

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

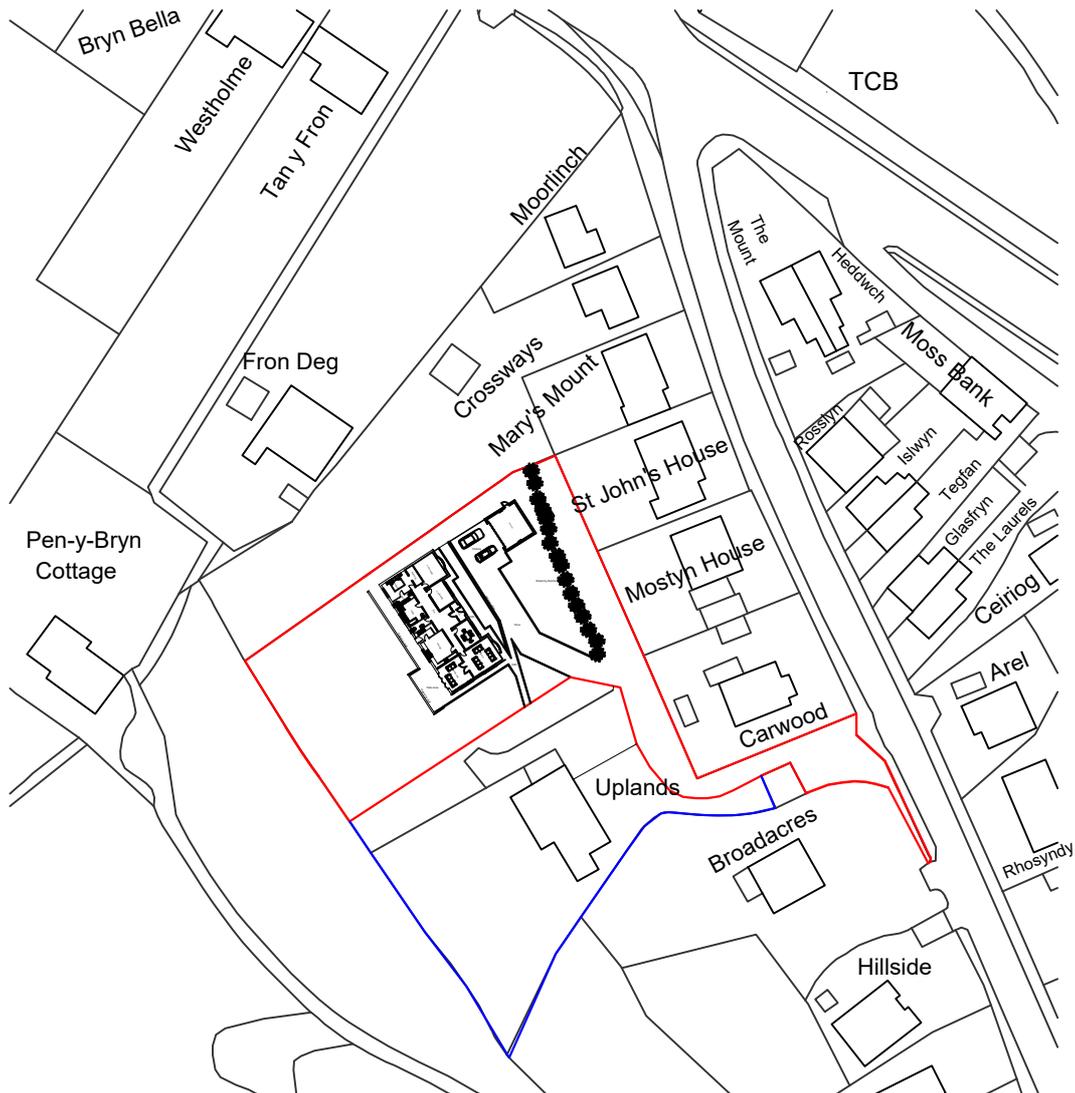
**Legend**

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

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Map Scale	1:1250
OS Map ref	SJ 1875
Planning Application	<b>60321</b>

Where dimensions are not given drawings must not be scaled. Contractor to clarify all levels, dimensions, drainage, construction and specification prior to commencement on site.



