

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 1:2500

OS Map ref SJ 2565

Planning Application **60220**

Argoed View, Nr Mold

Proposed Sketch Layout - 1:500

Planning Layout Legend

- Proposed building and overflows
- Proposed building forms
- Proposed detached garage
- Access to driveway
- 26
- AF
- *
- Proposed SUDS ponds
- Proposed inclusive playground, roller & climbing frame to be used
- Loading Category 3 area to be retained, refer to tree report for detail
- Loading Category 3 area to be retained, refer to tree report for detail
- Loading Category 3 area to be retained, refer to tree report for detail
- Loading Category 3 area to be retained, refer to tree report for detail
- Proposed Retaining Treatment 1
- Proposed Retaining Treatment 2
- Proposed Retaining Treatment 3
- Proposed Retaining Treatment 4
- Proposed Retaining Treatment 5
- Proposed Retaining Treatment 6
- Proposed Retaining Treatment 7
- Proposed Retaining Treatment 8
- Proposed Retaining Treatment 9
- Proposed Retaining Treatment 10
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- Proposed Retaining Treatment 99
- Proposed Retaining Treatment 100



Sales Centre 1:200



Schedule of Accommodation

Mean Dwelling Type	APF	No.	Total Units	%
W1	100	100	100	30%
W2	100	100	100	
W3	100	100	100	
W4	100	100	100	
W5	100	100	100	
W6	100	100	100	
W7	100	100	100	
W8	100	100	100	
W9	100	100	100	
W10	100	100	100	
W11	100	100	100	
W12	100	100	100	
W13	100	100	100	
W14	100	100	100	
W15	100	100	100	
W16	100	100	100	
W17	100	100	100	
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W22	100	100	100	
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W26	100	100	100	
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W28	100	100	100	
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W93	100	100	100	
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W96	100	100	100	
W97	100	100	100	
W98	100	100	100	
W99	100	100	100	
W100	100	100	100	

R	PROW diversion amended to suit comments from LPA 18.08.20	CMC
Q	Schedule Update	31.03.20 CMC
P	Amended following planners comments	28.01.20 CMC
N	Sales centre added to drawing	10.01.20 BS
M	50p plots removed to allow for proposed pond	12.09.19 BS
L	PROW diversion takes through PCOB	19.06.19 CMC
K	Comments received from highways addressed	19.06.19 CMC
J	re-design to entrance and SUDs pond following information received from engineers. W22 blocks referenced	18.04.19 CMC
I	Schedule amended to reflect proposed development	08.03.19 CMC
H	<1 DE + 1 HA	22.01.19 CMC
G	Layout revised following comments from SCP	20.12.18 CMC
F	Vis Splays added 2.4x43. Pedestrian link to plots 1-5	20.12.18 CMC
E	Mix amended to suit layout. Plot positions amended	12.12.18 CMC
D	Mix amended following Layout Review 12.12.18	07.12.18 CMC
C	Schedule Amended	30.11.18 CMC
B	Re-draw following pre-app meeting with LPA. Additional unit gained, mixed changed	24.10.18 CMC
A	Various amendments following land meeting 10.11.18 including changes to affordable policy requirements	12.09.18 CMC
	Site access amended to suit plans provided by SCP	12.09.18 CMC

DATE	07.2018	DRAWN	CMC
SCALE	1:500	CHK	DM

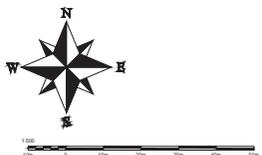
Argoed View, Nr Mold	
Proposed Planning Layout	
Dwg No	SK296/NBM/PL03
REV	R

Argoed View, Nr Mold

Hard Landscaping Layout - 1:500

Hard Landscaping Legged

-  **Hard Landscaping Material A**
Tarmac surface to main carriageway.
-  **Hard Landscaping Material B**
Tarmac surface to footpaths.
-  **Hard Landscaping Material C**
Tarmac surface to private driveways and access.
-  **Hard Landscaping Material D**
Herringbone laid block paving to private drive and access ways.
Colour - Burnt Orcher
-  **Hard Landscaping Material E**
Alternative covering to carriageway and shared surface areas.
Colour - Red
-  **Soft Landscaping Areas - Private**
Privately developed/managed soft landscaping areas.
(Refer to Landscaping plan for detail and schedule)
-  **Soft Landscaping Areas - POS**
Publicly managed soft landscaping areas.
(Refer to Landscaping plan for detail and schedule)



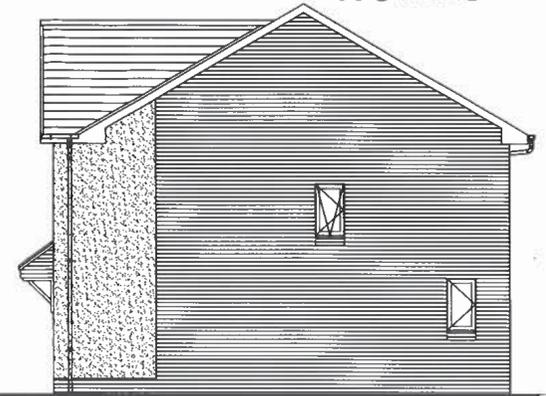
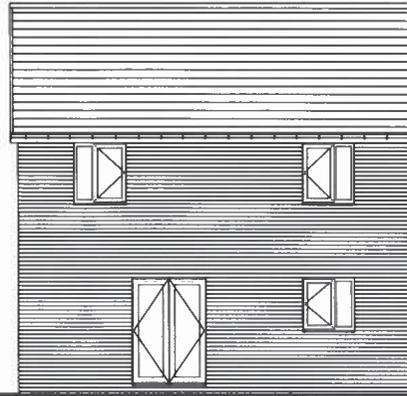
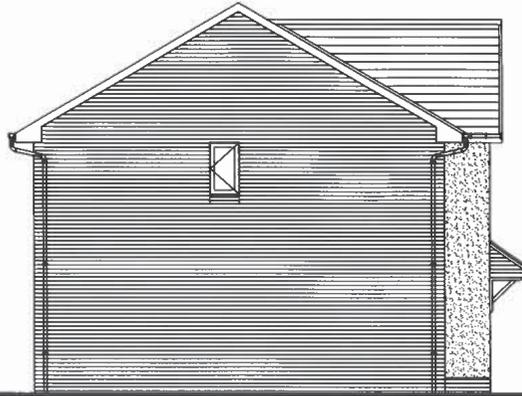
C	Updated to suit latest planning layout Rev Q	14.08.20	CMC
B	Updated to suit latest planning layout Rev L	19.06.19	CMC
A	Updated to suit latest planning layout Rev K	24.04.19	CMC
Rev	Details	Date	By

DATE	07.2018	DRAWN	CMC
SCALE	1:500	CHK	DJM

Argoed View, Nr Mold

Hard Landscaping Layout

Dwg No	SK296/NBM/HLL01	Rev	C
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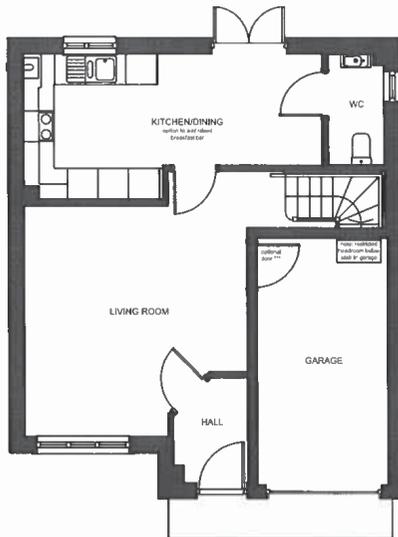


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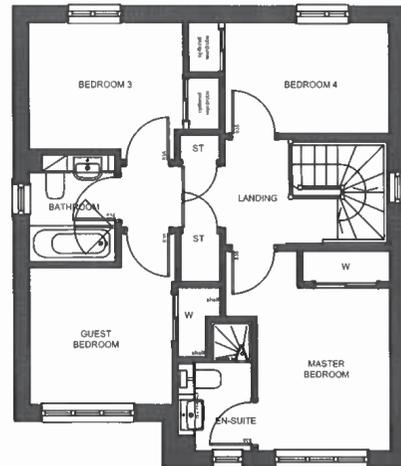
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

