

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 1679

Planning Application **60783**

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**NOTES**

Drawing based on Promap survey information. Any discrepancies to be reported to the architect.

**Site Area**  
0.54 Hectares - 1.34 Acres



<b>0 - JULY 2017</b>	<b>SJ</b>
<b>INITIAL ISSUE</b>	
<b>REVISION - DATE</b>	<b>DRWN CHKD</b>

**FOR APPROVAL**

Ffordd Pandarus  
Mostyn  
Holywell  
CH8  
FOR  
WATES RESIDENTIAL

**SITE LOCATION**

PROMAP  
Scale 1:1250 @ A3

**HALLIDAY CLARK**  
ARCHITECTS

Halliday Clark Limited T 01943 604 123  
21 The Grove E info@hallidayclark.co.uk  
Ilkley LS29 9LW W hallidayclark.co.uk

Dwg. No. 671.34 (-) 021 FP Rev. -



Scale 1:1250



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**Key**

- Existing Trees
- New Fences
- Existing Wiremesh fence
- Site boundary

**Schedule of Accommodation**

8 no. 1 Bed Apartment	48sqm (518sqft)
8 no. 1 Bed Apartment	51sqm (548sqft)
8 no. 2 Bed House (Type 2B)	73 sqm (885.7sqft)
<b>Total</b>	<b>25 units</b>

**SITE AREA**  
 - 1400m<sup>2</sup>  
 - 0.34 Hectares  
 - 1.28 Acres

Q - 19.08.2019	ED	Boundary line of gardens added to be confirmed with Floraire CC.
P - 19.08.2019	ED	Hedging added to proposal boundary.
O - 13.08.2019	ED	Apartment Units revised in order to address aspect distance concerns from Planning Officer.
M - 14.08.2019	KM	Apartment Units revised in order to address aspect distance concerns from Planning Officer.
L - 05.03.2019	JW	10m <sup>2</sup> Parking Spaces added
K - 28.12.2018	SJ	Layout revised. WDGQR units introduced as per Wales instruction
J - 01.11.2017	SJ	Section line thro' apartments introduced.
I - 15.09.2017	SJ	Topic introduced. Drawing revised to approval.
H - 05.09.2017	SJ	Scheme revised in line with Wales and FCC comments. Wales to review with FCC
G - 07.08.2017	SAE / DCH	3 & 4 Bed properties replaced by 2 Bed T1 @ plots 1 & plot 5
F - 13.07.2017	SJ	Section lines indicated. Section 1 issued.
E - 03.07.2017	SJ	Turning head added to the entrance of the site.
D - 08.06.2017	SJ	Left hand entrance road enlarged as discussed to 4.1m. T3 internal layout tweaked (pedestrian enlarged). Emergency vehicle distances added for clarity. Former entrance road reduced to footpath with soft landscaping. Revised road layout, extra plot added as per D3 instruction. Extra car space added at entrance to site. Bin Store omitted.
C - 07.06.2017	SJ	Enlarged left hand entrance road. Land grab to be confirmed with FCC and Wales. Bin store moved. Former entrance road reduced to footpath.
B - 17.05.2017	SAE	revised following meeting with planners.
A - 14.05.2017	SAE	Revised inline with FCC comments
- 21.02.2017	MJS	INITIAL ISSUE
REVISION - DATE	DRWN / CHKD	

