

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 2663

Planning Application **61572**

**Notes**  
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**Boundary Treatment Legend**

-  Existing hedgerow
-  New hedgerow planting

**Bat Roost**



**Specification:**  
 The following information is guideline only.  
 All materials used within the roost are critical. Non-woven underlay or breathable membranes must be avoided.  
 IF traditional hessian backed blumen felt is currently the only roof lining considered to be safe for use with bats.  
 Roost access points must be linked to vegetation and commuting routes/points. Access points required to be letter box or dormer access.  
 For more information refer to www.acorecology.co.uk

**Acoustic fencing**



**Specification:**  
 Manufacturer: Jackson Fencing  
 Product: Jakoustic reflective barrier  
 • To provide up to 28 dB in noise reduction  
 • Category B91 rating  
 • 34mm thick 'V' boards  
 • 2m high (1m high to front of property) as indicated on boundary treatment plan

Rev	Revision description	Drawn	Checked	Date
P06	Increase number of parking spaces to side and front of walk up apartments 500mm wide service ramp added to plots 29, 30 and 31. Plots amended to suit.	AB		17.07.20
P05	Retaining wall to rear of substation amended and gates added at junction of new road and right of way strip to rear of existing houses.	n/m		04.06.20
P04	Drawing issued for pre-app consultation.	AB	NM	13.02.20
P03	Drawing updated following comments from Arup.	AB	NM	07.02.20
P02	Drawing revised following meeting with Client.	AB	NM	04.02.20
P01	Finalisation of drawing.	AB	NM	23.12.19

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Project  
**Clwyd Alyn Housing**  
 Mold Road, Mynydd Isa

Title  
 Site Boundary treatment as proposed





**1 Site Section\_01**  
Scale: 1 : 200



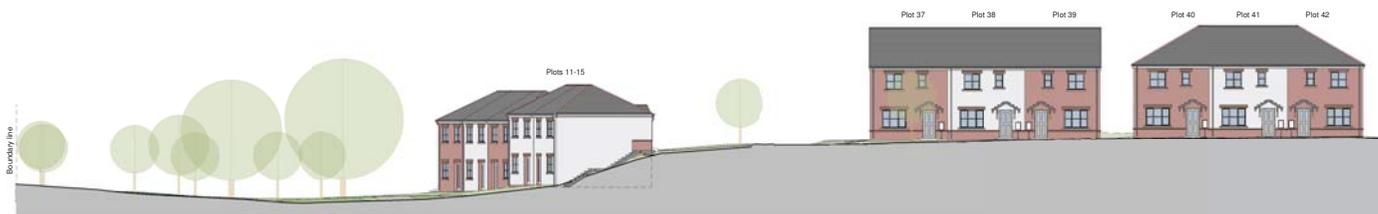
**5 Site Plan as Proposed**  
Scale: 1 : 2000



**2 Site Section\_02**  
Scale: 1 : 200



**3 Site Section\_03**  
Scale: 1 : 200



**4 Site Section\_04**  
Scale: 1 : 200

0m 2m 4m 6m 8m A1  
VISUAL SCALE 1:100 @ A1

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Rev.	Description	Drawn	Checked	Date
P01	Drawing issued for Pre-app consultation	AB	NM	13.02.20



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Project  
Clwyd Alyn Housing  
Mold Road, Mynydd Isa

Title  
Site Sections as Proposed 01

LMA Project	Drawing number	Rev.
1567	PMI-LMA-XX-XX-DR-A-1004	P01



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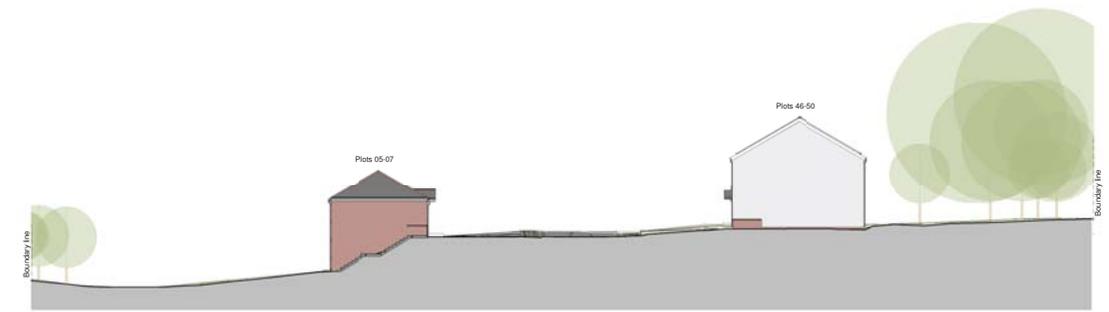