10 JUL 2019

Rev	Details	Date	By	CHK
DATE	December 2018	DRAWN	CMc	
SCALE	1:100	CHK	CMc	

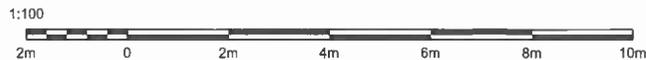
The Carlton

Planning Drawings
 Style 2

Dwg No SK296-CAW22-P01 Rev Ø

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06/20

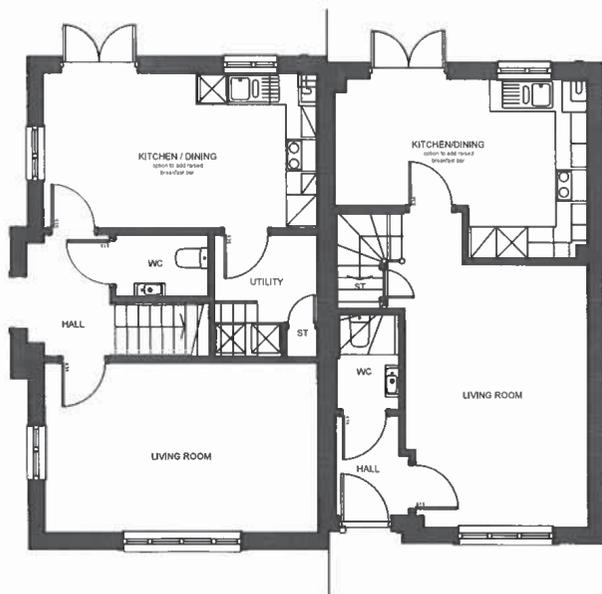
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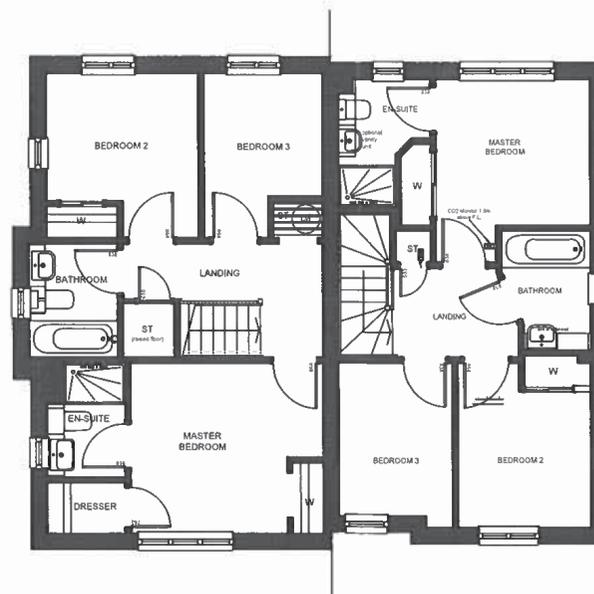
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

10 JUL 2019

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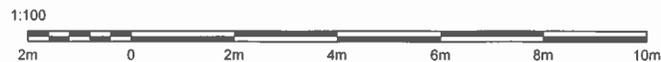
The Castlewellen x Argyll

Planning Drawings
Style 1

Dwg No	SK296-CWARW22-P01	Rev	Ø
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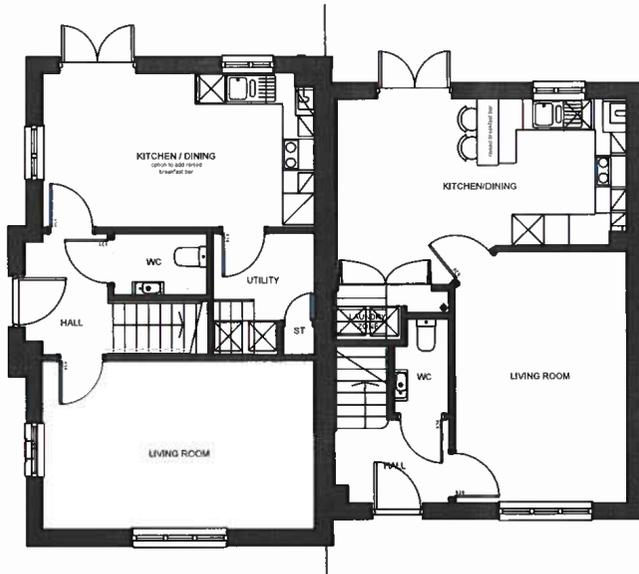




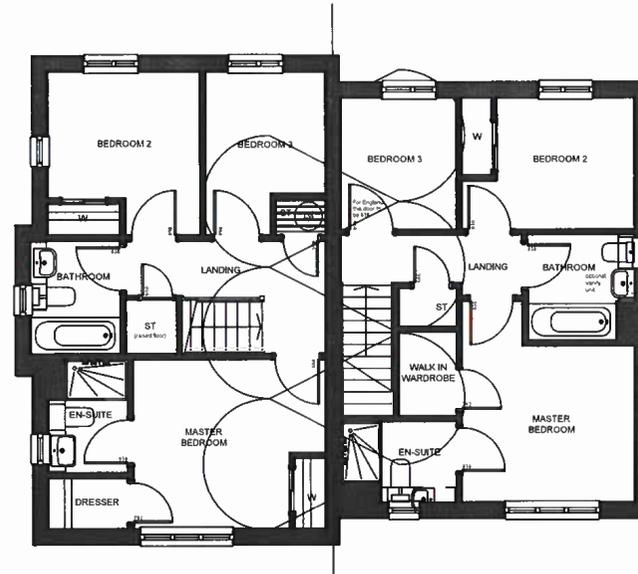
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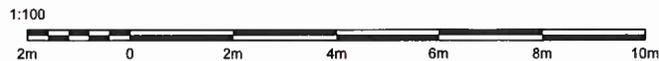
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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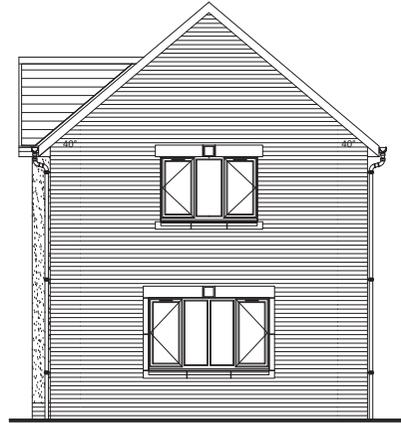
The Castlewellen x
Caplewood

Planning Drawings
Style 1

Dwg No	SK296-CWCPW22-P01	Rev	Ø
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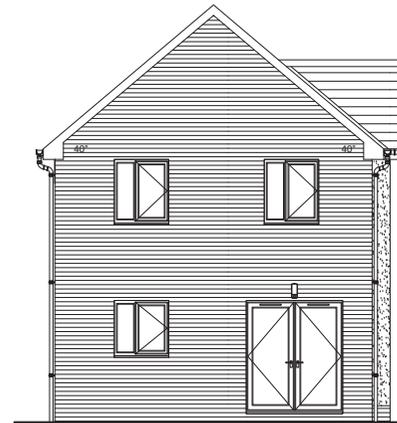
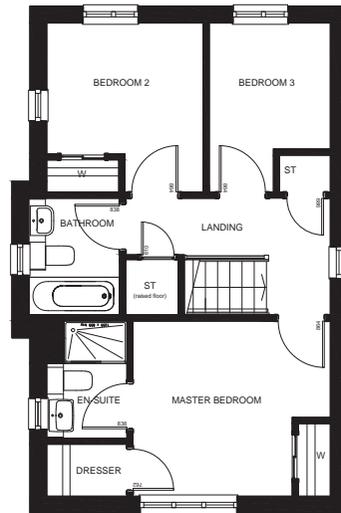
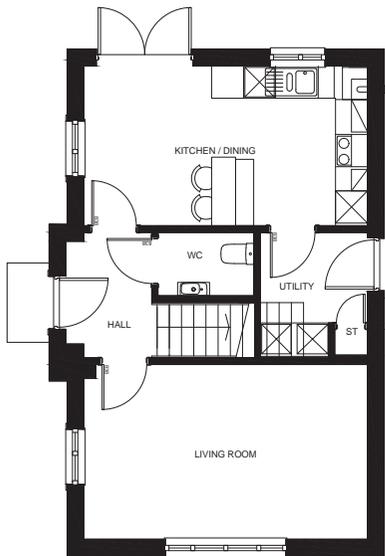
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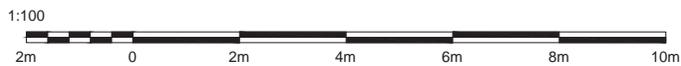
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SIDE ELEVATION