**FOR APPROVAL**

Flord Pandarus  
 Mostyn  
 Holywell  
 CH8

FOR  
 Wales Residential

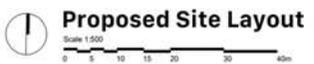
Proposed Site Layout

Scale As indicated @ A1

**HALLIDAY CLARK**  
 ARCHITECTS

Halliday Clark Limited T 01943 604 123  
 1 Lower Railway Road E info@hallidayclark.co.uk  
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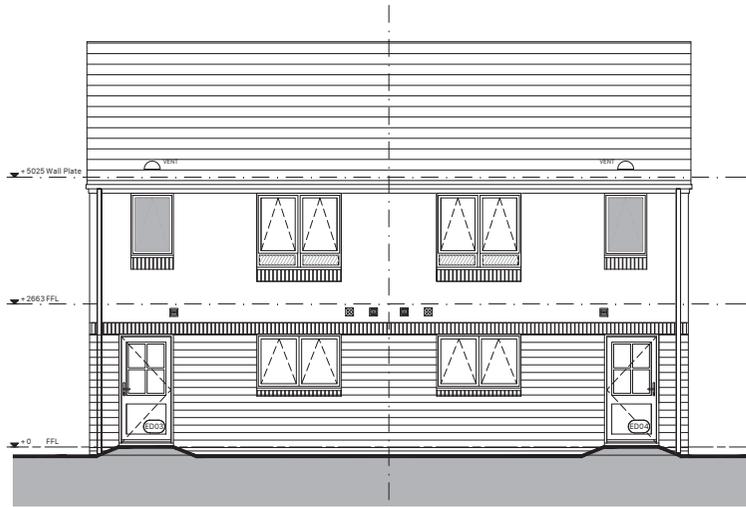


**Proposed Site Layout**

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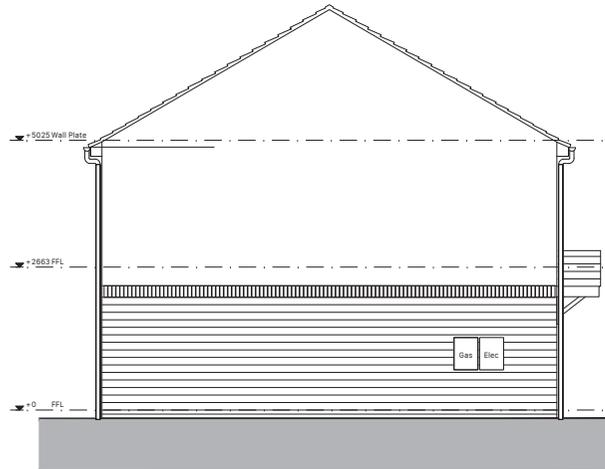
**NOTES**

**NOTES:**  
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 ALL STRUCTURAL DETAILS NEED TO BE CONFIRMED WITH STRUCTURAL ENGINEERS.  
 ANY MOVEMENT JOINTS AND/OR BED JOINT REINFORCEMENT SHOWN ARE INDICATIVE ONLY AND TO BE ACCORDING TO STRUCTURAL ENGINEERS DETAIL AND DESIGN.  
 KITCHEN LAYOUTS INDICATIVE ONLY. SUBJECT TO FINAL DESIGN & APPROVAL. TO BE READ IN CONJUNCTION WITH LATEST KITCHEN MANUFACTURER LAYOUTS.  
 SWITCHES, SOCKETS, VENTILATION & SERVICE CONTROLS TO BE AT HEIGHT USABLE BY ALL (BETWEEN 450mm & 1200mm FROM FFL)  
 ALL ENTRANCES TO BE WELL ILLUMINATED & HAVE LEVEL ACCESS THRESHOLD.  
 ALL BOILER FLUES TO BE MINIMUM 150mm FROM RWPS AND A MINIMUM 300mm FROM A OPENING LIGHT OF ANY WINDOW.