**1 Site Section\_05**  
 Scale: 1 : 200

**5 Site Plan as Proposed**  
 Scale: 1 : 2000



**2 Site Section\_06**  
 Scale: 1 : 200



**3 Site Section\_07**  
 Scale: 1 : 200



**4 Site Section\_08**  
 Scale: 1 : 200

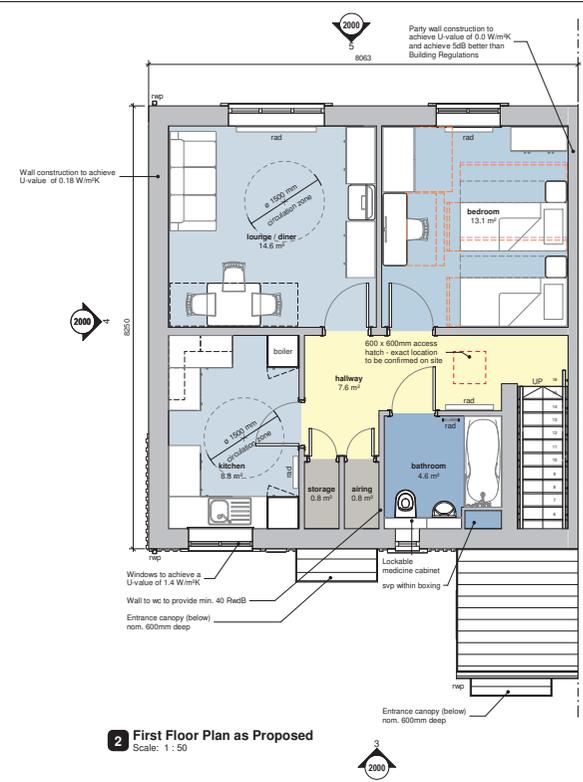
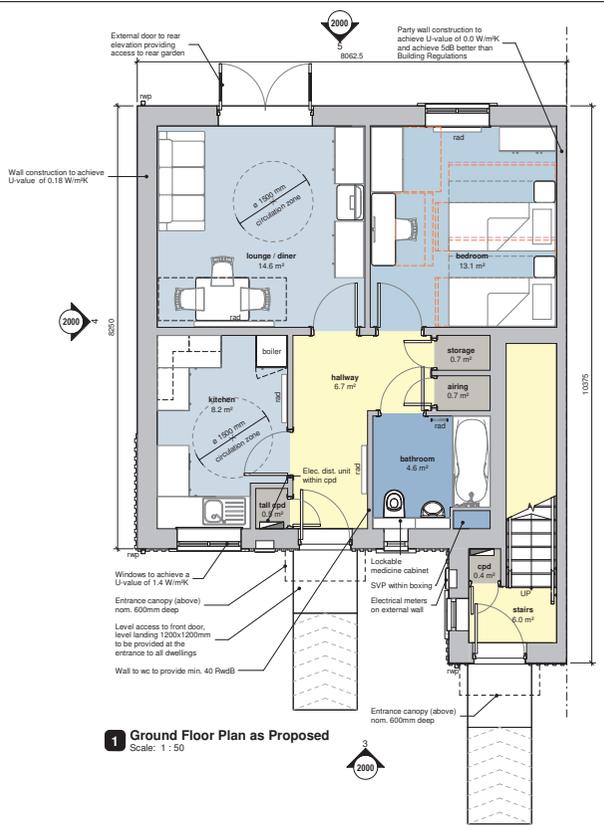
Rev.	Revision description	AB	NM	Date
P01	Drawing issued for Pre-app consultation			13.02.20
		Drawn	Checked	

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Project  
 Clwyd Alyn Housing  
 Mold Road, Mynydd Isa

Title  
 Site Sections as Proposed\_02

LMA Project	Drawing number	Rev.
1567	PMI-LMA-XX-XX-DR-A-1005	P01



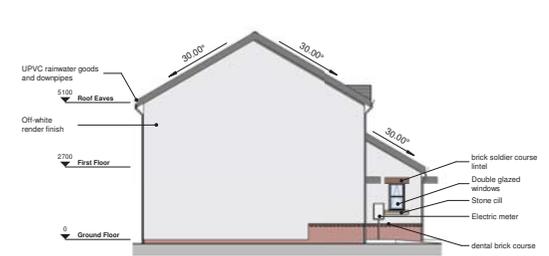
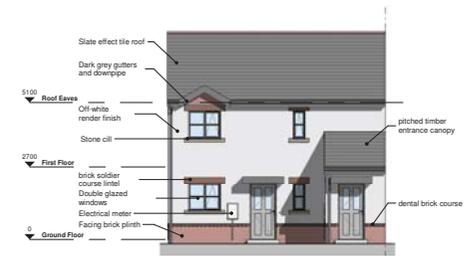
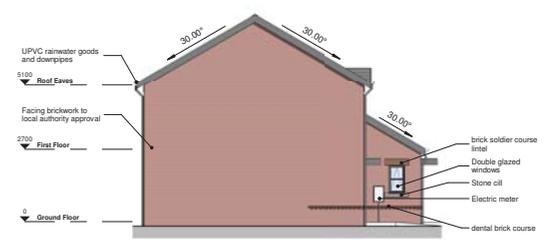
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**1B2P - Gross Internal Area**

