









Statement from Local Ward Member

Ward:- Mold South

Planning application No. :- 061154

Address of proposed development:- Land opposite Plas Aney, Ruithin Road, Mold

As the County Councillor representing Mold South and on behalf of the residents of Mold South I write this submission to strongly object to the above planning proposals for the following reasons:-

1. Location of the proposed development

This development is proposed on an area which is designated as a Green Barrier. The purpose of this designation is to prevent coalesce of Mold and Gwernymynydd. The status of the Green Barrier has recently been reviewed in the Local Development Plan and considered to be essential to be maintained. Access onto this area is from Ruithin road with poor sight lines in an area where a previous development on the opposite side of Ruithin road was refused an access point for safety reasons.

2. Other developments in Mold

An extensive survey has been carried out in and around the town of Mold and areas have been identified for the future development in Mold, by the soon to be adopted, Local Development Plan. This area was considered and rejected in this full and extensive process. Adequate development areas have been identified within the boundaries of the town of Mold to provide sufficient houses for the foreseeable future all these proposed development areas are in more suitable locations than these proposals.

3. Flood risk

Existing housing adjacent to this proposed development have been subject to flooding problems. This development, if approved, will exacerbate this problem and could cause more future problems.

4. Surface water discharge

The plans submitted show that the surface water, although slightly attenuated, will be discharged into the existing surface water main in Ruithin Road. This sewer has already failed in the past to contain storm surges with manhole covers in Ruithin road being blown onto the road by the excessive flows in the sewer. These proposals will only add to these problems. This site should fully deal with all surface water on site and not discharge any rainwater off the confines of the proposed site.

5. Existing services in the area

Services which include doctors surgeries, dentists and schools are currently full (some of the local schools do have some vacancies but not sufficient to take all the potential children from this development). It is

already difficult to see a doctor in Mold and this development does not provide any help in this already unsatisfactory situation.

I hope the Planning Committee will carefully consider all the points raised above and reject this planning application.

Statement of from Local Resident

This proposed development seems inappropriate and unnecessary on a beautiful piece of green rim land which effectively forms the last field separating the Mold conurbation from Gwernymynydd.

In this part of Mold over the past few years we have been inundated with new housing from two Stuart Milne developments and the massive Mears Construction development currently underway.

Of particular concern is the ability of local GP surgeries to cope with this extra demand when it is already very difficult to obtain a timely appointment. Also, how will local schools be able to cope with this extra workload?

If this extra housing is deemed necessary, there seem to be a number of brownfield sites in and around Mold which could be utilised rather than destroying the character of our market town.

Statement from Local Resident

The development in Mold will deliver a range of homes to suit local needs, including 26 affordable properties. There is a great demand for housing in the area of Mold especially affordable housing which at this time the pandemic has proved to be more important than ever. It is our duty to ease this demand the development would help fill a large gap.

But in a setting with other homes well designed and to suit all, situated close to the town which will bring income to the town centre without the need for cars to be used.

There is a demand for housing that supports vulnerable people

Gower Homes has agreed to provide six Flats in one building to Cornerstone Flintshire in partnership with a housing association and a care provider for exclusive use of the charity.

Cornerstone Flintshire is a community supporting people with and without learning disability.

We have six adults with learning disability who have expressed a wish to live together and support each other.

They work and socialise in Mold area and need the continuity. Their social life is important to their wellbeing. The Gower plans encompass their needs including access to the town and each other along with their friends.

During this Pandemic many adults with learning disability have been isolated in flats own their own with little or no support.

This would not be the case in the Gower home of six flats where support would be provided for all six adults.