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**Client**  
Mr and Mrs C Birchall

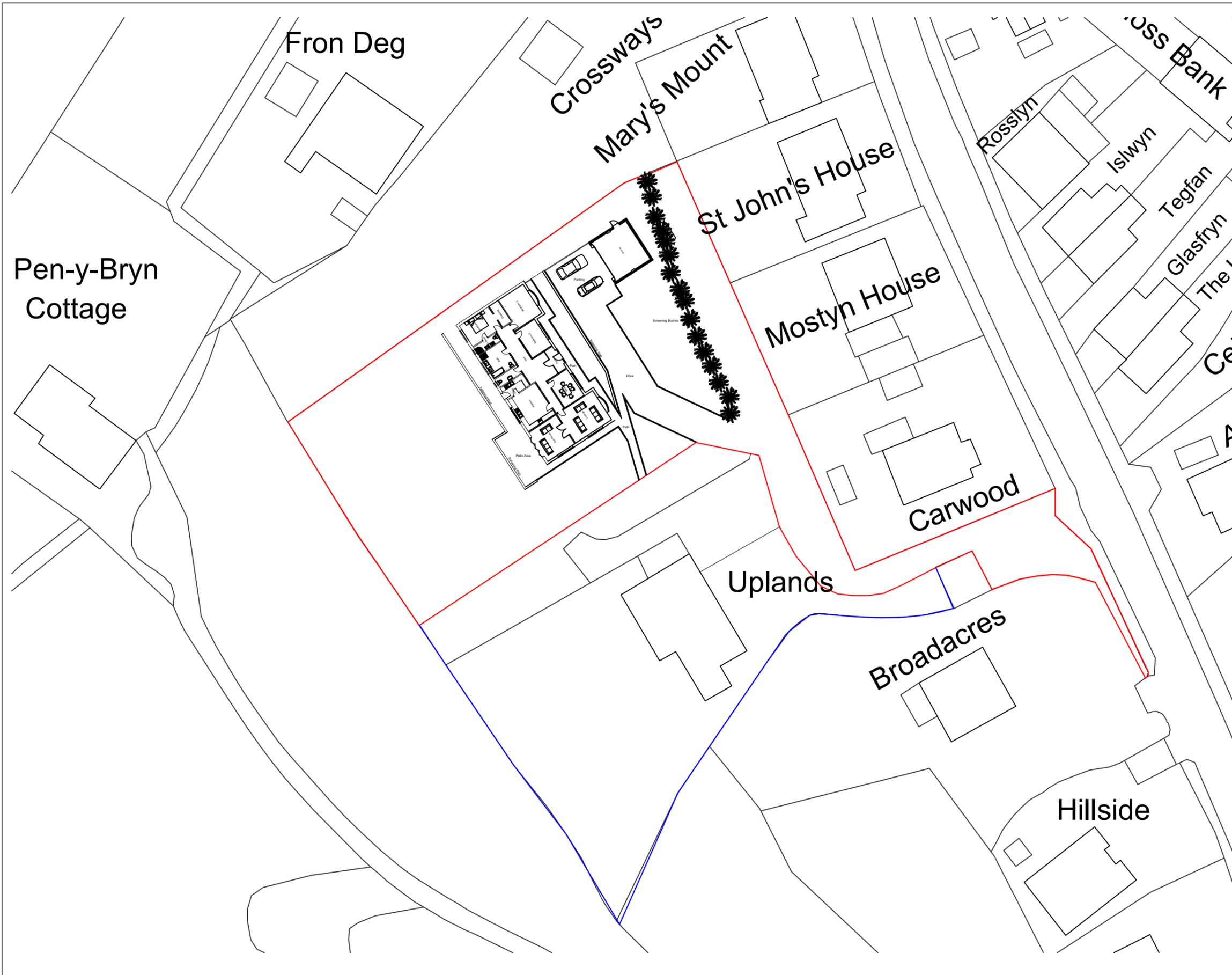
**Site Address**  
Proposed Single Dwelling  
Land Adjacent to 'Uplands',  
Brynford Road, Holywell  
CH8 7RP

**Drawing Title**  
Location Plan

**dabinett**  
chartered surveyors

Park Lane House  
3 Elm Grove  
Didsbury  
Manchester  
M20 6PL  
Tel. 0161 292 7085  
www.dabinettsurveyors.co.uk  
info@dabinettsurveyors.co.uk

