

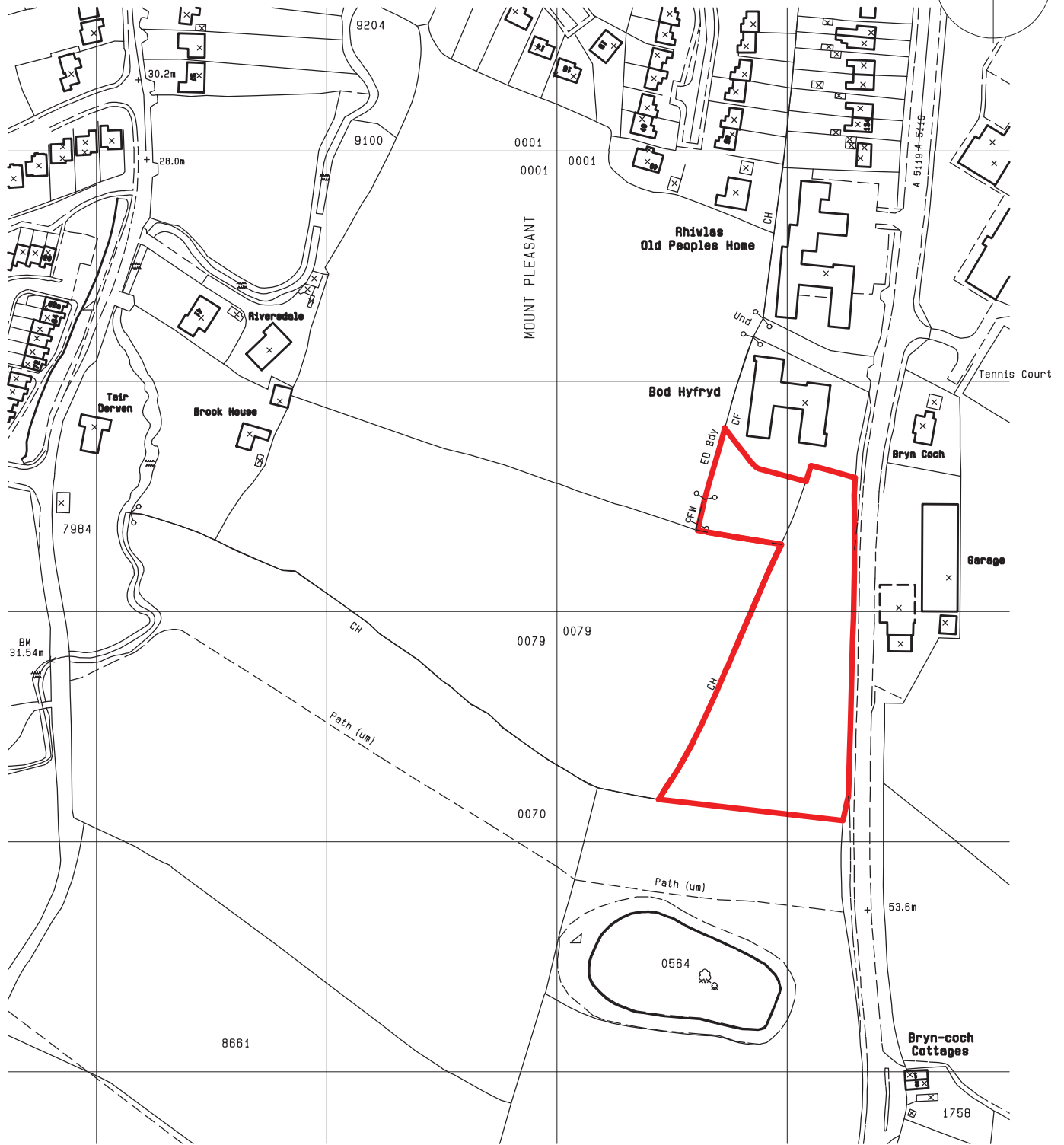
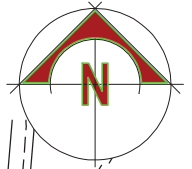
Planning, Environment & Economy,  
 Flintshire County Council, County Hall,  
 Mold, Flintshire, CH7 6NF.  
 Chief Officer: Mr Andrew Farrow

