

Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



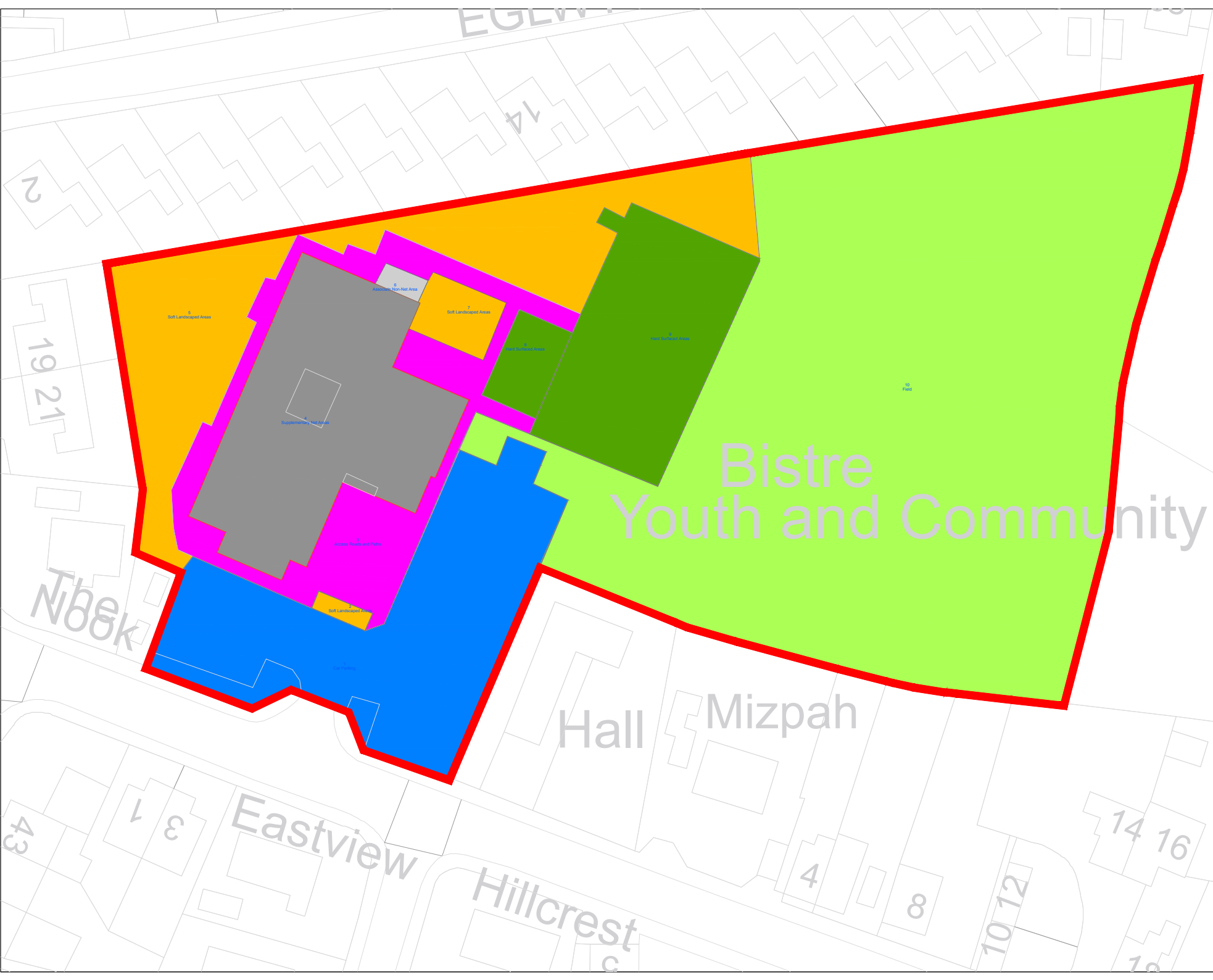
Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Map Scale 1:1250