Name	Area
1B2P Walk-Up flat 01	51.56 m <sup>2</sup>
1B2P Walk-Up flat 02	59.76 m <sup>2</sup>
Grand total	111.32 m <sup>2</sup>

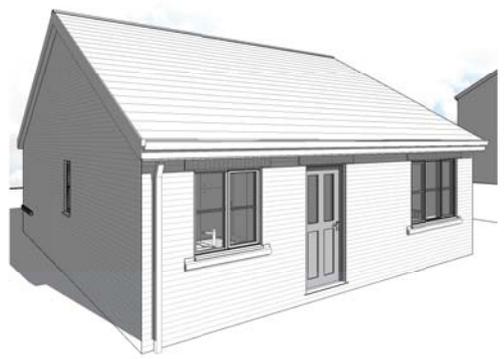
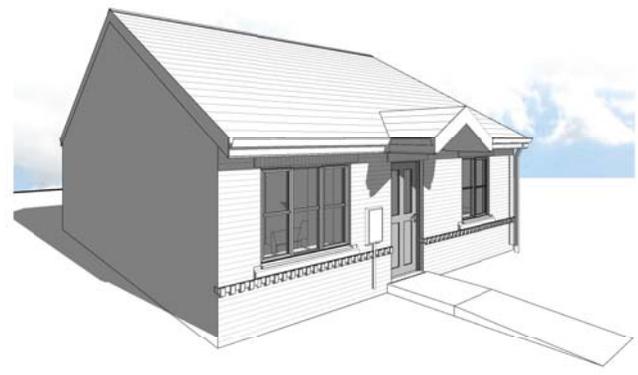
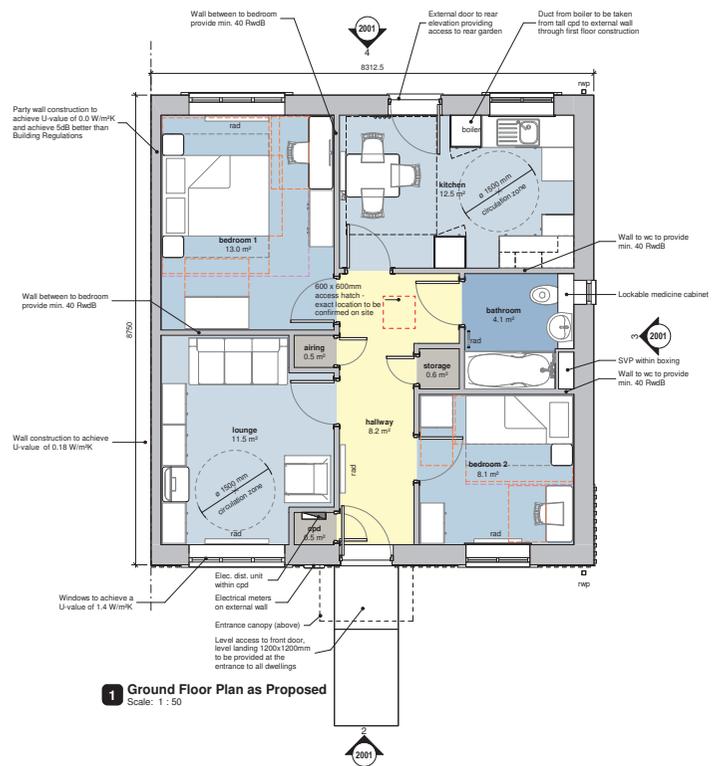
**1B2P Walk-up flat Room Schedule**

Name	Area
<b>First Floor</b>	
living	0.81 m <sup>2</sup>
bathroom	4.62 m <sup>2</sup>
bedroom	13.13 m <sup>2</sup>
hallway	7.56 m <sup>2</sup>
kitchen	8.82 m <sup>2</sup>
lounge / diner	14.63 m <sup>2</sup>
storage	0.81 m <sup>2</sup>
<b>Ground Floor</b>	
living	0.65 m <sup>2</sup>
bathroom	4.62 m <sup>2</sup>
bedroom	13.13 m <sup>2</sup>
pod	0.36 m <sup>2</sup>
hallway	6.72 m <sup>2</sup>
kitchen	8.82 m <sup>2</sup>
lounge / diner	14.63 m <sup>2</sup>
stairs	6.03 m <sup>2</sup>
storage	0.65 m <sup>2</sup>
hall pod	0.45 m <sup>2</sup>
Grand total	55.44 m <sup>2</sup>
Grand total	105.83 m <sup>2</sup>