**Legend**

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

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Map Scale	1:1250
OS Map ref	SJ 2471
Planning Application	<b>61919</b>



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PROPOSED RESIDENTIAL  
DEVELOPMENT AT  
NORTHOP ROAD,  
FLINT,  
FLINTSHIRE.

LOCATION PLAN.

Scale 1:2500@A4.

Dwg No. 10162.01.dsj.



**DRAINAGE STRATEGY**

**Foul Drainage:**  
 Foul drainage is to be collected in 150mm sewers which are to be constructed in accordance with Section 104 of the Water Industry Act. Foul drainage is to be collected in 150mm sewers which are to be constructed in accordance with Section 104 of the Water Industry Act. Foul drainage is to be collected in 150mm sewers which are to be constructed in accordance with Section 104 of the Water Industry Act.

**Surface Water:**  
 Surface water from dwellings, private spaces and the adoptable road network is to be collected in 225mm sewers which are to be constructed in accordance with Section 104 of the Water Industry Act. Surface water from dwellings, private spaces and the adoptable road network is to be collected in 225mm sewers which are to be constructed in accordance with Section 104 of the Water Industry Act.

Surface Water to be discharged by means of Anoucell Infiltration Device to detailed design.

Proposed access to additional development site to the west.

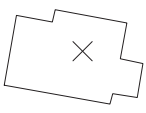
Area for future development subject to Ecological Mitigation and the successful relocation of the known Badger Set.

Assumed position of Badger Set from UES Report reference UES01995/03.



Path (um)  
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Bryn Coch



**SOFT LANDSCAPING**

The planting is to be carried out as indicated. Trees to comprise selected standard stock, nursery cultivated specimens planted as indicated at an initial height of 1.8m (6ft) to 2.1m (7ft) in 150mm (6in) diameter. 50% of the planting is to be carried out as indicated. Trees to comprise selected standard stock, nursery cultivated specimens planted as indicated at an initial height of 1.8m (6ft) to 2.1m (7ft) in 150mm (6in) diameter. 50% of the planting is to be carried out as indicated.

Botanical Name	Height	Notes
1. Boxwood	1.8m	Standard
2. Chamaecyparis	1.8m	Standard
3. Hedera	1.8m	Standard
4. Lonicera	1.8m	Standard
5. Prunella	1.8m	Standard
6. Salix	1.8m	Standard
7. Taxus	1.8m	Standard
8. Yucca	1.8m	Standard

Barage  
 The planting is to be carried out as indicated. Trees to comprise selected standard stock, nursery cultivated specimens planted as indicated at an initial height of 1.8m (6ft) to 2.1m (7ft) in 150mm (6in) diameter. 50% of the planting is to be carried out as indicated.