REAR ELEVATION



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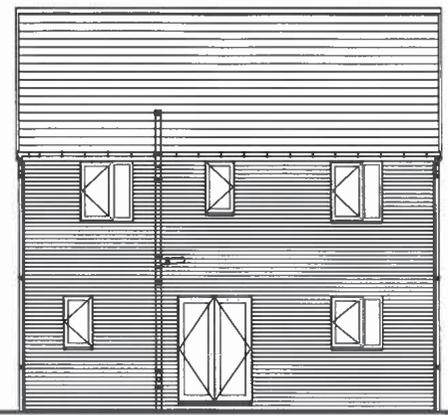
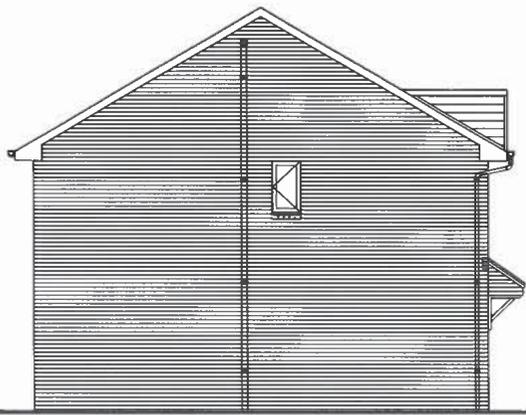
The Corrywood

Planning Drawings
Style 2

Dwg No	SK296-COR22-P01	Rev	Ø
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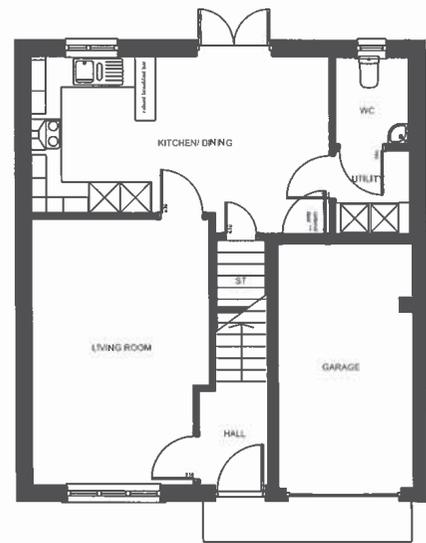
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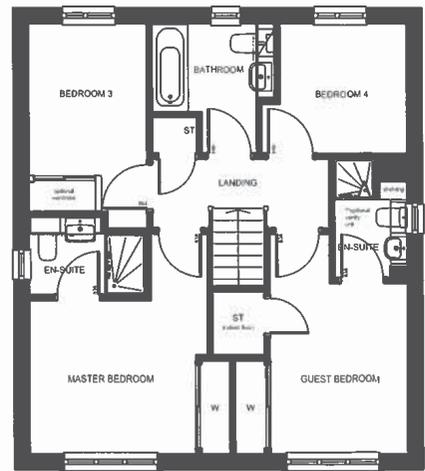
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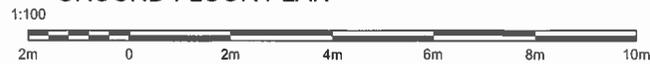
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



10 JUL 2019

DATE	December 2018	DRAWN	CMc
SCALE	1:100	CHK	CMc

The Denewood

Planning Drawings
Style 1

Dwg No	SK296-DEW22-P01	Rev	Ø
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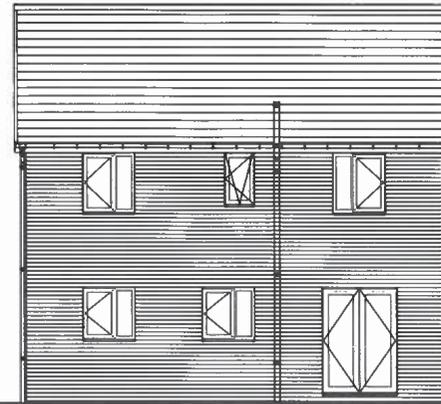
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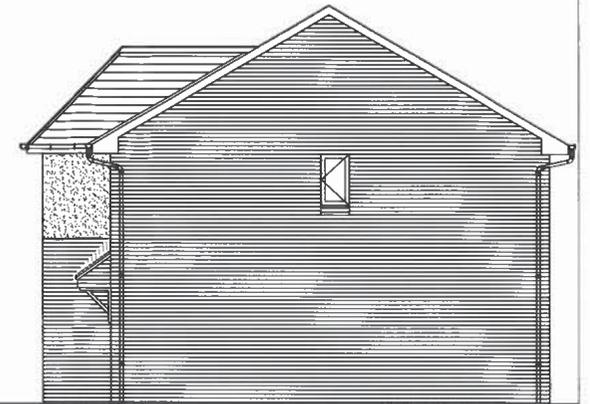
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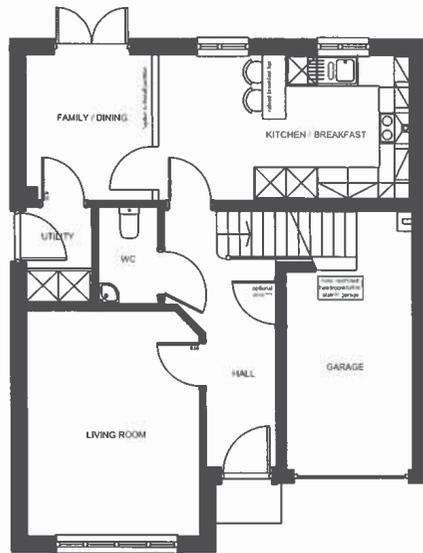
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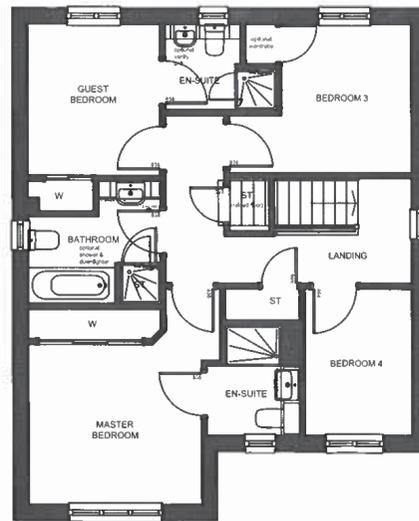
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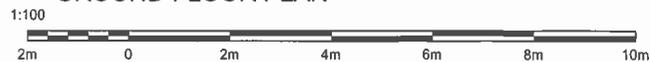
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