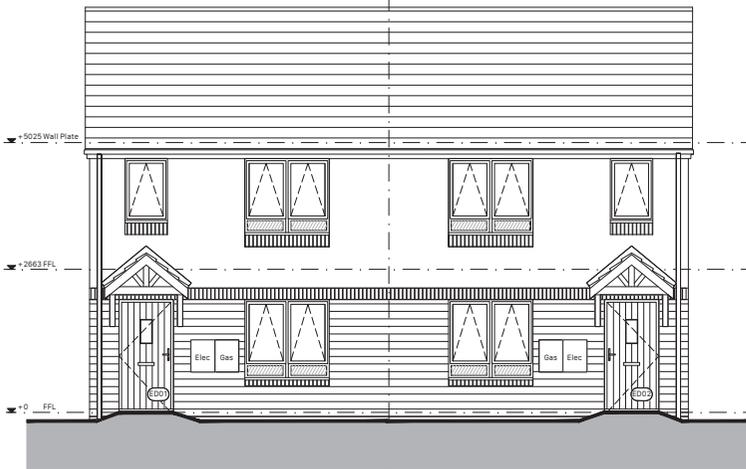


HOUSE TYPE 29

HOUSE TYPE 29

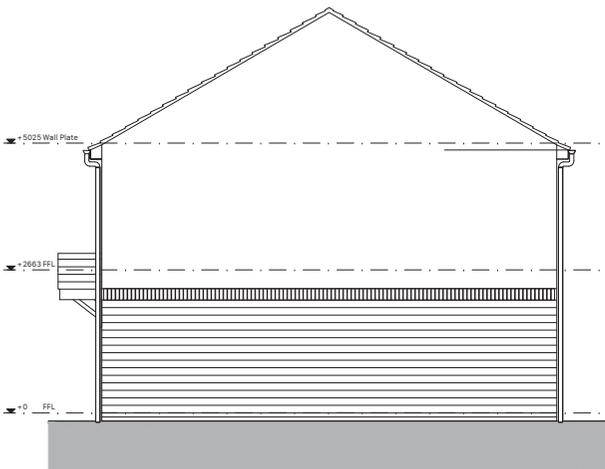


HOUSE TYPE 29

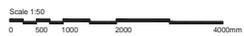


HOUSE TYPE 29

HOUSE TYPE 29



HOUSE TYPE 29



**Proposed Block A Elevations**

1:50

02.12.2019	JW	ED
INITIAL ISSUE		
REVISION - DATE	DRWN	CHKD

**FOR APPROVAL**

**Ffordd Pandarus  
 Mostyn  
 Holywell  
 CH8**

**FOR  
 Wates Construction Ltd**

**Block A Elevations**

Scale **1:50 @ A1**



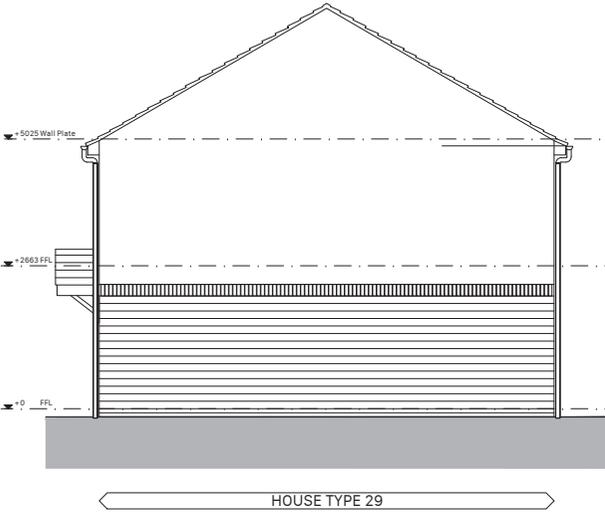
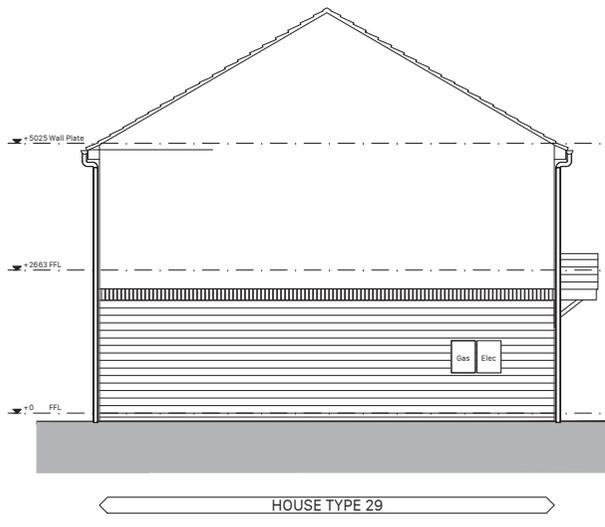
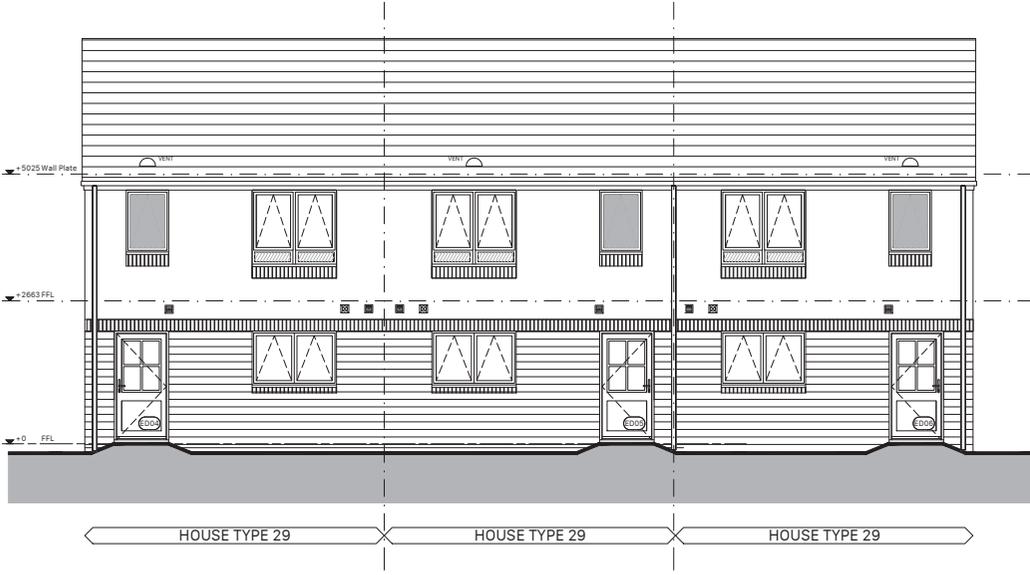
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 ALL ENTRANCES TO BE WELL ILLUMINATED & HAVE LEVEL ACCESS THRESHOLD.  
 ALL BOILER FLUES TO BE MINIMUM 150mm FROM RWPS AND A MINIMUM 300mm FROM A OPENING LIGHT OF ANY WINDOW.