Job No.	Drwg No.	Rev	Drawn By
19.121	02	2	TDO
Date	Scale	Paper Size	Sign Off
14/10/19	1:1250	A4	TBC



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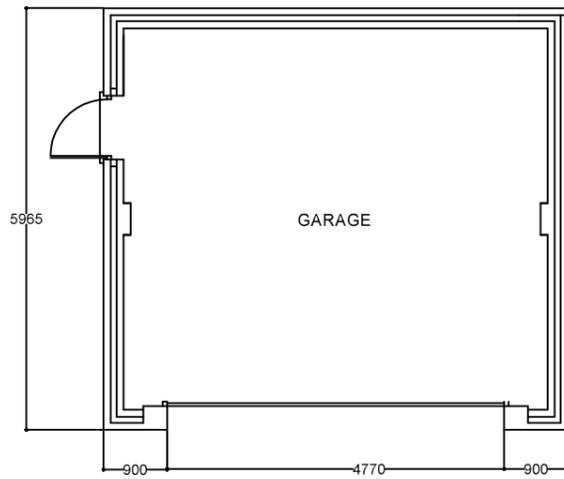
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**Client**  
 Mr and Mrs C Birchall

**Site Address**  
 Proposed Single Dwelling  
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**Drawing Title**  
 Block Plan

<b>Job No.</b> 19.121	<b>Date</b> 07/07/19	
<b>Drwg No.</b> 03	<b>Rev</b> 1	<b>Drawn By</b> TDO
<b>Scale</b> 1:500	<b>Paper Size</b> A3	<b>Sign Off</b> TBC



GROUND FLOOR PLAN

NOTES

External walls to be formed in cavity blockwork, with 'K-Rend' finish externally.

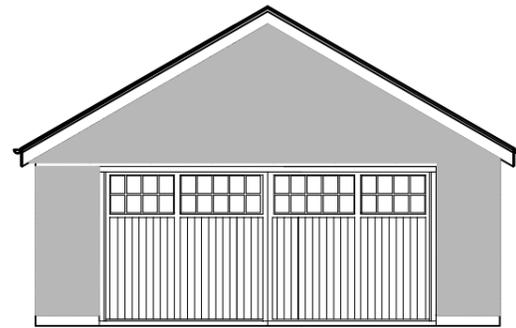
Roof to be formed in trusses, with Marley Rivendale fibre cement slates, colour Cromleigh Graphite.

Fascias, soffits and bargeboards to be in grey uPVC.

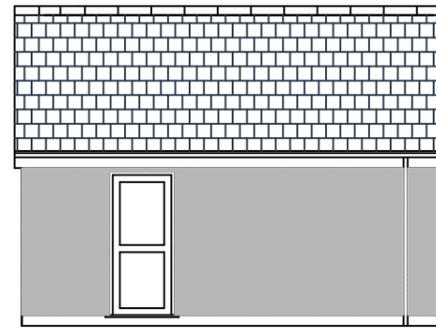
Rainwater goods to be uPVC squareline, colour grey.

Doors and windows to be 'Natural Trust green' - indicative colour is Little Greene, 'Kitchen Green 85'

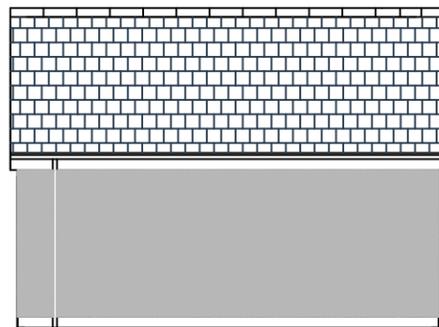
Windows in roof to be grey to match the slates