10 JUL 2019

Rev	Details	Date	By	CHK
DATE	December 2018	DRAWN	CMc	
SCALE	1:100	CHK	CMc	

The Dukewood

Planning Drawings
 Style 2

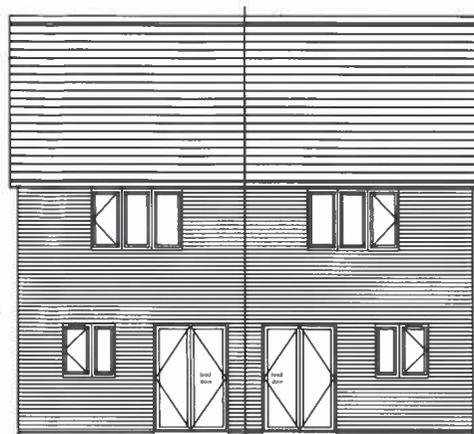
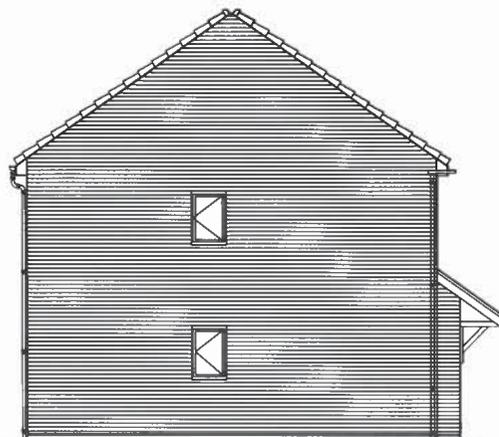
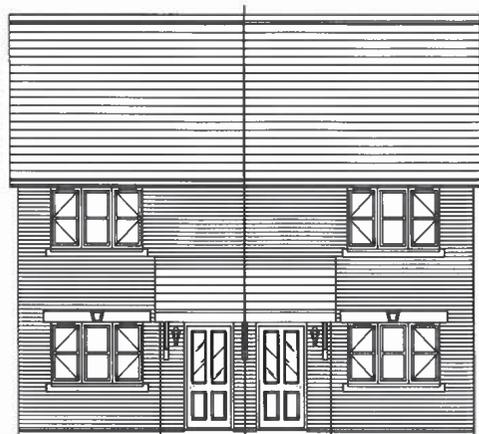
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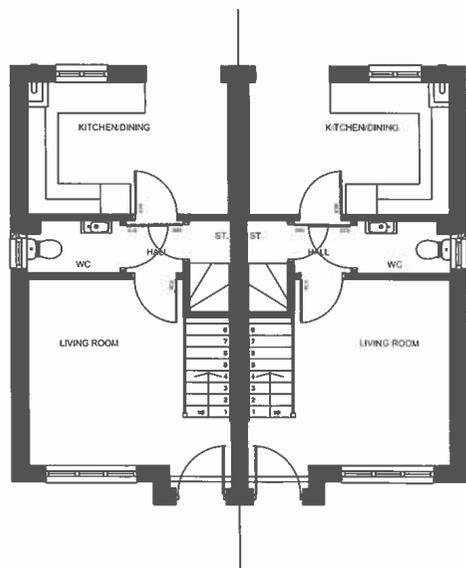
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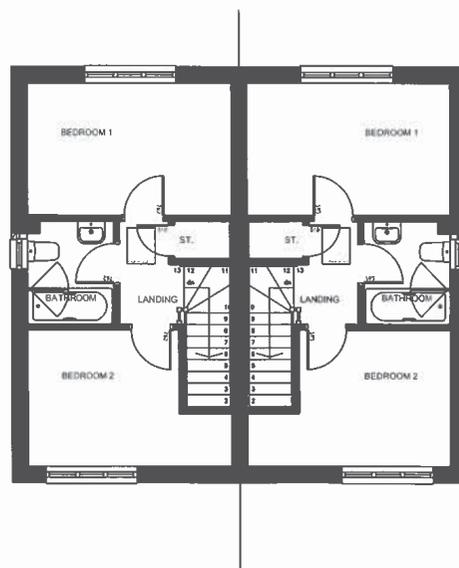
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

10 JUL 2019

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		1:100	CHK	CMc

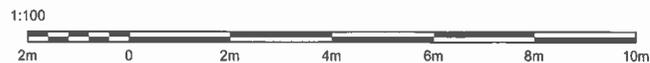
The Esthwaite

Planning Drawings
Style 1

Dwg No SK296-ESW22-P01 Rev Ø

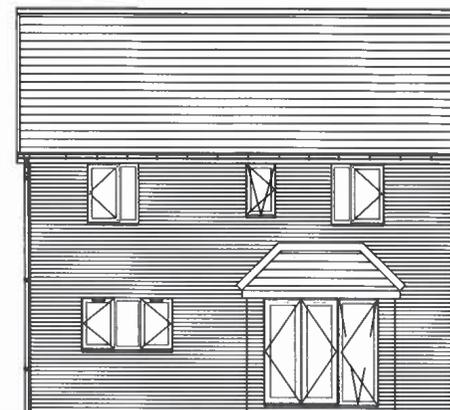
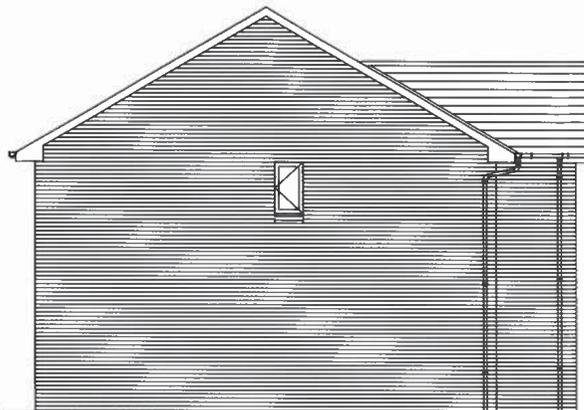
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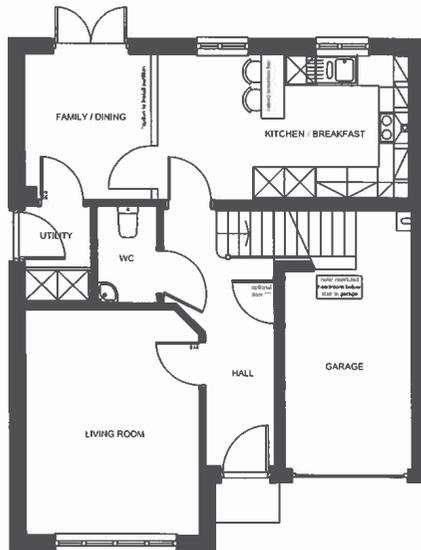
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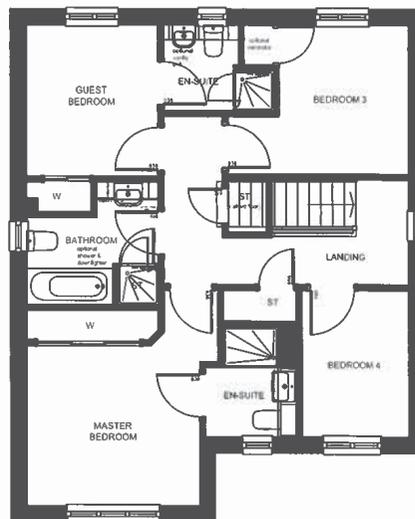
FRONT ELEVATION

SIDE ELEVATION

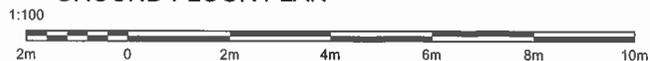
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



10 JUL 2019

Rev. Details		Date	By	CHK
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SCALE	1:100	CHK	CMc	

The Glenmore

Planning Drawings
Style 2

Dwg No	SK296-GLW22-P01	Rev	Ø
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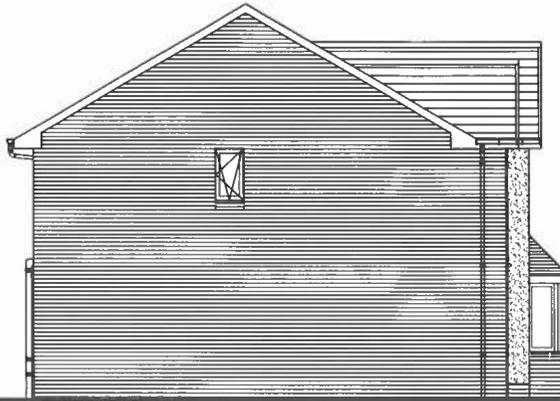
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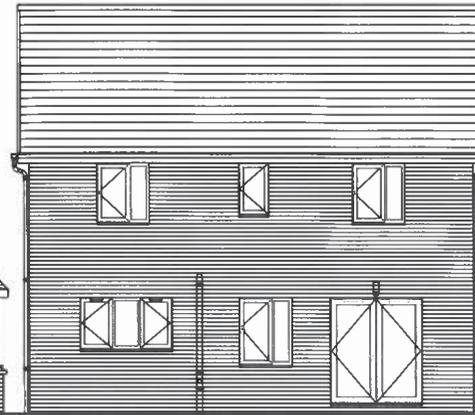
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FRONT ELEVATION



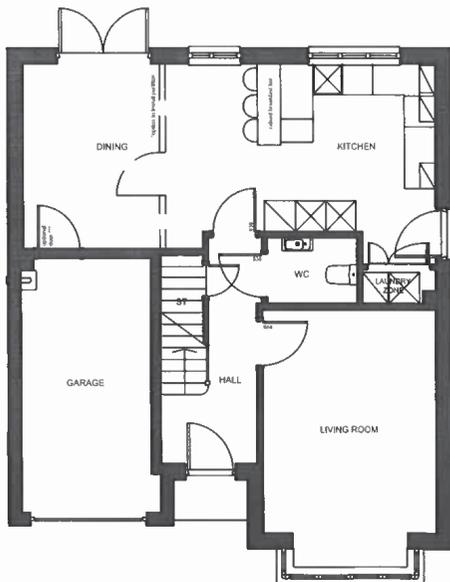
SIDE ELEVATION



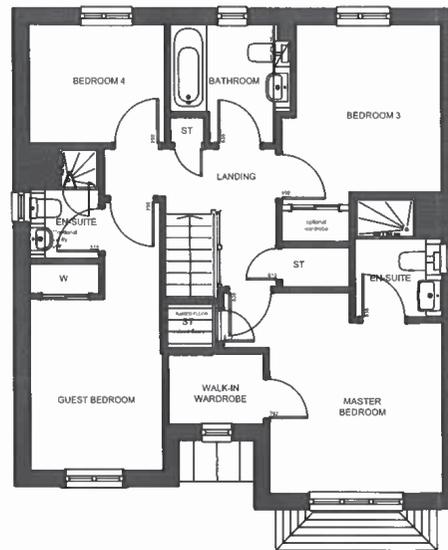
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