Rev.	Revision description	Drawn	Checked	Date
P1	Drawing issued for planning	AB	NM	20.11.19

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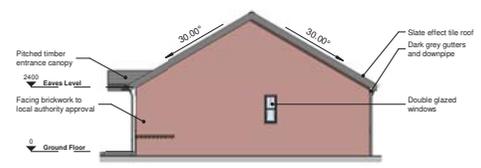
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**3B3P Bungalow - Gross Internal Area**

Name	Area
Gross internal area	113.31 m <sup>2</sup>
Grand total	113.31 m <sup>2</sup>

**3B3P Bungalow Room Schedule**

Name	Area
00 ground floor	
airing	0.45 m <sup>2</sup>
bathroom	4.15 m <sup>2</sup>
bedroom 1	13.00 m <sup>2</sup>
bedroom 2	8.12 m <sup>2</sup>
cpd	0.45 m <sup>2</sup>
hallway	8.18 m <sup>2</sup>
kitchen	12.54 m <sup>2</sup>
lounge	11.49 m <sup>2</sup>
storage	0.56 m <sup>2</sup>
Grand total	58.93 m <sup>2</sup>



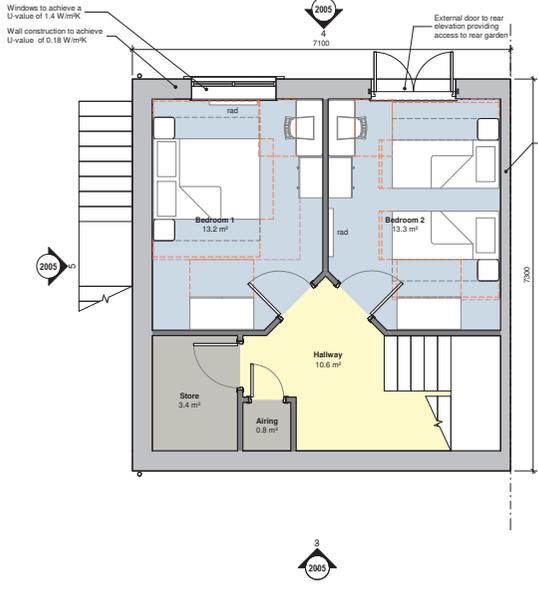
Rev.	Revision description	AB	NM	20/11/19
P1	Drawing issued for planning			
Rev.	Revision description	Drawn	Checked	Date

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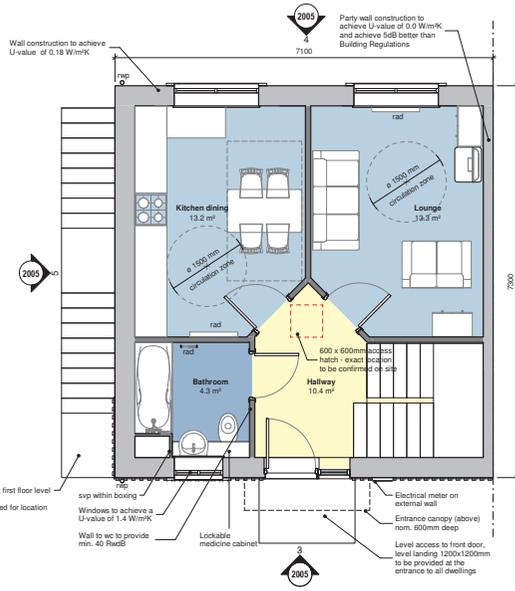
Project:  
**Pennaf Housing**  
 Mold Road, Mynydd Isa

Title:  
**2B3P Bungalow - Floor Plans, Elevations and 3D Views as Proposed**

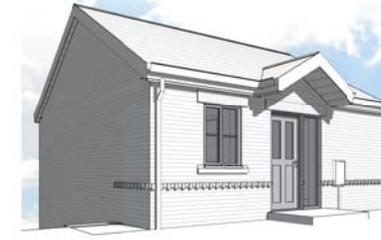
LMA Project	Drawing number	Rev.
1567	PMI-LMA-XX-XX-DR-A-2001	P1



**1 Ground Floor Plan as Proposed**  
 Scale: 1:50



**2 First Floor Plan as Proposed**  
 Scale: 1:50



**9 3D View Front Elevation**  
 Scale:



**10 3D View Rear Elevation**  
 Scale:

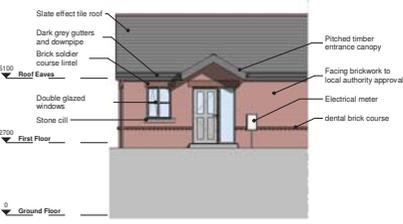
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**2B4P - Gross Internal Area**