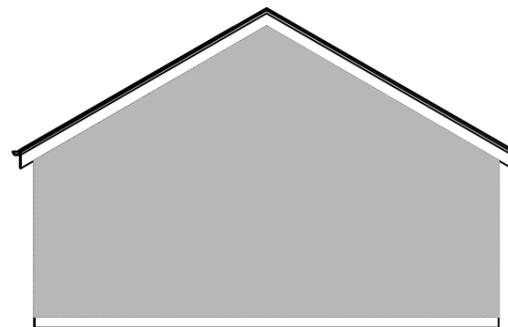
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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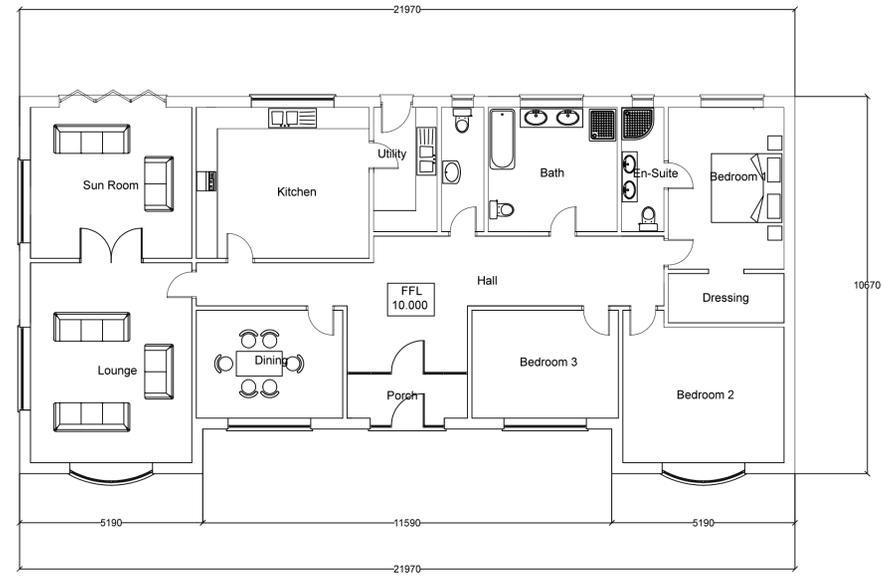
**Client**  
 Mr and Mrs C Birchall

**Site Address**  
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 Land adjacent to 'Uplands',  
 Brynford Road, Holywell CH8 7RP

**Drawing Title**  
 Proposed Garage

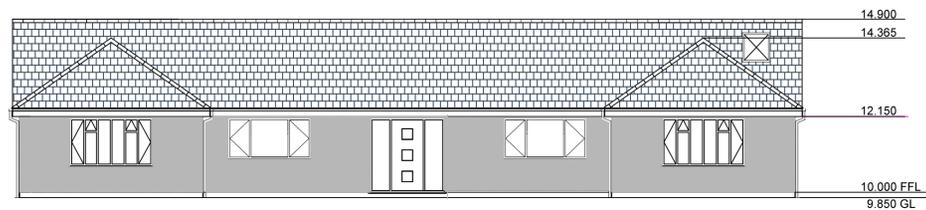
<b>Job No.</b> 19.121		<b>Date</b> 08/07/19
<b>Drwg No.</b> 06	<b>Rev</b> 1	<b>Drawn By</b> TDO
<b>Scale</b> 1:100	<b>Paper Size</b> A3	<b>Sign Off</b> TBC

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PROPOSED GROUND FLOOR PLAN

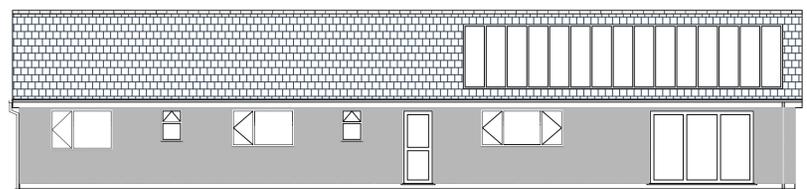
**NOTES**  
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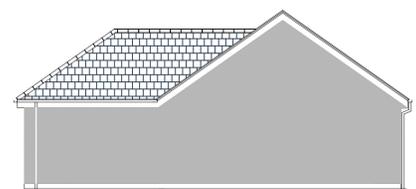
PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