10 JUL 2019

Rev	Details	Date	By	CHK
DATE	December 2018	DRAWN	CMc	
SCALE	1:100	CHK	CMc	

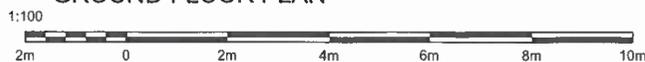
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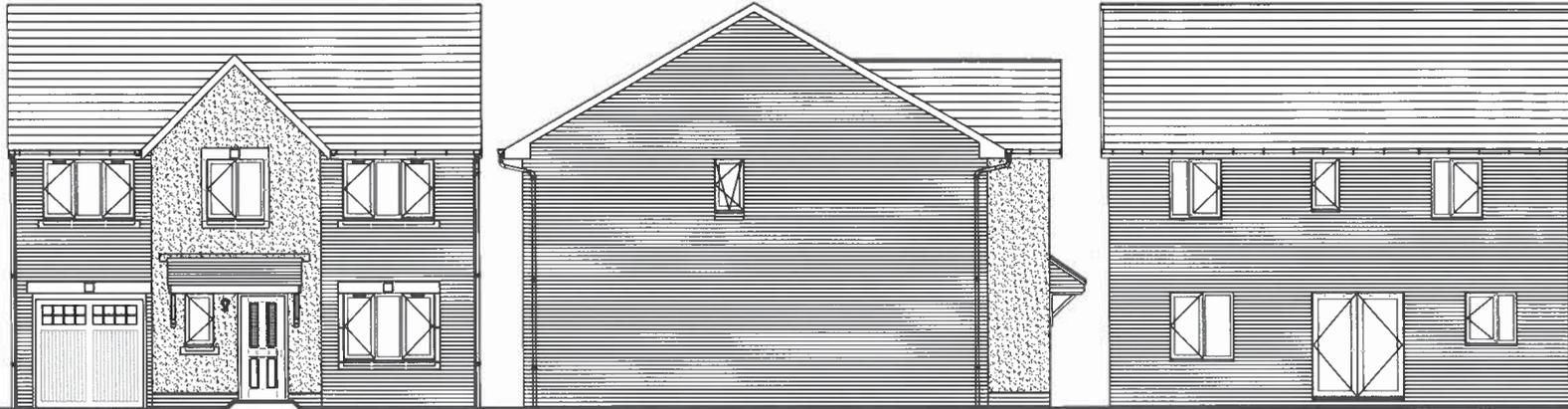
Planning Drawings
Style 2

Dwg No	SK296-HAW22-P01	Rev	Ø
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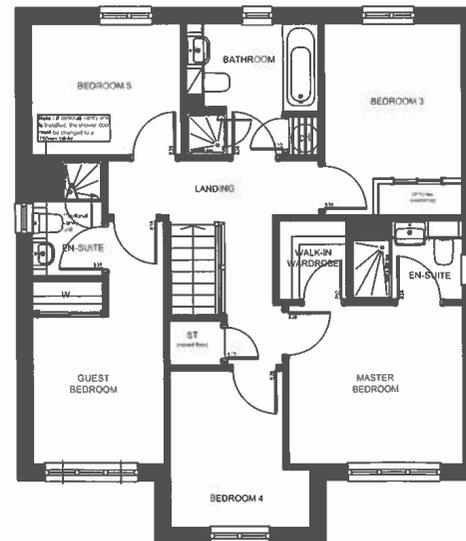
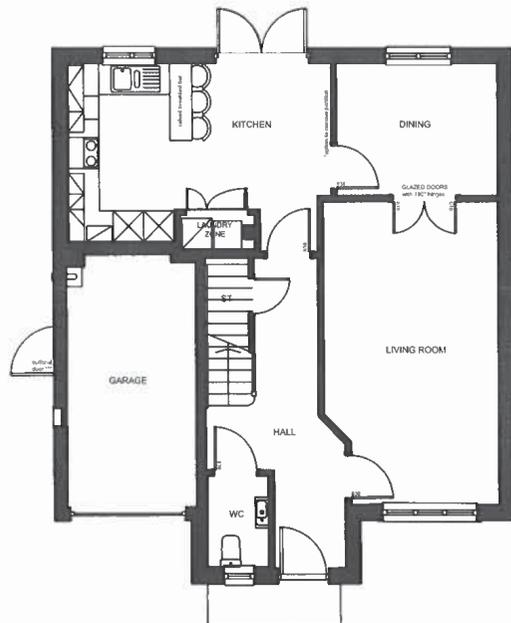




FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



1:100 GROUND FLOOR PLAN

FIRST FLOOR PLAN



10 JUL 2019

Rev	Details	Date	By	CHK
DATE	December 2018	DRAWN	CMc	
SCALE	1:100	CHK	CMc	

The Heddon

Planning Drawings
Style 2

Dwg No	SK296-HEW22-P01	Rev	Ø
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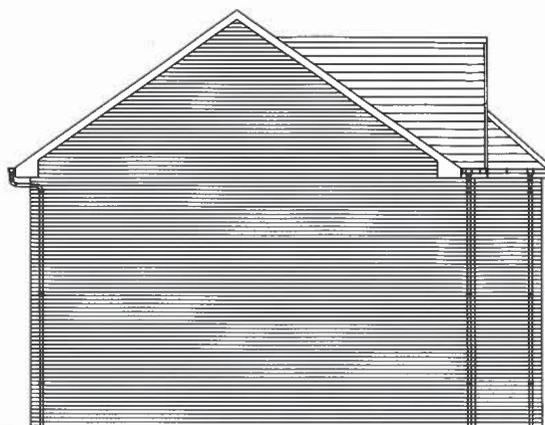
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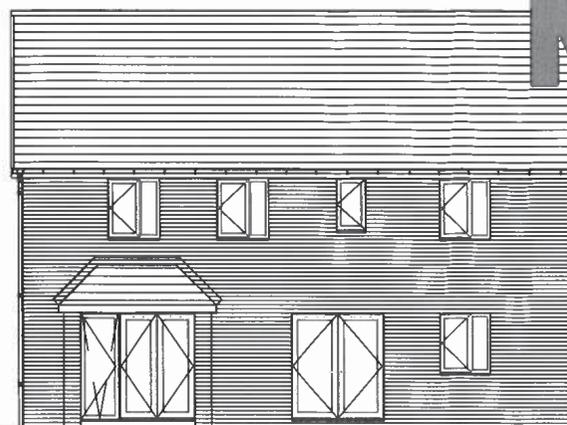
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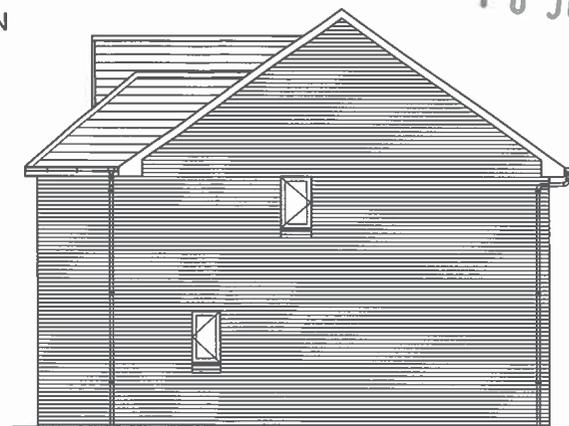
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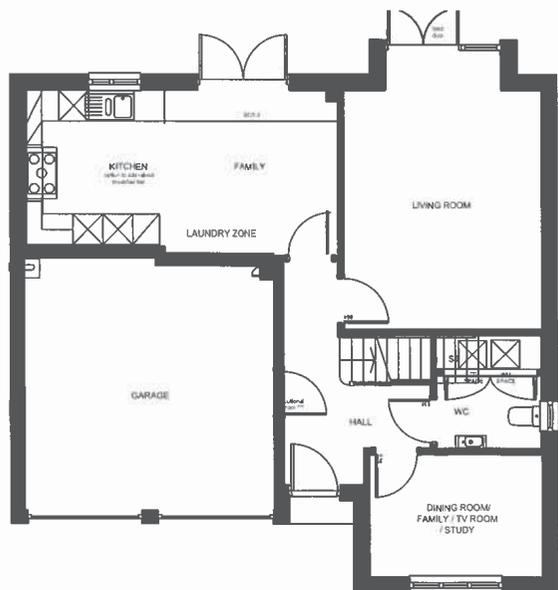
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REAR ELEVATION