**Proposed Block B Elevations**  
 1:50

02.12.2019	JW	ED
INITIAL ISSUE		
REVISION - DATE	DRWN	CHKD

**FOR CONSTRUCTION**

**Ffordd Pandarus  
 Mostyn  
 Holywell  
 CH8**

**FOR  
 Wates Residential**

**Block B Elevations**

Scale **1:50 @ A1**



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**NOTES**

**EXTERNAL WINDOW NOTES**

**Frame**  
Material: UPVC  
Lintel to a 4 design

Hinges to have built in restrictors, except for escape windows (where indicated on drawings).

Ground floor windows to be fitted with 2 no. separate security locking devices Chubb CH BK 101 with 1 no. key per window or alternatively a three point locking system.

Refer to Architectural Elevations for all window handling.

Trickle ventilators to be fitted to all window heads to comply with building regulations.

Max U-value 1.40W/m<sup>2</sup>K.

**Glass**  
All Windows to be double glazed  
For all obscured glazing please refer to elevations

All glazing to be toughened and laminated if...

1. Below 900mm airt
2. within 300mm horizontally of a door to.

All toughened glass to be heat soak tested



**EXTERNAL DOOR NOTES**

**Front and Rear Doors**  
Material: UPVC  
Lintel to a 4 design  
Door Style: TBC by Wates

**SCHEDULE OF FACING MATERIALS**

1. Silicons/hand cement render (to First Floor) Colour: TBC
2. Western Multi Red facing brick with natural mortar with a red brick soldier course above. (to Ground Floor)
3. Cottage style stone (apartments only)

**Rainwater Goods:**

Black UPVC

**Roof**

Marley Modern roof Tiles

**Window Cills**

Red brick snap header to ground & first floor windows

Red brick soldier course

D - 05.02.2020	Block D Side elevation windows removed.	SMH
C - 12.12.2019	Block C added to drawing.	JW
B - 27.09.2019	Block updated following planning comments.	JW
A - 05.03.2019	Block updated following planning comments.	JW
	Revised for PLANNING ISSUE	
	02.01.2019	SJ
	INITIAL ISSUE	
	REVISION - GATE	DRWN: CHAD