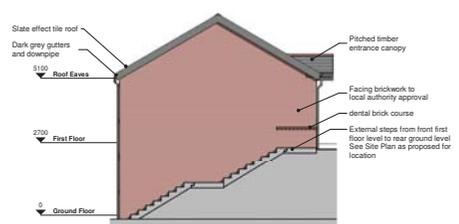
Level	Area
level 01	42.82 m <sup>2</sup>
level 00	42.82 m <sup>2</sup>
Grand total	85.64 m <sup>2</sup>

**2B4P House (Inverted) Room Schedule**

Name	Area
level 01	
Bathroom	4.30 m <sup>2</sup>
Hallway	10.42 m <sup>2</sup>
Kitchen dining	13.17 m <sup>2</sup>
Lounge	13.33 m <sup>2</sup>
level 00	41.22 m <sup>2</sup>
Airing	0.81 m <sup>2</sup>
Bedroom 1	13.17 m <sup>2</sup>
Bedroom 2	13.33 m <sup>2</sup>
Hallway	10.61 m <sup>2</sup>
Store	3.43 m <sup>2</sup>
Grand total	82.57 m <sup>2</sup>



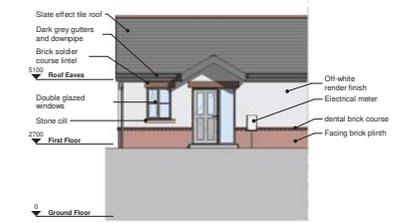
**3 Front Elevation\_Brick**  
 Scale: 1:100



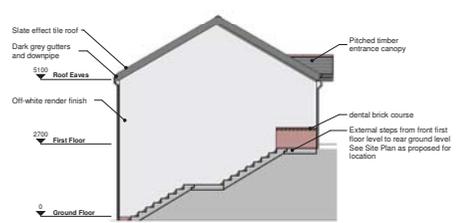
**5 Side Elevation\_Brick**  
 Scale: 1:100



**4 Rear Elevation\_Brick**  
 Scale: 1:100



**6 Front Elevation\_Render**  
 Scale: 1:100



**8 Side Elevation\_Render**  
 Scale: 1:100



**7 Rear Elevation\_Render**  
 Scale: 1:100

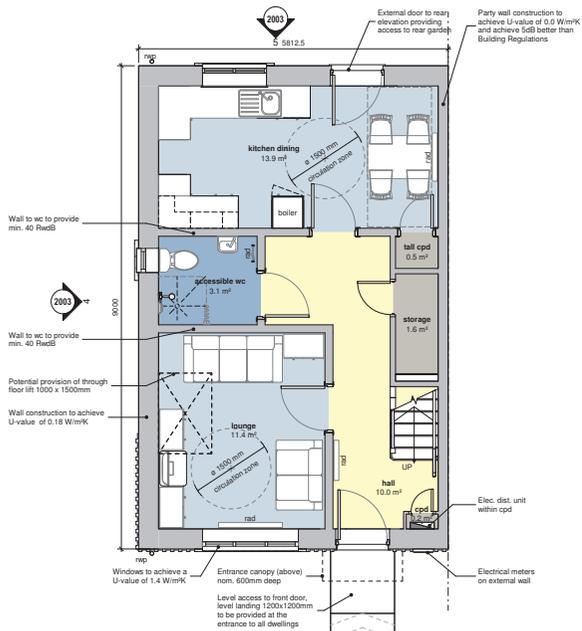
Rev	Revision description	AB	NM	2011/10
P1	Drawing issued for planning			
Rev	Revision description	Drawn	Checked	Date

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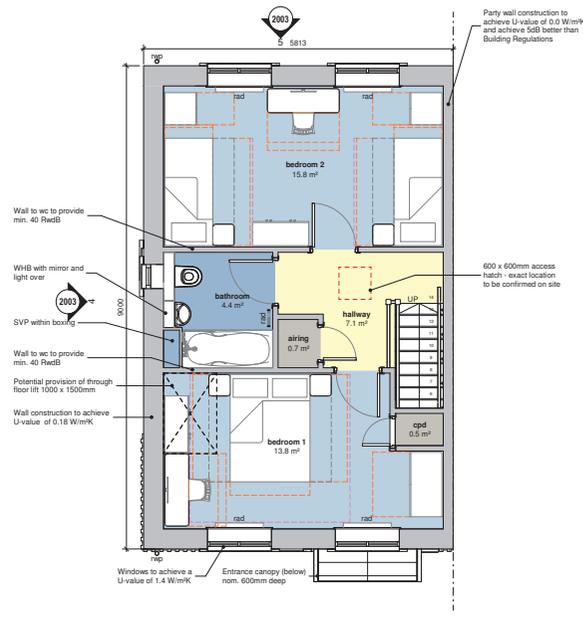
Project  
**Pennaf Housing**  
 Mold Road, Mynydd Isa