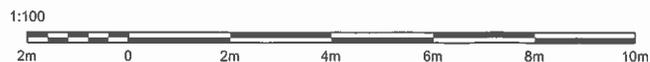
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Rev	Details	Date	By	CHK
DATE	December 2018	DRAWN	CMc	
SCALE	1:100	CHK	CMc	

The Kingsmoor

Planning Drawings
Style 1

Dwg No SK296-KIW22-P01

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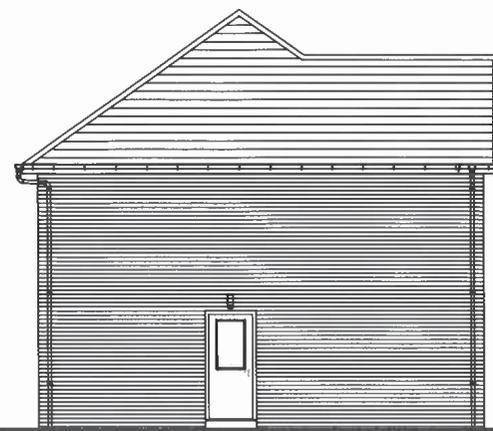
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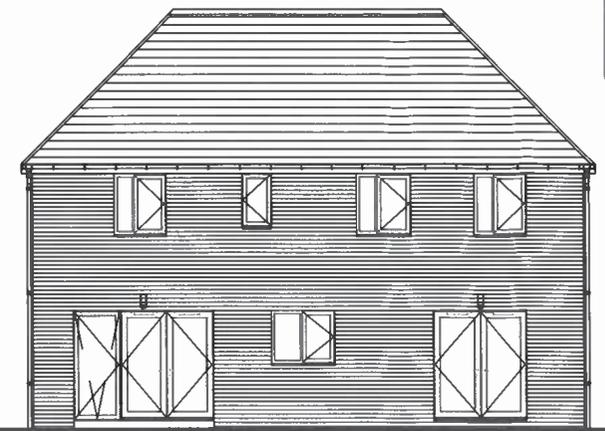
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FRONT ELEVATION

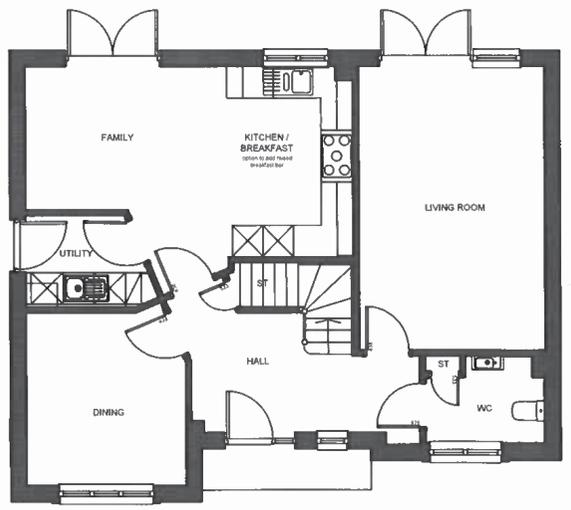


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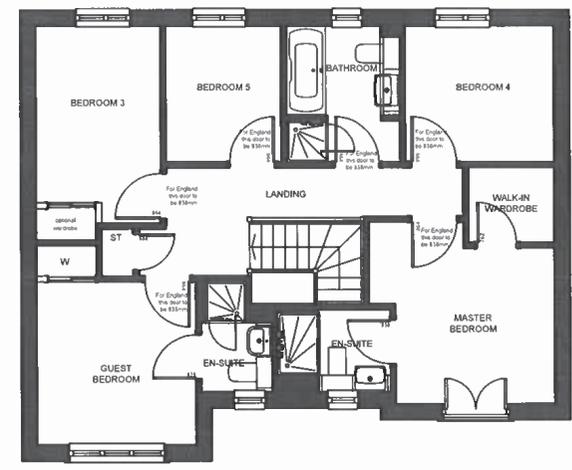


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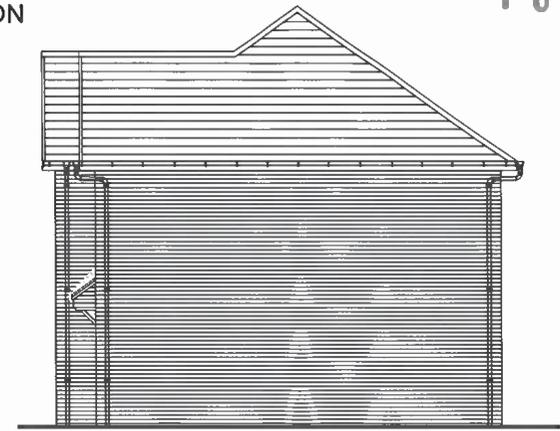
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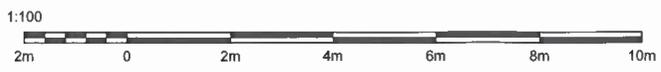
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



Rev	Details	Date	By	Chk
	DATE	December 2018	DRAWN	CMc
	SCALE	1:100	CHK	CMc

The Laurieston

Planning Drawings
Style 1

Dwg No	SK296-LAW22-P01	Rev	Ø
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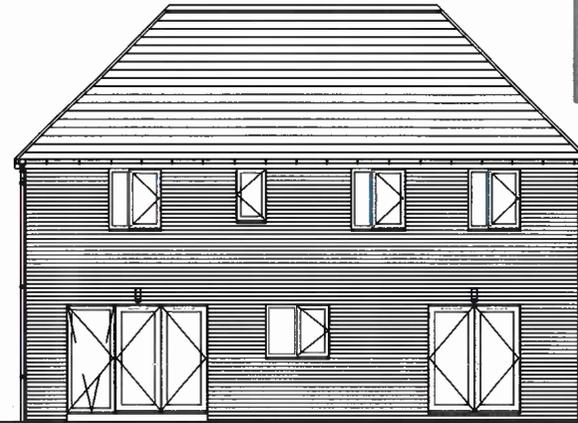
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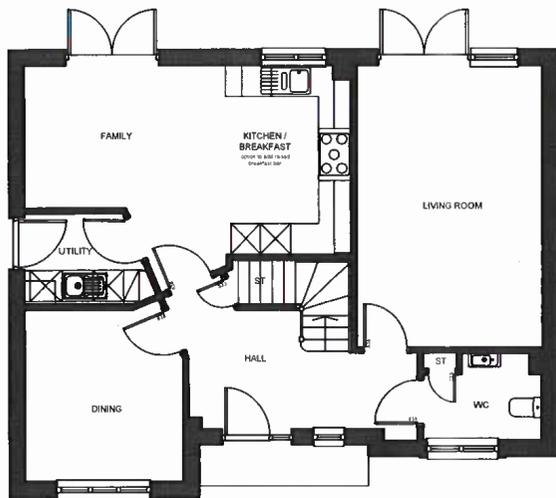
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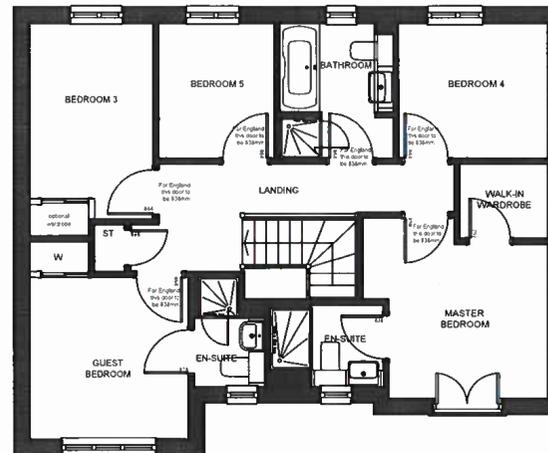
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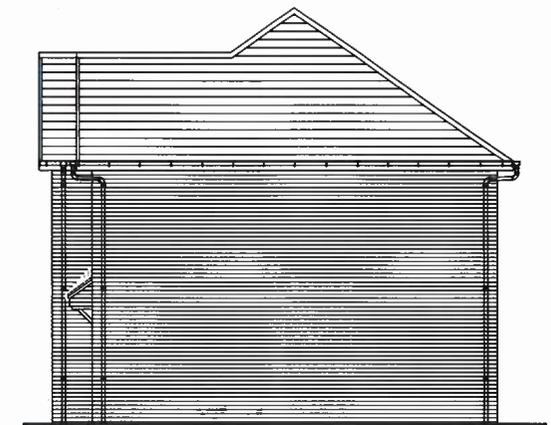
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