**Project:**  
 PROPOSED RESIDENTIAL DEVELOPMENT on land to the west of NORTHOP ROAD, FLINT, FLINTSHIRE, CH6 5LH.

**Title:**  
 PROPOSED SITE LAYOUT PLAN.

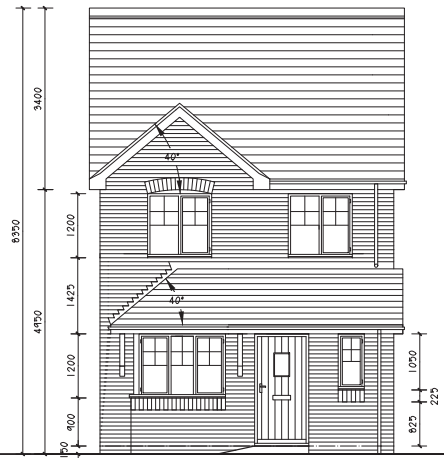
**Drawing No.:**  
 10162\_09.dfs

**Date:**  
 August 2020

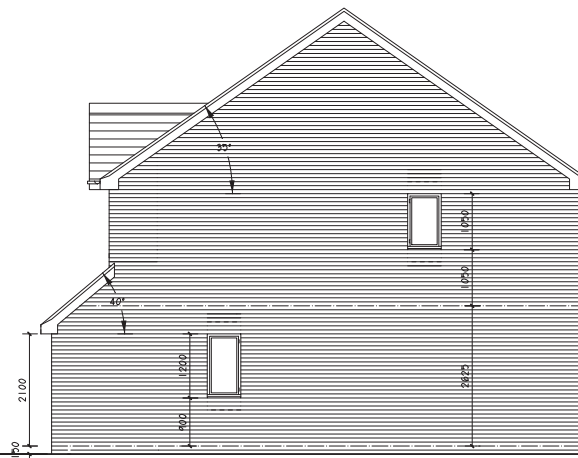
**Scale:**  
 1:200@A0.

**Architectural & Planning Consultants:**  
 The Studio,  
 26, Prospect Drive,  
 Coedpoeth, Wrexham, LL11 3PE.  
 Tel: 01978 750195 / 07880 874522.  
 E: dsjonesandco@live.co.uk

**D.S. Jones & Co.**



FRONT ELEVATION.



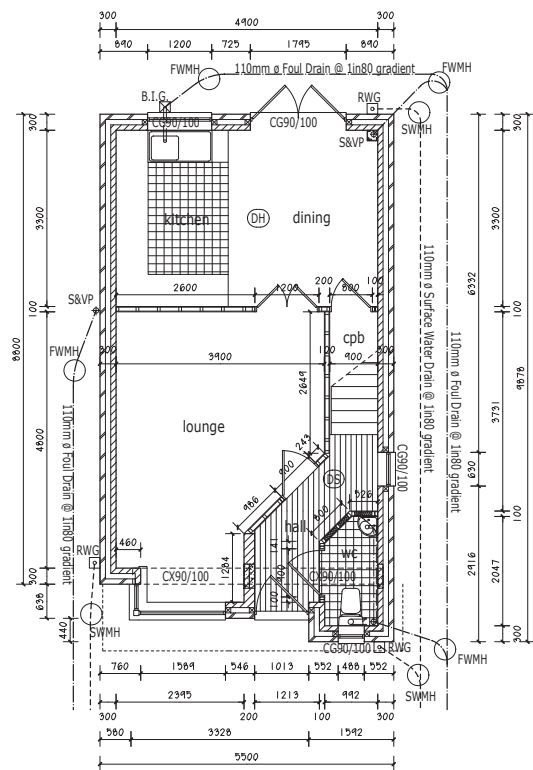
SIDE ELEVATION.



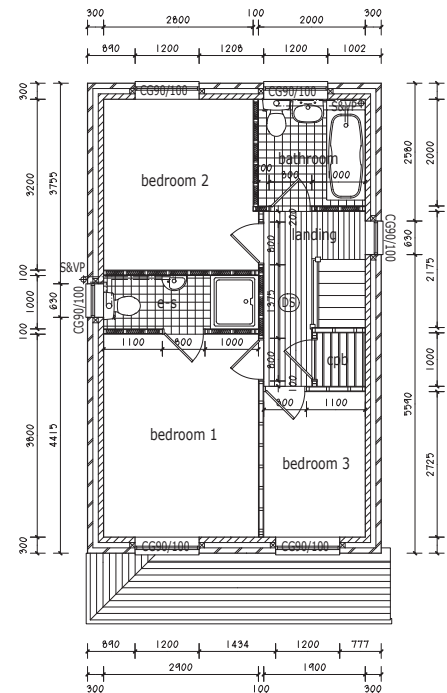
REAR ELEVATION.



SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

**EXTERNAL MATERIALS.**  
 Roof coverings to comprise smooth grey interlocking concrete roofing tiles, type "Edgemere" by Marley. Ridge tiles to be terracotta in contrast.

Fascias, soffits and barge boards to comprise uPVC products all coloured white.

Facings brick to main elevations to comprise Grainger Antique by Ibstock subject to supplying samples and LPA approval. Bricks to be laid in stretcher bond with natural toned mortar with a struck pointing finish. Provide smooth red brick-on-edge detailing above and below window openings to front elevation only as indicated.

Windows to comprise sealed double glazed units set in uPVC frames coloured white to match adjoining properties in opening layouts / frame styles as indicated.

Rainwater goods to comprise uPVC half round gutters and circular downpipes coloured black.

Internal Floor Area =  
 83.6m<sup>2</sup> (900sq ft).



Project:  
**PROPOSED RESIDENTIAL DEVELOPMENT** on land to the west of **NORTHOP ROAD, FLINT, CH6 5LH.**

Title: **THE KEMPTON - PLANS & ELEVATIONS.**

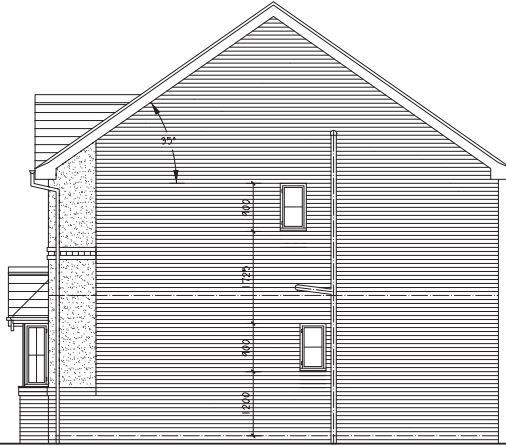
Drawing No. 10162.Kemp.01.dsj

Date: May 2017. Scale: 1:50@A1.

**D.S. Jones & Co.**  
 Architectural & Planning Consultants.  
 The Studio,  
 26, Prospect Drive,  
 Coedpoeth, Wrexham, LL11 3PE.  
 Tel : 01978 750195 / 07880 874522.  
 E : dsjonesandco@live.co.uk



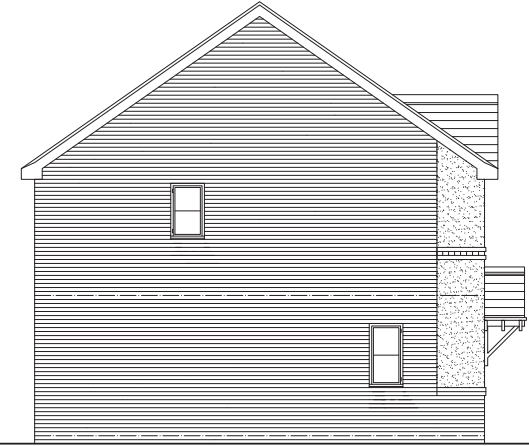
FRONT ELEVATION.