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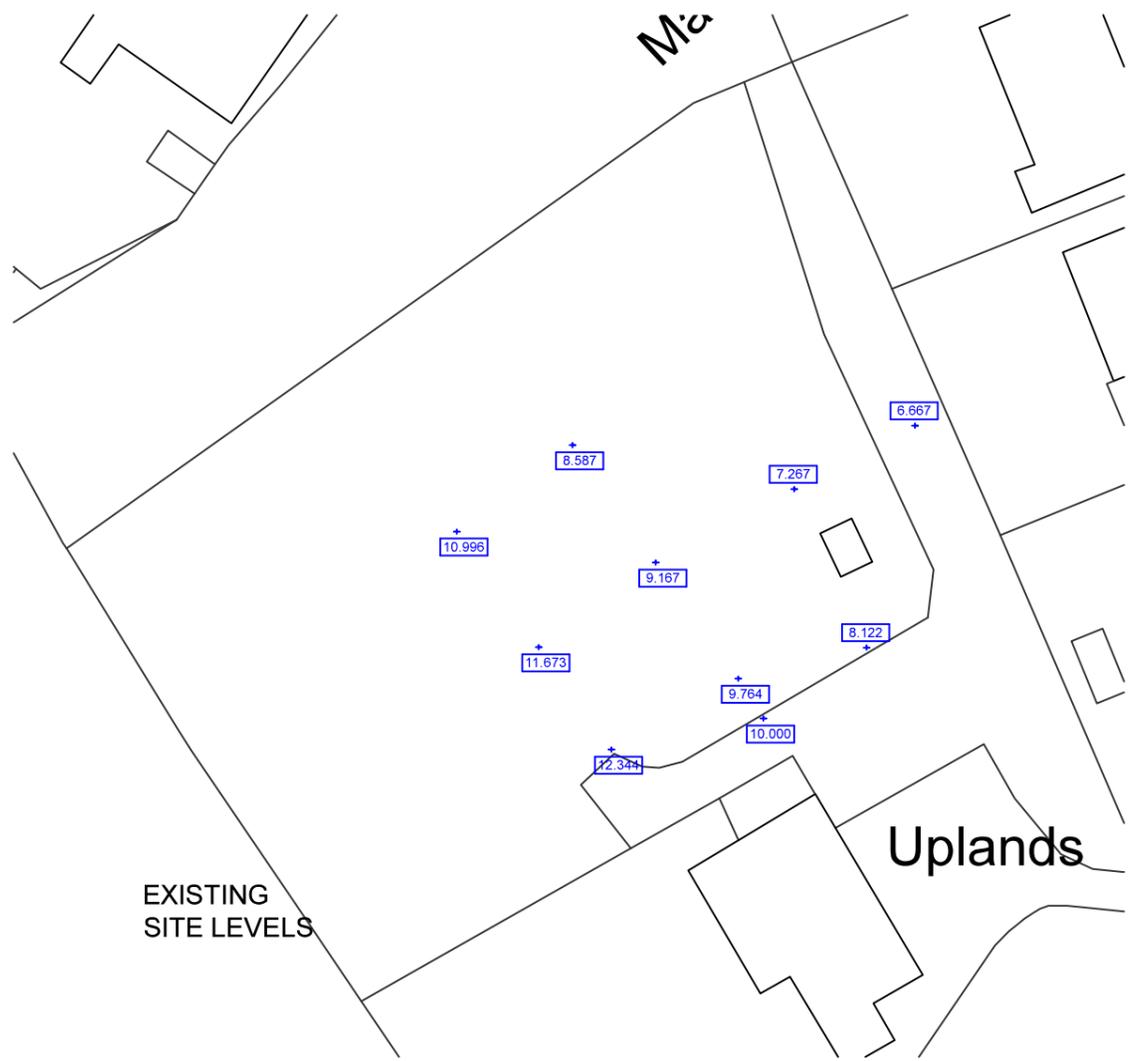
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 Didsbury  
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**Client**  
 Mr and Mrs Chris Birchall