Title  
**2B4P House (Inverted) - Floor Plans, Elevations and 3D Views as Proposed**

LMA Project	Drawing number	Rev.
1567	PMI-LMA-XX-XX-DR-A-2005	P1



**1 Ground Floor Plan as Proposed**  
 Scale: 1 : 50



**2 First Floor Plan as Proposed**  
 Scale: 1 : 50



**9 3D View Front Elevation**  
 Scale: 1 : 100



**10 3D View Rear Elevation**  
 Scale: 1 : 100

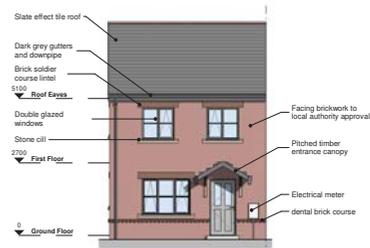
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**2B4P House - Gross Internal Area**

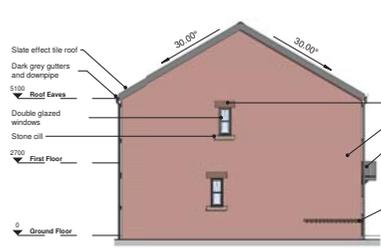
Level	Area
Ground Floor	43.31 m <sup>2</sup>
First Floor	43.31 m <sup>2</sup>
Grand total	86.63 m <sup>2</sup>

**2B4P House Room Schedule**

Name	Area
Ground Floor	
accessible wc	3.05 m <sup>2</sup>
cpd	0.17 m <sup>2</sup>
hall	10.05 m <sup>2</sup>
kitchen dining	13.91 m <sup>2</sup>
lounge	11.41 m <sup>2</sup>
storage	1.60 m <sup>2</sup>
tall cpd	0.48 m <sup>2</sup>
40.62 m <sup>2</sup>	
First Floor	
bath	0.68 m <sup>2</sup>
bathroom	4.41 m <sup>2</sup>
bedroom 1	13.78 m <sup>2</sup>
bedroom 2	15.75 m <sup>2</sup>
hallway	7.12 m <sup>2</sup>
41.73 m <sup>2</sup>	
bulkhead cpd	0.54 m <sup>2</sup>
0.54 m <sup>2</sup>	
Grand total	82.89 m <sup>2</sup>



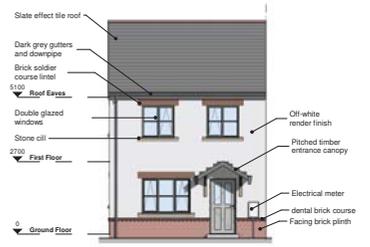
**3 Front Elevation\_Brick**  
 Scale: 1 : 100



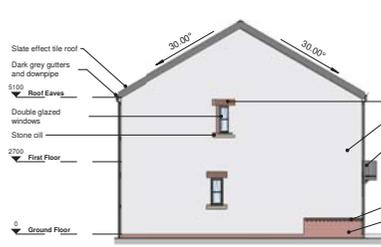
**4 Side Elevation\_Brick**  
 Scale: 1 : 100



**5 Rear Elevation\_Brick**  
 Scale: 1 : 100



**6 Front Elevation\_Render**  
 Scale: 1 : 100



**7 Side Elevation\_Render**  
 Scale: 1 : 100



**8 Rear Elevation\_Render**  
 Scale: 1 : 100

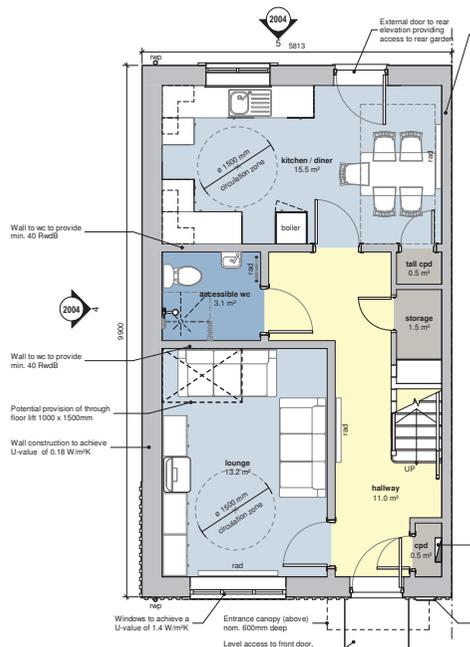
Rev.	Description	Drawn	Checked	Date
P1	Drawing issued for planning	JB	NM	20/11/19
Rev.	Revision description			

