Pre-treated timber is fine to use but any after treatment (if required) would need to use chemicals shown to be safe for use around bats (Natural England list).
- A lockable/controlled access via an internal loft hatch/ladder in the ceiling of the second-floor stairwell will be created.
- Within the bat loft two long sections of 4x2 timber will be secured to one of the roof purlins. They will be placed close together but leaving a gap of 40mm available for crevice dwelling bats.
- Within the roof void and at the far end away from the main entrance a hot-box will be constructed into the roof. This will be made of plywood panels incorporating a floor with a 50cm x 50cm access point.
- An entrance will be created within the rear facing roof, this will be approximately 600 mm x 400mm. A lead flashed canopy will be constructed around the access to prevent rain ingress. A plywood baffle will be placed 2 metres inside the entrance to reduce light and air movement.
- A lesser horseshoe bat night roost building will be constructed at the rear of the site close to areas of vegetation. This will be a rendered block structure with a pitched, timber framed roof covered with slate and sarking felt, 2m x 2m x 2.5 m high. A ceiling will be installed with a hatch leading to the small roof void, a lockable and gated entrance door will be included to prevent disturbance and human use.
- The night roost building will be constructed prior to carrying out any works to the main hospital building.
- A bat hibernaculum will be constructed at the rear of the building close to the night roost approximately north facing. An L shape tunnel arrangement will be built 1 metre wide, 2 metres high and 4 metres long, the floor will be exposed earth. The tunnel will be covered with a concrete slab topped with insulation block then covered with earth to a depth of around 1 metre. The entrance will be gridded with horizontal bars with 15cm gaps. The earth will be planted with some low growing shrubs to stabilize the soil and also to provide shade from the sun.
- Six Schwegler 2FR bat boxes will be installed into the brickwork walls on the rear elevation at a high level below the eaves. Two lots of three boxes will be installed with the internal side entrances removed to provide a larger roost space.
- Two Schwegler 1WI bat boxes will be installed on the south-east gable end wall of the building.

Plan 1: Location of Proposed Bat Mitigation Features



Plan 2: Proposed location and details of bat mitigation features in former hospital building



Bat Roost

Plan 3: Proposed Location and Detail of Bat Compound

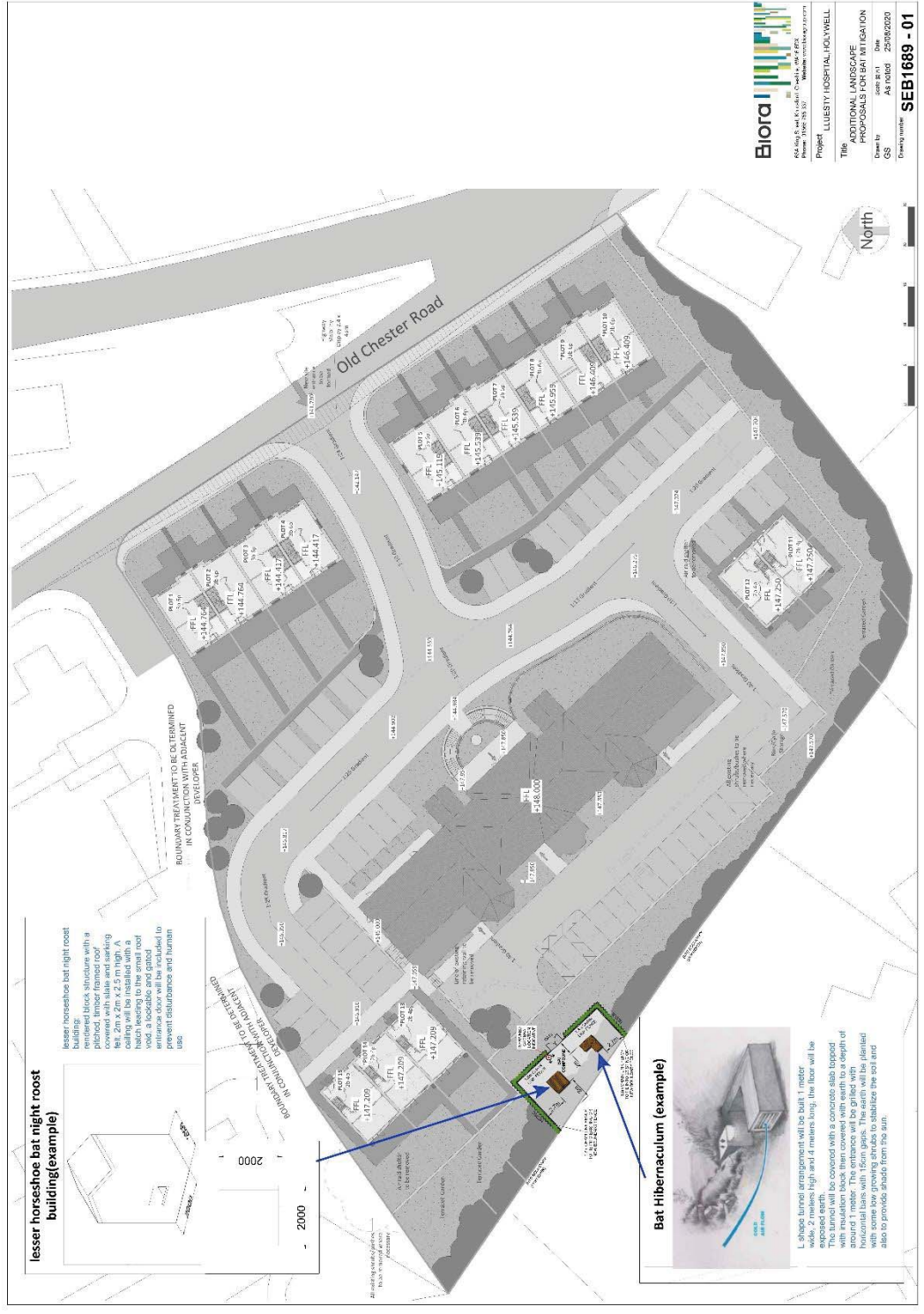
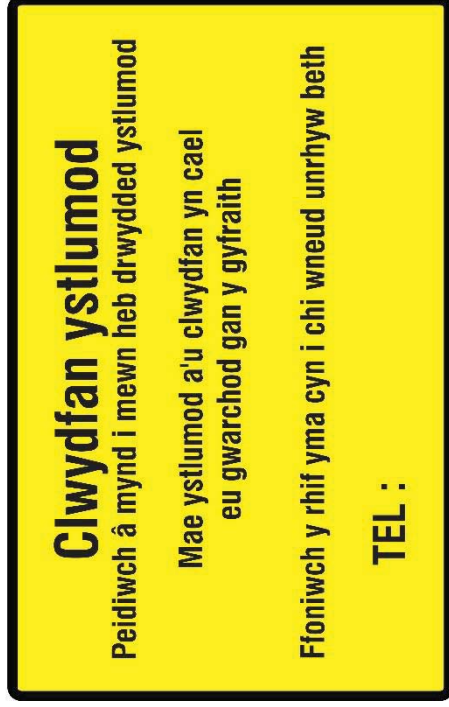