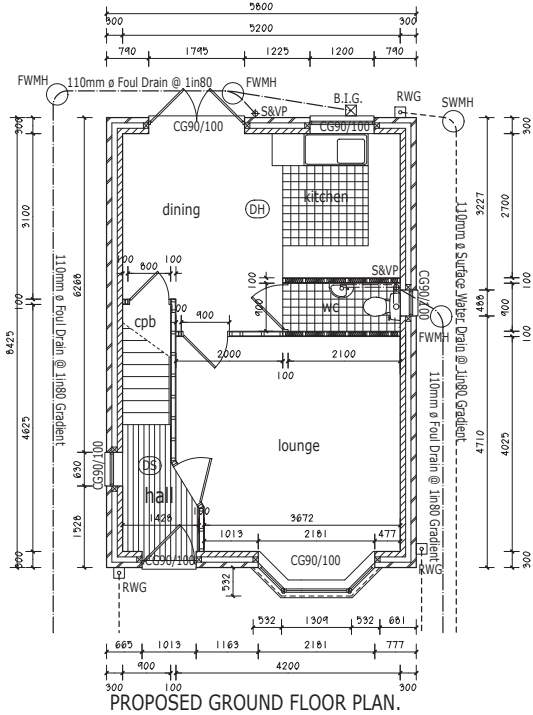
SIDE ELEVATION.



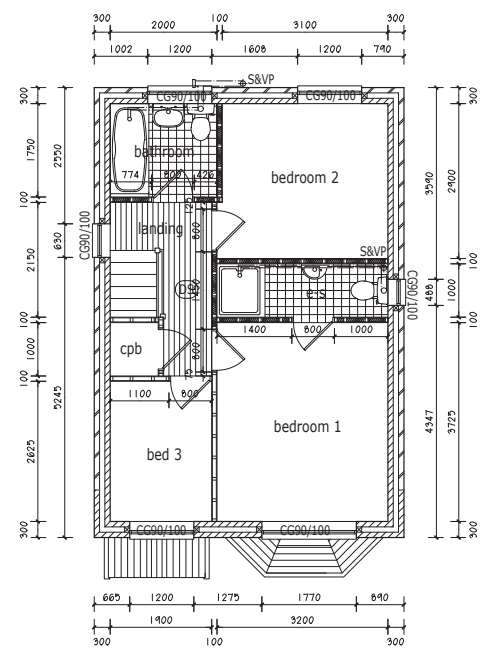
REAR ELEVATION.



SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

**EXTERNAL MATERIALS.**  
 Roof coverings to comprise Old English Dark Red interlocking concrete roofing tiles, type "Edgemere" by Marley. Ridge tiles to be Old English Dark Red to match.

Fascias, soffits and barge boards to comprise uPVC products all coloured white.

Facing brick to main elevations to comprise Grainger Antique by Ibstock subject to supplying samples and LPA approval. Bricks to be laid in stretcher bond with natural toned mortar with a struck pointing finish. Provide smooth red brick-on-edge detailing above and below window openings to front elevation only as indicated.

Rendered finish to front elevation to comprise 2-coat rough cast finish, self coloured system by Weber to specification. All coloured white.

Provide 3-course brickwork string course detail to front elevation as indicated returned to side elevations.

Windows to comprise sealed double glazed units set in uPVC frames coloured white to match adjoining properties in opening layouts / frame styles as indicated.

Rainwater goods to comprise uPVC half round gutters and circular downpipes coloured white.

Internal Floor Area =  
 82.2m<sup>2</sup> (884sq ft).



**EDWARDS**  
— HOMES —

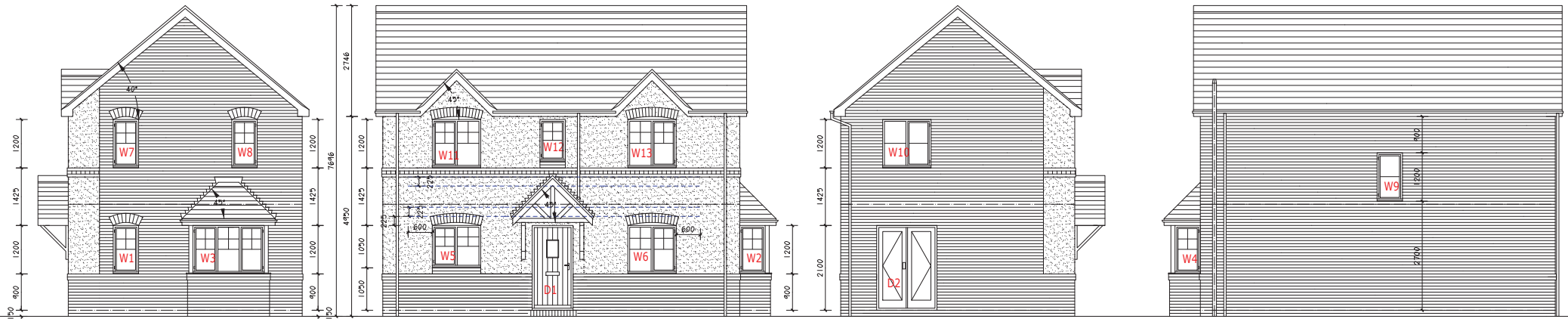
**Project.**  
 PROPOSED RESIDENTIAL DEVELOPMENT on land to the west of NORTHOP ROAD, FLINT, CH6 5LH.