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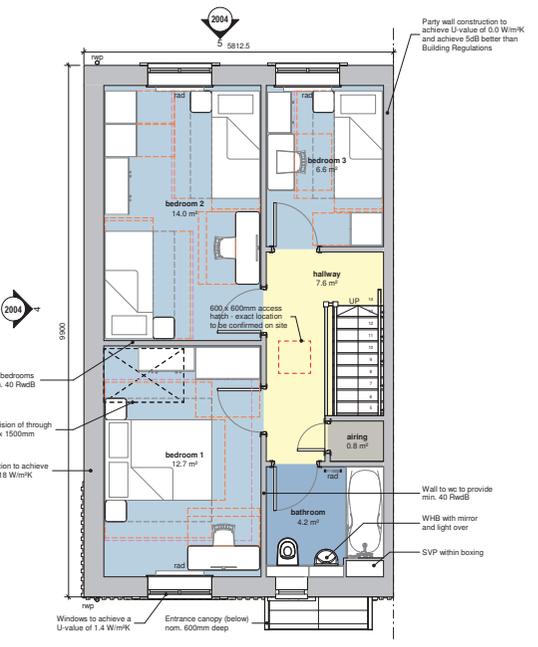
**Project**  
 Pennaf Housing  
 Mold Road, Mynydd Isa

**Title**  
 2B4P House - Floor Plans, Elevations and 3D Views as Proposed

LMA Project	Drawing number	Rev.
1567	PMI-LMA-XX-XX-DR-A-2003	P1



**1 Ground Floor Plan as Proposed**  
 Scale: 1 : 50



**2 First Floor Plan as Proposed**  
 Scale: 1 : 50



**9 3D View\_Front Elevation**  
 Scale:

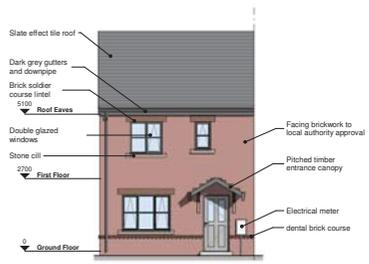


**10 3D View\_Rear Elevation**  
 Scale:

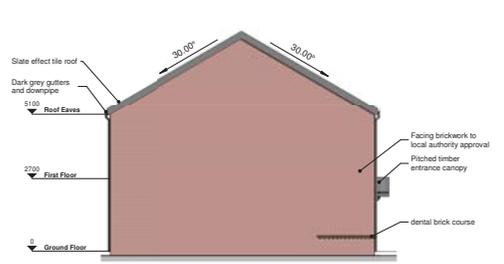
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3BSP House - Gross Internal Area	
Level	Area
Ground Floor	48.04 m <sup>2</sup>
First Floor	48.04 m <sup>2</sup>
Grand total	96.08 m <sup>2</sup>

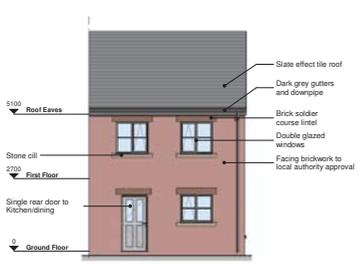
3BSP House Room Schedule	
Name	Area
<b>Ground Floor</b>	
accessible wc	3.05 m <sup>2</sup>
boiler	0.50 m <sup>2</sup>
hallway	10.99 m <sup>2</sup>
kitchen / diner	15.49 m <sup>2</sup>
lounge	13.18 m <sup>2</sup>
storage	1.48 m <sup>2</sup>
tall cpd	0.51 m <sup>2</sup>
<b>First Floor</b>	
bathroom	4.25 m <sup>2</sup>
bedroom 1	12.69 m <sup>2</sup>
bedroom 2	14.01 m <sup>2</sup>
bedroom 3	6.60 m <sup>2</sup>
hallway	7.65 m <sup>2</sup>
airing cpd	0.76 m <sup>2</sup>
airing	0.75 m <sup>2</sup>
Grand total	91.14 m <sup>2</sup>



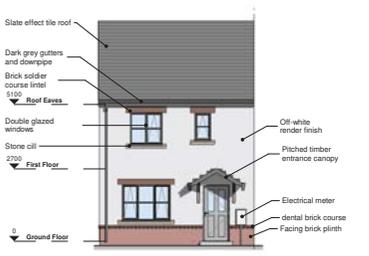
**3 Front Elevation\_Brick**  
 Scale: 1 : 100



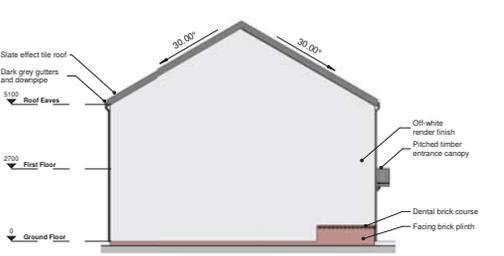
**4 Side Elevation\_Brick**  
 Scale: 1 : 100