Figure 1: Proposed Bat Signage



Statement from the Applicant

**RE: APPLICATION REFERENCE 061230 & 061231, Former Llesty Hospital Infirmary Building,
Old Chester Road, Holywell, CH8 7SG**

As the applicants for the above referenced applications we would like to take this opportunity to urge the committee to grant permission. The building has been in our ownership for nearly twelve months now and we would like nothing more than to progress the building works on site. The building has fallen into disrepair under the previous owners and this will only worsen if the site is left unattended.

We want to deliver a premium quality, affordable housing scheme to the local borough. We will also endeavour to employ local trades and labour for the duration of the project. The building will be restored in a sympathetic manner to restore it to its former glory. As part of the application we conducted a viability report which demonstrated there are serious abnormal costs associated with this project and as such it can't support any S106 contributions. This was confirmed as accurate by the council's surveyor. Whilst this will be disappointing to the council I would like to highlight that the properties we are building will all be offered for sale with the Help To Buy scheme and 98% of our sales in the past six years have been to first time buyers.

Kind regards,

Statement from local Ward Member

Cyfeirnod/Ref: 061230

Cynnig/Proposal: Residential development including 15No. new housing units and the change of use/conversion of the former Llesty Hospital Infirmary Wing into 14No. apartments.

Lleoliad y Safle/Site Location: Former Llesty Hospital, Old Chester Road, Milwr, Holywell, Flintshire, CH8 7SA

~~This a landmark development for the town which I support as the local County Councillor. It will complete the regeneration of the old Llesty site, and complement the work which has been done so far to the old workhouse site. This will completely transform the perspective of Holywell when entering the town from the A55. Instead of being greeted by two neglected large buildings, the gateway will be a modern development which blends the historic with the modern. The regeneration of this site into residential properties will be an important contribution to the economic future of the town. The development will further diversify the housing stock in the town, which has to be welcomed. These proposals are part of a development which constitute the largest housing construction project currently in the town.~~

However, I need to raise the following points:

1. While there is a full Highways evaluation and report, even with a rebuilt junction at Halkyn Road and Old Chester Road, the speed limit on Halkyn Road the A5026, is 40 mph. Residents and myself, have concerns about this speed limit. The increase in the volume of traffic joining a 40mph and what is regarded by residents as a 'fast road' is a concern. The junction needs to be robust and safe as it is in close proximity to the Stamfordgate Hotel, the Telegraph Garage and the junction with the B5123 at the Calcot.
2. That while having a safe junction on the on the A5026 is important, so is preventing Old Chester Road which leads from Llesty to the Town Centre, becoming a short cut for traffic. This road is residential, very narrow and does not have a pavement for much of its length. Residents are concerned about the present levels of traffic, let alone any increase. Traffic needs to be diverted away from this road.

Holywell West | Gorllewin Treffynnon

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Twitter: CllrPaulJohnson

Flintshire County Council | Cygnor Sir y Fflint

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