**FOR APPROVAL**

**Fferdd Pandarus  
Mostyn  
CH8**

**FOR  
WATES RESIDENTIAL**

**Block C & D GA Elevations**

Scale **1:100 @ A1**

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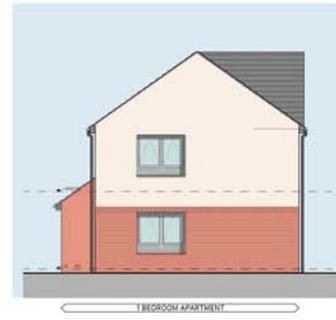
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Walsley LS29 8FL  
T 01943 604123  
E info@hallidayclark.co.uk  
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BLOCK C

TYPICAL FRONT ELEVATION  
1:100 @ A1

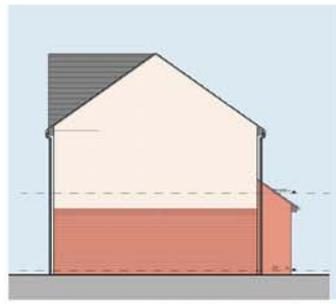


1 BEDROOM APARTMENT



Rear windows to be obscured up to 1.7m to prevent overlooking to existing gardens

1 BEDROOM APARTMENT 1 BEDROOM APARTMENT 1 BEDROOM APARTMENT



BLOCK D

1 BEDROOM APARTMENT



Roof- Marley Modern roof tiles  
Gutters- 100/16 & gutters to be black UPVC  
Windows- White Uppers  
Walls- Cement / cement render  
Brick- Western Multi Red facing brickwork soldier courses and cills  
Walls- Brick Western Multi Red facing brickwork

TYPICAL FRONT ELEVATION  
1:100 @ A1

1 BEDROOM APARTMENT 1 BEDROOM APARTMENT 1 BEDROOM APARTMENT



Rear windows to be obscured up to 1.7m to prevent overlooking to existing gardens

1 BEDROOM APARTMENT 1 BEDROOM APARTMENT 1 BEDROOM APARTMENT

# Statement from Community Council

## FOR THE ATTENTION OF THE PLANNING COMMITTEE

Mostyn Community Council has received notification of Planning Application 060783 by Messrs Wates Ltd for the provision of 20 units of housing on land by Ffordd Pandarus, Maes Pennant, Mostyn.

Council has consulted local residents and the community and has asked that its considerations are put to the planning committee.

Members have received strong representations to oppose the application as it stands, and wishes that the committee is advised of its views about the proposals.

Members have resolved that the site area cannot support the number of units suggested and it does not consider that as it stands the proposals constitute sustainable development.

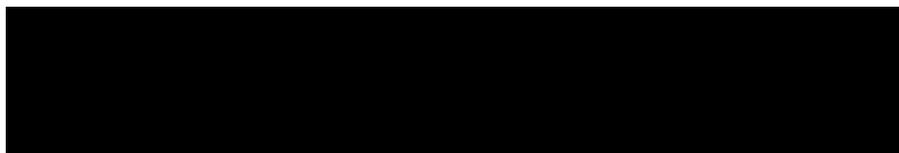
Members consider that the units suggested for the section of the land by Y Gerddi are too many for that part of the site. Their view is that the units suggested for this part of the site cannot in terms of the quality of life and general well-being required be achieved. The proposed units are at odds with the planning guidance for such a form of safeguarded living intended, and in order to try to squeeze in the number of units proposed they do not have adequate windows lighting and a sufficient and acceptable degree of space around buildings as is required by policy.

Members consider that this area of the site should provide amenity use and the provision of safe parking for the development as a whole.

Members wish the proposals to be amended to remove these units in this area from the proposals.

Members also have received representations of concern about the provision of the access and egress for the proposals and of deep concern is the proposed use of what is a pedestrian pathway as the highway access and egress for the development. This wholly inadequate bearing in mind that the proposals are under consideration for senior citizens and people in need of supported living.

Members also raised concerns about the access to the site from what is a heavily used internal village road where there are along the entire length pensioners bungalows with warden style maintenance.