**Title.** THE LINGFIELD - PLANS & ELEVATIONS.

**Drawing No.** 10162.Ling.01.dsj

**Date.** May 2016. **Scale.** 1:50@A1.

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 Architectural & Planning Consultants.  
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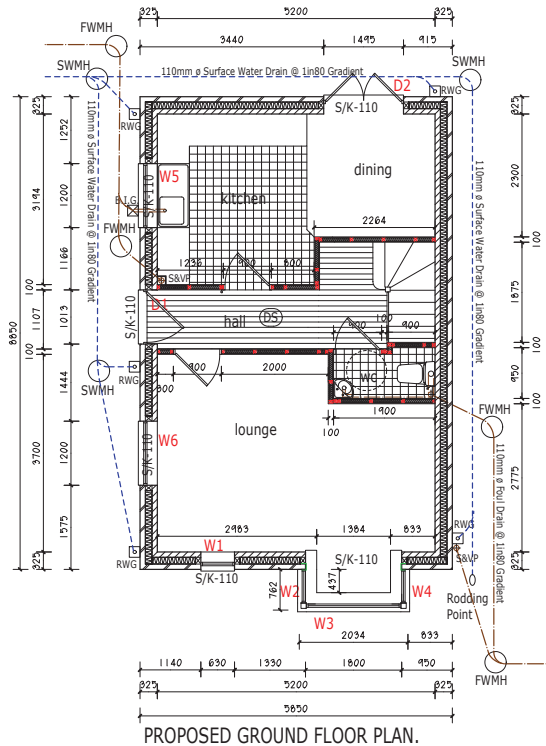


FRONT ELEVATION.

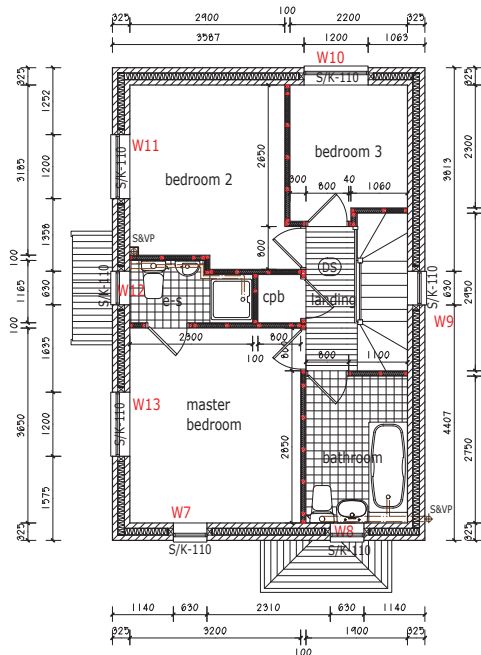
FRONT ELEVATION (Aspect).

REAR ELEVATION.

SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

**EXTERNAL MATERIALS.**  
 Roof coverings to comprise Dark Red interlocking concrete roofing tiles, type "Edgemere Duo" by Marley. Ridge tiles to be Dark Grey in contrast.