Rev	Details	Date	By	CHK
DATE	December 2018	DRAWN	CMc	
SCALE	1:100	CHK	CMc	

The Laurieston

Planning Drawings
Style 2

Dwg No	SK296-LAW22-P02	Rev	Ø
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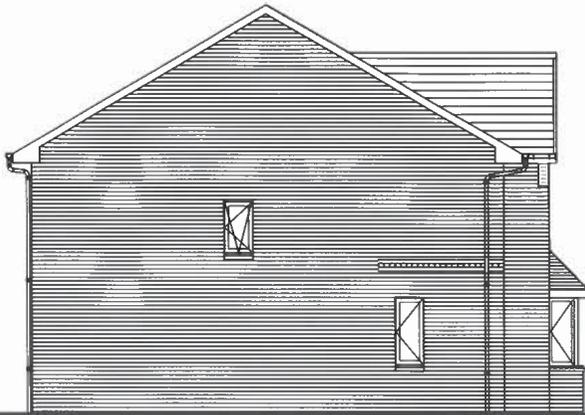
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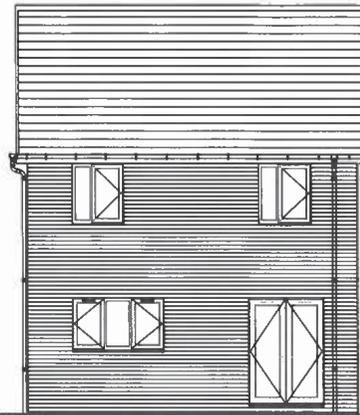
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FRONT ELEVATION



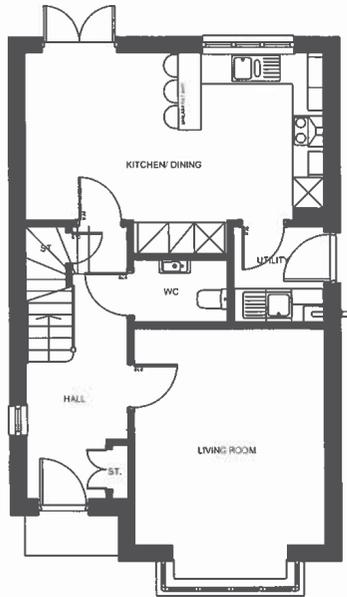
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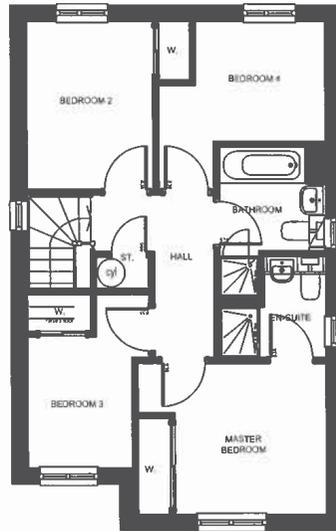
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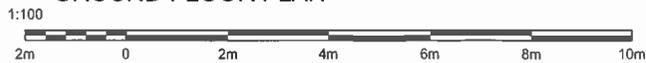
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



10 JUL 2019

Rev Details Date By Ck

DATE	December 2018	DRAWN	CMc
SCALE	1:100	CHK	CMc

The parkwood

Planning Drawings
Style 1

Dwg No	SK296-PWW22-P01	Rev	Ø
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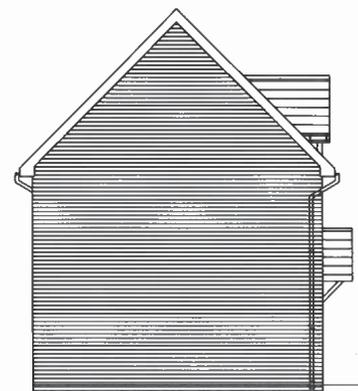
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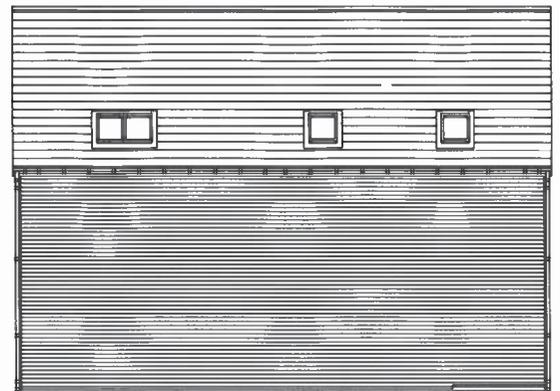
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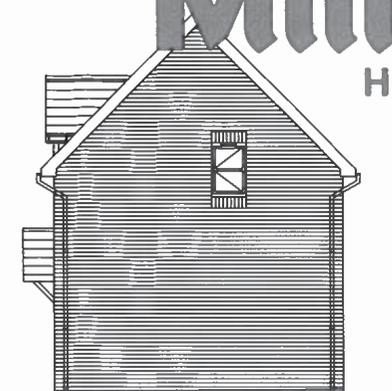
FRONT ELEVATION



SIDE ELEVATION

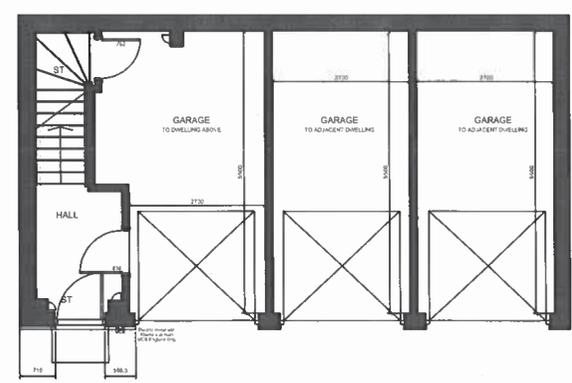


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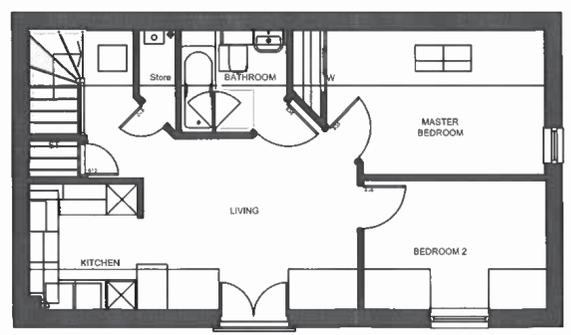


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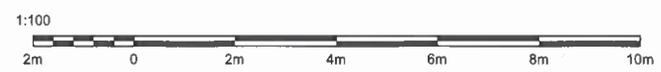
10 JUL 2019