**5 Rear Elevation\_Brick**  
 Scale: 1 : 100



**6 Front Elevation\_Render**  
 Scale: 1 : 100



**7 Side Elevation\_Render**  
 Scale: 1 : 100



**8 Rear Elevation\_Render**  
 Scale: 1 : 100

P1	AB	NM	2011/10
Rev.	Revision description	Drawn	Checked

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Title  
**3BSP House - Floor Plans, Elevations and 3D Views as Proposed**

LMA Project	Drawing number	Rev.
1567	PMI-LMA-XX-XX-DR-A-2004	P1

## **Statement from Local Ward Member**

Dear members ,

The impact of this planning application as it stands unfairly impacts on a bungalow Schallion on Rose lane .They would be faced with a brick wall size 6meters long by over 6 meters high right on their boundary fence which is less than 10 meters from the rear of their dining room /conservatory ,not only will it take all the natural light they now have away from their room it will ,by way of its size and position mean the whole of the rear garden would be permanently overshadowed. It is possible for the architects to reposition these three homes by 90 degrees ,as was the original approval given to muller which WG approved ,without loss of number of housing units.

The piece of land has the benefit of some beautiful majestic mature trees which are going to be felled to make way for a road into the site. In this time when we are being encouraged to look after the planet it makes no sense to remove something so important to the planet!We do need the homes ,that has never been the issue here,it is the developers understanding that they can build new affordable homes without destroying the environment where you are building them .Please look closely at this ,it isn't about refusal,its about conditions you are able to place on the developer to ensure that the mature trees remain ,and the impact of a huge walled gable end doesn't happen ,the developer can turn that particular home so that it is a rear garden to rear garden scenario with little impact .If you had of been allowed to have visited the site in person you would have seen exactly what the impact would be if you allow this planning application to go through as it is, I ask you to look at the pictures taken so you can get some sort of impression of the site and the impact putting a gable end two storey wall right next to the property will have on the existing property.

Thank you for taking the time to look at and read through this statement.

# **Statement from Community Council**

Dear Sirs,

We support the comments of the local Councillor entirely.

Yours faithfully,

Community Council

## **Statement from Agent**

Clwyd Alyn purchased this site in November 2018 and since that time have been working with consultants to design a scheme that meets the needs of the Housing waiting lists and local community.

The project would provide 56 homes, with a mixture of houses and apartments supported by the Council's Housing Strategy Team and specified to address the needs of the local community. Mynydd Isa has not benefited from a new Affordable housing project for many years and there is an acute demand for a range of property types.

Clwyd Alyn is a committed member of Flintshire's Strategic Housing Partnership which is accountable for the delivery of Flintshire's Local Housing Strategy. One of the key objectives of the current Local Housing Strategy is to increase the supply of affordable housing which this project supports. This project will also deliver high quality, energy efficient homes, ensuring they are affordable to rent.

The homes will meet the Welsh Government's high standards in terms of space and habitability and also embed Clwyd Alyn's high quality specification of materials and components ensuring its long life and appearance remains into the future.

Designs have evolved taking into account the need for homes in this area and the particular constraints and opportunities the site has offered.

There is an opportunity with this proposal to seize investment for the area and for Flintshire to access Welsh Government money for the benefit of the community and delivering more housing solutions, something which is being driven at the highest national level.

## Statement from Local Resident - Objector

Application no. 061572

Development land rear of 66A Mold Road, Mynydd Isa, Mold, CH7 6TD

Objector

We have for a long time been aware that the land behind our bungalow would eventually be built on, and have accepted this. However, these plans have quite frankly astounded us!

We live on Rose Lane and the plans show a block of 3 houses the gable end of which is on our boundary. **How is this equitable, when no other properties will be affected in this way.** The plans show the apparently recommended distance between these houses and our property, of 14m. However the measurement of 14m actually extends to within our living space (conservatory which we use as living/dining room). This as I am sure you can imagine will significantly impact on our **privacy and light** as we will be looking at a 2 storey brick wall! In turn this will certainly impact on our quality of life.

Clwyd Alyn Housing assured that they would work with the residents to produce a plan that would be acceptable to all. I see that this plan maybe acceptable to some as they have bungalows or gardens backing onto their properties, but it is certainly not acceptable to us! Muller Property Development originally submitted similar plans with a house gable end on our boundary and when we objected to this FCC supported us.

Regards

# **Statement from Local Resident - Supporter**

Ref.No. 061572

Development of Land rear of 66a, Mold Road, Mynydd Isa, Mold. CH7 6TD

Rose Lane residents

By supporting the proposal we hope that all concerns / suggestions previously submitted be seriously considered.

A successful development in the best interests of all concerned could be achieved by

- a) constructing bungalows on the higher ground, storey housing in the dip
- b) reducing the number of dwellings to avoid anti social alleyways
- c) considering quality of life for the future residents of the proposed development and the current surrounding residents.

Thanking you