Fascias, soffits and barge boards to comprise uPVC products all coloured white.

Facing brick to main elevations to comprise "Gramplan Red Mixture" by Ibstock subject to supplying samples and LPA approval. Bricks to be laid in stretcher bond with natural toned mortar with a struck pointing finish. Provide smooth red brick-on-edge detailing above and below window openings to front and dual aspect elevations only as indicated.

Rendered finish to all elevations to comprise 2-coat rough cast finish, self coloured system by Weber to specification. All coloured white.

Provide 2-course brickwork string course detail to all elevations below openings at first floor level as indicated.

Windows to comprise sealed double glazed units set in uPVC frames coloured white to match adjoining properties in opening layouts / frame styles as indicated.

Rainwater goods to comprise uPVC half round gutters and circular downpipes coloured white.

Internal Floor Area - 86.2m<sup>2</sup> (927sq ft).



Project.  
**PROPOSED RESIDENTIAL DEVELOPMENT** on land to the west of **NORTHOP ROAD, FLINT, CH6 5LH.**

Title. **THE WEXFORD - PLANS & ELEVATIONS.**

Drawing No. 10162.Wex.01.dsj

Date. Oct 2020. Scale. 1:50@A1.

**D.S. Jones & Co.**

Architectural & Planning Consultants.  
 The Studio,  
 26, Prospect Drive,  
 Coedpoeth, Wrexham, LL11 3PE.  
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 E : dsjonesandco@live.co.uk

## Statement from Local Ward Member

Please find my reservations on the above.

The principle of residential development in this location is not currently acceptable, the reason being the site lies outside the defined Settlement Boundary of Flint , as defined by by the adopted Flintshire Unitary Development Plan, and therefore within the Open Countryside, where a presumption against an open market residential development exists. It does not amount to “White Land” as suggested by the applicant.

Policy STR1 of the UDP directs new Open Market residential development to existing settlement boundaries. This is supported by by HSG4 which states that new dwellings outside settlement boundaries will only be permitted where they are essential to house a rural enterprise worker, who must live at or very near to their workplace rather than a nearby settlement.

I have concerns which relate specifically to the detail of the proposal. It relates only to the front section of the wider site of the proposed LDP housing allocation.

It is also noted, that the size of the application site and the number of homes falls under the 1Hectare and 25 unit trigger for the proposal of affordable housing, outlined in HSG10 of the UDP.

It is my view, that if the wider site was to be confirmed as a Housing Allocation, following the examination in public, then the whole site should be planned holistically. This would ensure a well ordered and connected layout, with usable open space and ecological mitigation, along with the appropriate delivery and distribution of affordable housing.

I trust these comments will be taken into consideration when determining this application.

Yours

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# Statement from Agent

Application No. 061919.

The application proposes the erection of 18 detached dwellings as a gateway development to the larger development site to the west. Both sites form part of a proposed land allocation in the emerging LDP and the principles of good place-making dictate that this site should form a first phase of development leading to the land to the west.

Accordingly access to the land to the west is proposed as part of the proposals and this will be constructed to adoptable standards and subsequently be offered for adoption to ensure that there is no restriction on access to the land to the west of the application site.

With regard to the matter of Ecology in terms of Badgers and Great Crested Newts, the proposal is to retain the existing Badger Sett to the south wester corner of the site and this approach is accepted by NRW in an email dated the 22<sup>nd</sup> of December which has been copied to the Case Officer.



# Statement from Local Resident

RMH/061919

OBJECTOR.

Regarding the houses adjacent to bod hyfryd nursing homes, i object as flint roads,sewers,services cannot cope with anymore housing , untill the council update everything! Alot of greenland has dissappeared over last few years down oakenhalt .we need to keep it as it is not damage it with housing .the infrastructure cannot cope now on northop road ,

Sent from my Galaxy