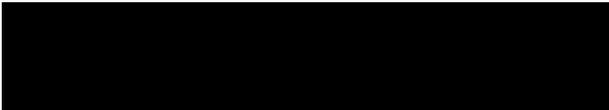


Members view is that the character and appearance of the village street context in this area is only suitable for the inclusion of a limited number of such assisted and supported senior citizens accommodation, and that if the numbers of units are in accordance with the required safety and the established community character and appearance.

Further concern is that the consideration of this site is in the context of an established village layout and committed to ensuring that any decision has the benefit of an appropriate site meeting.

Please confirm your receipt of this notice and provide assurance that if the committee considers this matter they will take on board the residents and local councils views.

Yours sincerely



## Statement from local resident

Cyfeiriaf eich sylw at y sylwadau sydd eisoes wedi'i danfon mewn gwrthwynebiad i'r cynllun yma gan y gymuned hon. Rydym dal i ddisgwyl am ymateb i bwyntiau fel;

Beth oedd canlyniad i'r ymholiad plwm yn y ddaear a'r adroddiad natur yn sôn am y gytref ddichonol draenogod? Beth am golled tir gwyrdd o fewn cyrraedd llais nifer o deuluoedd a phreifatrwydd y rhai fydd yn cael eu goruchwyllo gan y fflatiau yma? Beth am y tir sydd eisoes wedi cael hawl adeiladu ar ffiniau'r pentref, a diffyg trafnidiaeth gyhoeddus, parcio, ac isadeiledd tebyg? Beth am y coed ar y safle, enwedig yr onnen? Sut feder yr adran argymhella ystyried cynllun sy'n methu dilyn cymaint o'r amcanion dylunio da gan ddogfen Polisi Cynllunio Cymru gan Lywodraeth Cymru? Beth am effaith ar iechyd meddwl y preswylwyr, a sut mae'r datblygwyr wedi archwilio'r nifer fawr o'r gymuned hon sydd mewn oed a dim ar y we? A llawer mwy.

Yn y gymuned hon nid ydym yn gweld sut mae'r adran a Wates yn gallu bwrw 'mlaen heb hyd yn oed ymateb i'n pryderon. Falle bod ganddynt ateb i bob un o'r cwynion uchod ond nid ydym wedi clywed gair, felly ni fedrwn farnu. Yr unig beth yr ydym wedi derbyn yma yw wal dawelwch. Mae gennym hawl i dryloywder fel preswylwyr ac nid ydym yn ei dderbyn o gwbl gyda'r prosiect yma. Nid yw ein lleisiau, safbwynt a lles yn cael eu hystyried. Rydym yn disgwyl gwell.

I refer your attention to the comments that have already been sent in opposition to this scheme by this community. We are still waiting for a response to points such as;

What was the result of the lead in the ground enquiry and the nature report mentioning the viable bass colony? What about the loss of green land within reach of the voice of many families and the privacy of those who will be supervised by these apartments? What about the land that has already been allowed to build on the village boundaries, and the lack of public transport, parking, and similar infrastructure? What about the trees on the site, particularly the ash? How can the department recommend considering a scheme that fails to follow so many of the good design objectives from the Welsh Government's Planning Policy Wales document? What about the impact on the mental health of residents, and how have the developers examined the large number of this community that is aged and not on the web? And much more.

In this community we do not see how the department and Wates can proceed without even responding to our concerns. Perhaps that they have an answer to each of the above complaints but we have not heard a word, so we cannot judge. The only thing we have accepted here is a wall of silence. We have a right to transparency as residents and we do not accept it at all with this project. Our voices, perspective and wellbeing are not taken into account. We expect better.

## Statement from Local Resident

Ref: 060783

Land of Ffordd Pandarus, Maes Pennant, Mostyn, CH89PT.

My name is [REDACTED] and I am writing to support this application as I have been living with my mother now for over a year waiting to be housed in Mostyn, I have a 4 year old son who is in Ysgol Bryn Pennant in Mostyn and we have been sleeping in the floor of my mums spare bedroom as she lives in a bungalow, I would like to see these houses being built as it would hugely help out the community and people like myself who are desperate to be housed.

Thank you