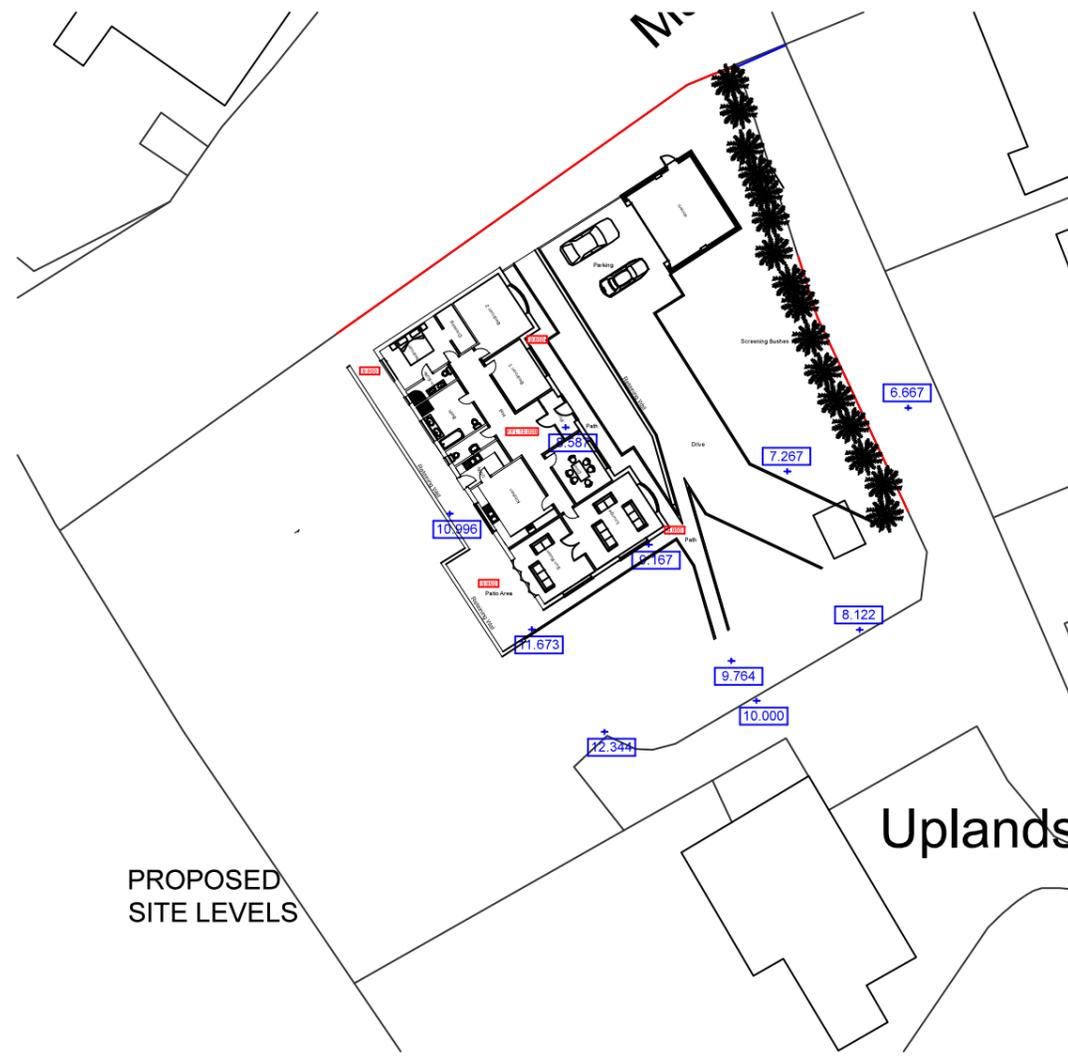
**Site Address**  
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 Holywell CH8 7RP

**Drawing Title**  
 Proposed Plans and Elevations

Job No.	Drwg No.	Rev	Drawn By
19,121	01	1	TDO
Date	Scale	Size	Sign Off
08/07/19	1:100	A1	TBC



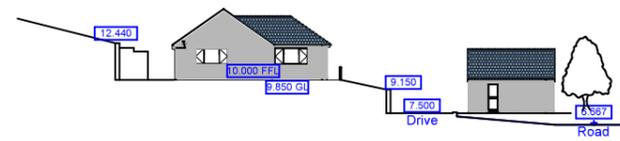
EXISTING SITE LEVELS



PROPOSED SITE LEVELS



EXISTING SITE LEVELS



PROPOSED SITE LEVELS

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Mr and Mrs C Birchall

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**Drawing Title**  
Site Levels

<b>Job No.</b> 19.121		<b>Date</b> 15/07/19
<b>Drwg No.</b> 07	<b>Rev</b> -	<b>Drawn By</b> TDO
<b>Scale</b> 1:500	<b>Paper Size</b> A3	<b>Sign Off</b> TBC

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 Greater Manchester  
 SK1 1XY  
 Tel. 0161 292 7085  
 www.dabinettsurveyors.co.uk  
 info@dabinettsurveyors.co.uk