GROUND FLOOR PLAN



FIRST FLOOR PLAN



DATE	December 2018	DRAWN	CMc
SCALE	1:100	CHK	CMc

The Rydal

Planning Drawings
Style 1

Dwg No	SK296-RYDW22-P01	Rev	Ø
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STEWART
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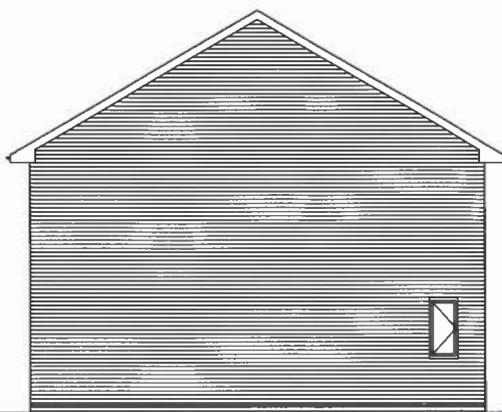
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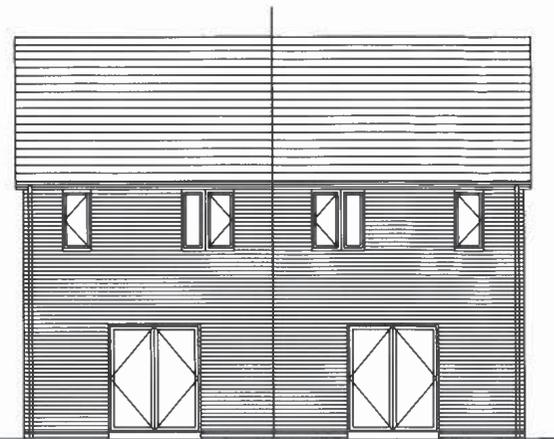
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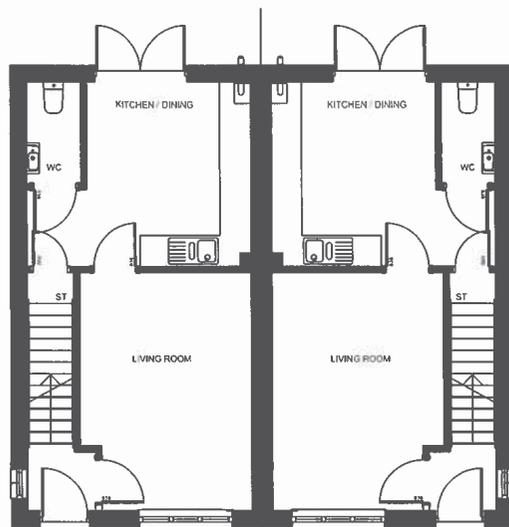
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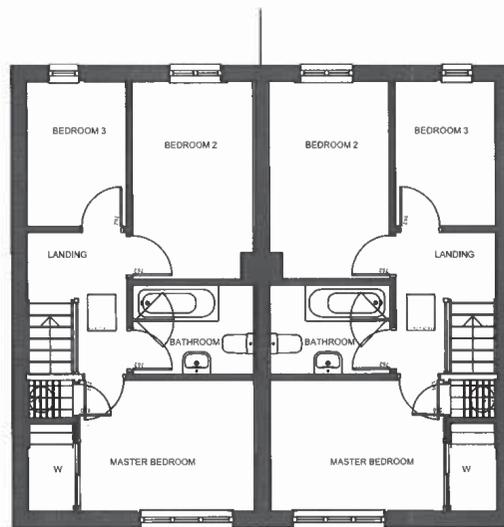
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REAR ELEVATION

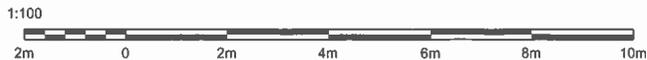


GROUND FLOOR PLAN



FIRST FLOOR PLAN

10 JUL 2019



Rev Details Date Drawn By

DATE	December 2018	DRAWN	CMc
SCALE	1:100	CHK	CMc

The Torver

Planning Drawings
Style 1

Dwg No	SK296-TOW22-P01	Rev	Ø
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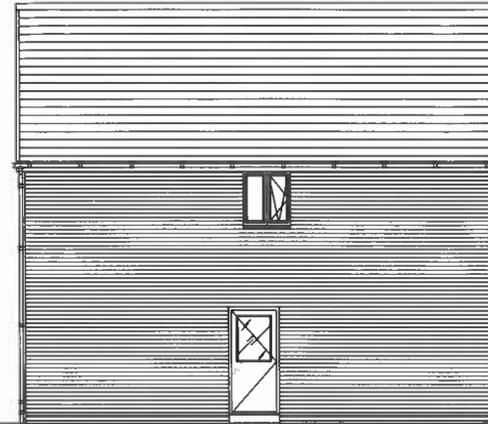
STEWART
Milne
HOMES



FRONT ELEVATION



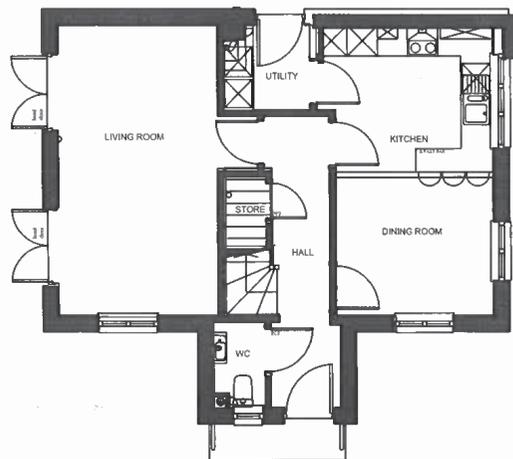
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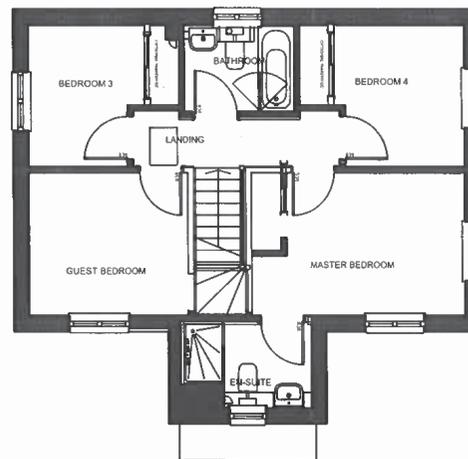
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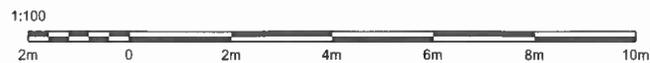
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



10 JUL 2019

Rev	Details	Date	By	CHK
	DATE	December 2018	DRAWN	CMc
	SCALE	1:100	CHK	CMc

The Westwood

Planning Drawings
Style 2

Dwg No	SK296-WESW22-P01	Rev	Ø
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Statement from Local Ward member

There are a number of issues I have in relation to this planning application, some of which are summarised below:

1. Ancient hedgerows abound this site. It is not acceptable for them to be destroyed with a view to being replanted – they cannot be made good and replaced if destroyed and must be protected against development and any works that may be permitted under Part 4 Class A of the Town and Country (General Permitted Development) Order 1995. The Wat's Dyke Heritage Trail also needs to be protected.
2. The proposal provides an inadequate level of onsite play and recreational space, contravening policy SR5 in the FUDP.
3. Utilising the usual methodology, Sychdyn has been identified by Education as being the relevant primary school for contributions. New Brighton Road has been assessed by Highways as being hazardous – it is an unlit lane, with no pavement or walkable verge. It has fast moving traffic, being a 60mph zone. Neither Highways nor the developer has been either willing or able to put forward a scheme of work to facilitate a safe route to school. If granted, the Authority will be liable to fund free transport to Sychdyn Primary School. The proposal fails to comply with GEN1 and AC2 of the FUDP.
4. Concerns continue about the drainage available on this site. Following a hydraulic modelling assessment, Welsh Water have put forward some solutions which must be implemented before the existing drains can accommodate the number of proposed dwellings.
5. This site has previously been before the WG Planning Inspector and was rejected due to concerns about drainage issues.
6. NRW reports state that the proposal has the potential to cause disturbance to Great Crested Newts and/or loss or damage to their resting places. The developer is in breach of GEN1 and WB1 of the FUDP in that it has not demonstrated proper account of the European protected species.

Part of this proposed site is within the green barrier under the FUDP. It is also a candidate site under FLDP. Taking a holistic approach, I voted for the FLDP to proceed to the next stage of consideration by the WG Planning Inspector. Should this committee now accept this application in anticipation of a favourable decision on the FLDP, which is not guaranteed, they would deny residents their right to make representations at an independent inquiry, undermine the statutory process and make me question the integrity of the entire process.

Northop Ward has read and supports this statement.

Statement form the Local Residents Group

Statement

Highway Safety.

FCC have stated New Brighton Road has failed the safe routes to school assessment and cannot be considered as a suitable walking route, yet this proposed development will give 92 families direct access to this dangerous road which has no footpath between Sychdyn and New Brighton, vehicles regularly exceed the 30mph speed limit and is used by vehicles above the 7.5t weight limit.

Ecology

Removal of trees and hedgerows

Disturbance of wild animals/destruction of bat breeding and roost site.

Possible disturbance of Great Crested Newts in close proximity to site

The above are non-compliant with Legislative Acts and Regulations (as detailed in New Brighton Residents Group objections submitted 19/09/2019)

Overdevelopment.

Massive over development on land the majority of which is outside the settlement boundary (UDP).

November 2014 Settlement Audit states New Brighton has 328 dwellings, since this date we have had an 11% increase due to new builds, an extra 92 houses would be in total a 39% increase, in a village that has limited facilities.

Active Travel Wales Act 2013

New Brighton not included in Active Travel Route Maps, no safe way to walk or cycle, 92 households forced to travel by car, contrary to the Councils green credentials and the Active Travel Act

Drainage

No detailed drainage plans for foul or surface water identifying that sufficient capacity exists.

Natural Resource Wales – Application site is high risk for surface water flooding

Site Disruption

Disruption for 3 to 4 years, giving highway safety concerns.