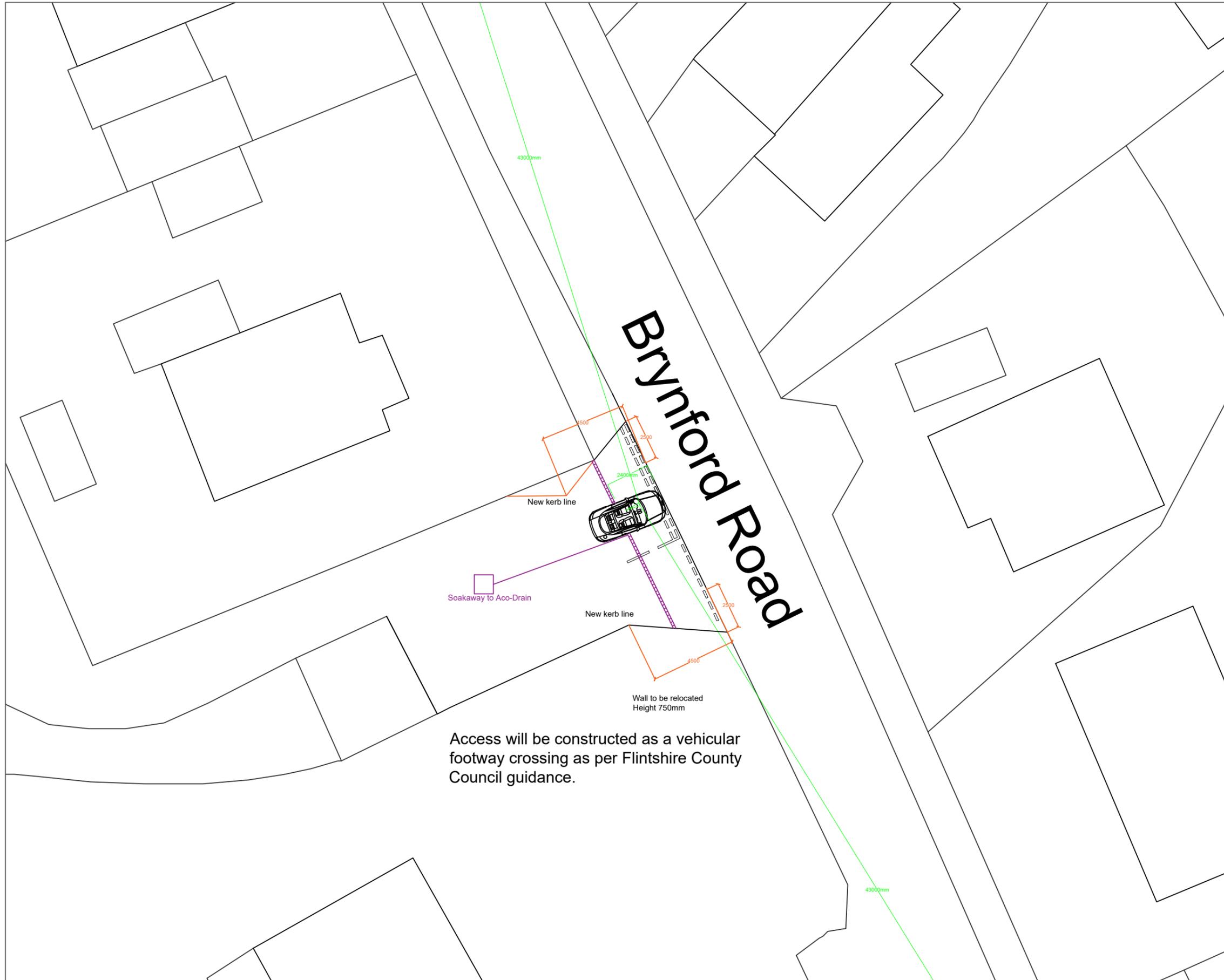
**Client**  
 Mr & Mrs Birchall

**Site Address**  
 Proposed single dwelling  
 Land adjacent to 'uplands',  
 Brynford Road, Holywell, CH8 7RP

**Drawing Title**  
 Streetscape View

<b>Job No.</b> 19.121	<b>Date</b> 17/02/2020	
<b>Drwg No.</b> 05	<b>Rev</b> 02	<b>Drawn By</b> SB
<b>Scale</b> 1:200	<b>Paper Size</b> A3	<b>Sign Off</b> DO

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Access will be constructed as a vehicular footway crossing as per Flintshire County Council guidance.

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28 Bridge Street Brow  
 Stockport  
 Greater Manchester  
 SK1 1XY  
 Tel. 0161 292 7085

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**Client**  
 Mr & Mrs Birchall

**Site Address**  
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**Drawing Title**  
 Streetscape View

<b>Job No.</b> 19.121		<b>Date</b> 17/02/2020
<b>Drwg No.</b> 09	<b>Rev</b> 1	<b>Drawn By</b> SB
<b>Scale</b> 1:100	<b>Paper Size</b> A3	<b>Sign Off</b> DO

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UPLANDS (ADJACENT PROPERTY)

PROPOSED NEW DWELLING













































## Statement from Ward member

Cyfeirnod/Ref: 060321

Cynnig/Proposal: Proposed erection of a detached bungalow and separate detached garage on land adjacent to Uplands.

Lleoliad y Safle/Site Location: Land adjacent to Uplands, Brynford Road, Holywell, CH8 7RP

### STATEMENT TO PLANNING COMMITTEE

Cllr Paul Johnson

Gorllewin Treffynnon / Holywell West

In my observations submitted to the Case Officer, I have no objections to this application, and no residents in the immediate local area have been in touch with me about the application. In respect that this application has to go to the Planning Committee due to it being outside the line of settlement, the line of the settlement boundary does not seem to make any sense. Uplands is clearly a property that is part Brynford Road, but it is the only property along Brynford Road that is outside the settlement boundary and the fact that Pen y Bryn Cottage, which stands higher up the hill on its own in Coed y Fron / Vron Woods, is within the settlement boundary, makes this even more of an anomaly. I am not sure whether this is within the remit of the committee but I would welcome a recommendation that Uplands be brought within the settlement boundary for Holywell.

Paul Johnson

Councillor | Cyngorydd  
Holywell West | Gorllewin Treffynnon

## Statement from Town Council

RE: Planning Application 060321 - Uplands, Brynford Road, Holywell

Good morning,

I have consulted with members and the town council wish to make the following statement –

**Members understand that the reason for this having to go to Planning Committee is that Uplands is not within the Holywell settlement boundary.**

**Members have spoken with the applicant Chris Birchall. No local residents have contacted the council about the application at the time of writing. Members have no objection to the development or the application. However, members request that the settlement boundary is reviewed as this is the only property along Brynford Road not included within the settlement boundary, whereas there are properties more isolated and further away from the road that are within the boundary.**

Thank you,  
Jason

**Jason Baker CilCA**

Clerc y Dref a'r Swyddog Cyllid/Town Clerk and Financial Officer

Cyngor Tref Treffynnon/Holywell Town Council

Ffôn/Tel: (01352) 711757

e-bost/e-mail: [town.clerk@holywell.wales](mailto:town.clerk@holywell.wales)



## **Statement from Agent**

**PLANNING APPLICATION REFERENCE 060321.**

**SITE ADDRESS : Land Adjacent to 'Uplands', Brynford Road, Holywell CH8 7RP.**

### **STATEMENT IN SUPPORT OF THE APPLICATION**

The proposal concerns the construction of a detached bungalow for use by Mr and Mrs Birchall, who are life long residents of Holywell and own a business in the town centre.

The new bungalow will be their long term residence. It is being constructed on land adjacent to 'Uplands', a bungalow owned and occupied for many years by Mr Birchall's elderly parents. The location of the new property will give direct access to his parents to attend to their care needs.

Indeed the site has been in the Birchall family for three generations and the applicant's uncle lives in 'Crossways', also adjacent to the new dwelling.

The design of the property is aimed at being sympathetic to the locality whilst the layout of the new building satisfies Flintshire County Council planning requirements in terms of amenity space, parking facilities and similar aspects. All mains services are available.

A key element of the proposal is the improvement of the entrance to the 'Uplands' site onto Brynford Road. During the application process, very positive dialogue was entered into with Flintshire CC Highways Department in respect of significant improvements to the entrance which will not only benefit the applicant and the three existing site users, but will also improve general visibility for all road users and pedestrians.

The applicant intends to use local building contractors for the project, and therefore some employment opportunities will arise during the construction process.

We trust this application will be supported - thank you.