OS Map ref SJ 2763

Planning Application **61148**



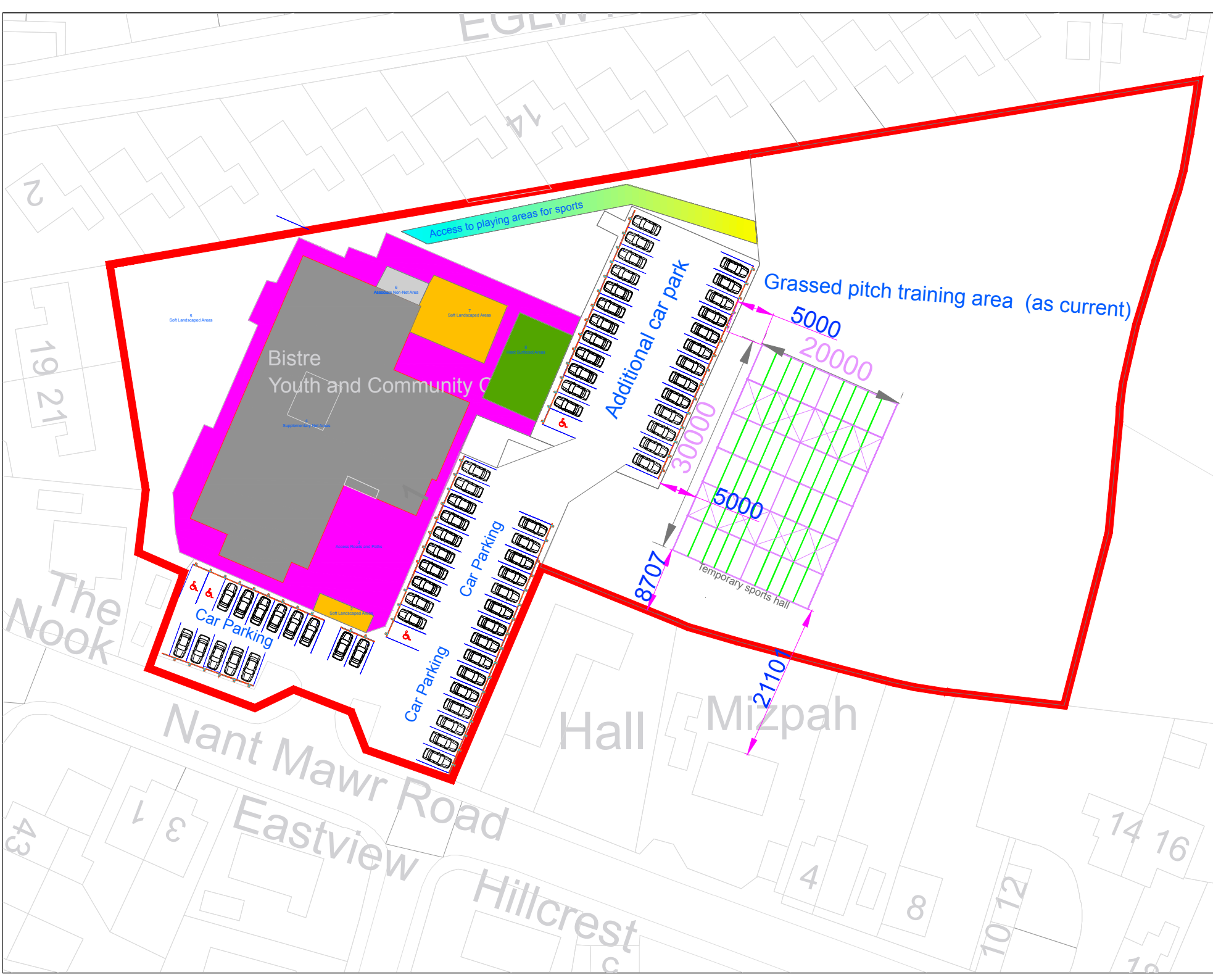
Bistre Youth and Community



- Playing Field
- Hard Surfaced Playing Areas
- Soft Landscaped Areas
- Access Roads and Paths
- Car Parking
- Habitat Areas
- Supplementary Net Area
- Associated Non-Net Area
- Access

Source Type	Actual	
	No.	m2
Playing Field	1	4611.00
Hard Surfaced Playing Areas	2	794.14
Soft Landscaped Areas	3	1138.00
Access Roads and Paths	1	1068.00
Car Parking	1	1056.83
Habitat Areas	0	0.00
Supplementary Net Area	1	809.73
Associated Non-Net Area	1	19.40
Access	0	0.00
TOTAL	10	8928.14

REF - Bistre youth and community centre - existing
 Drawn by M Jones
 Scale 1:200
 Date 3rd March 2020



- Playing Field
- Hard Surfaced Playing Areas
- Soft Landscaped Areas
- Access Roads and Paths
- Car Parking
- Habitat Areas
- Supplementary Net Area
- Associated Non-Net Area
- Temporary sports hall

Space Type	Actual	
	Nb.	m ²
Playing Field	1	9915.58
Outdoor car parking	2	734.14
Soft landscaped Areas	1	1138.99
Access Roads and Paths	1	938.07
Car Parking	1	1034.03
Habitat	0	0.00
Supplementary Net Area	1	869.73
Associated Non-Net Area	1	164.48
Temporary sports hall	1	900.00
TOTAL	10	8628.14

- Drawn by Mark Jones
- Date 2ND MARCH 2020
- Ref FINAL POS S H

Buckley- Nant Mawr

Inclusion Centre

P/INU/0002

P/INU/0002

Site Area:

Gross External Area: 449.8

Gross Internal Area: 421.4

Total Room Area: 401.8

Net Internal Area: 301.0

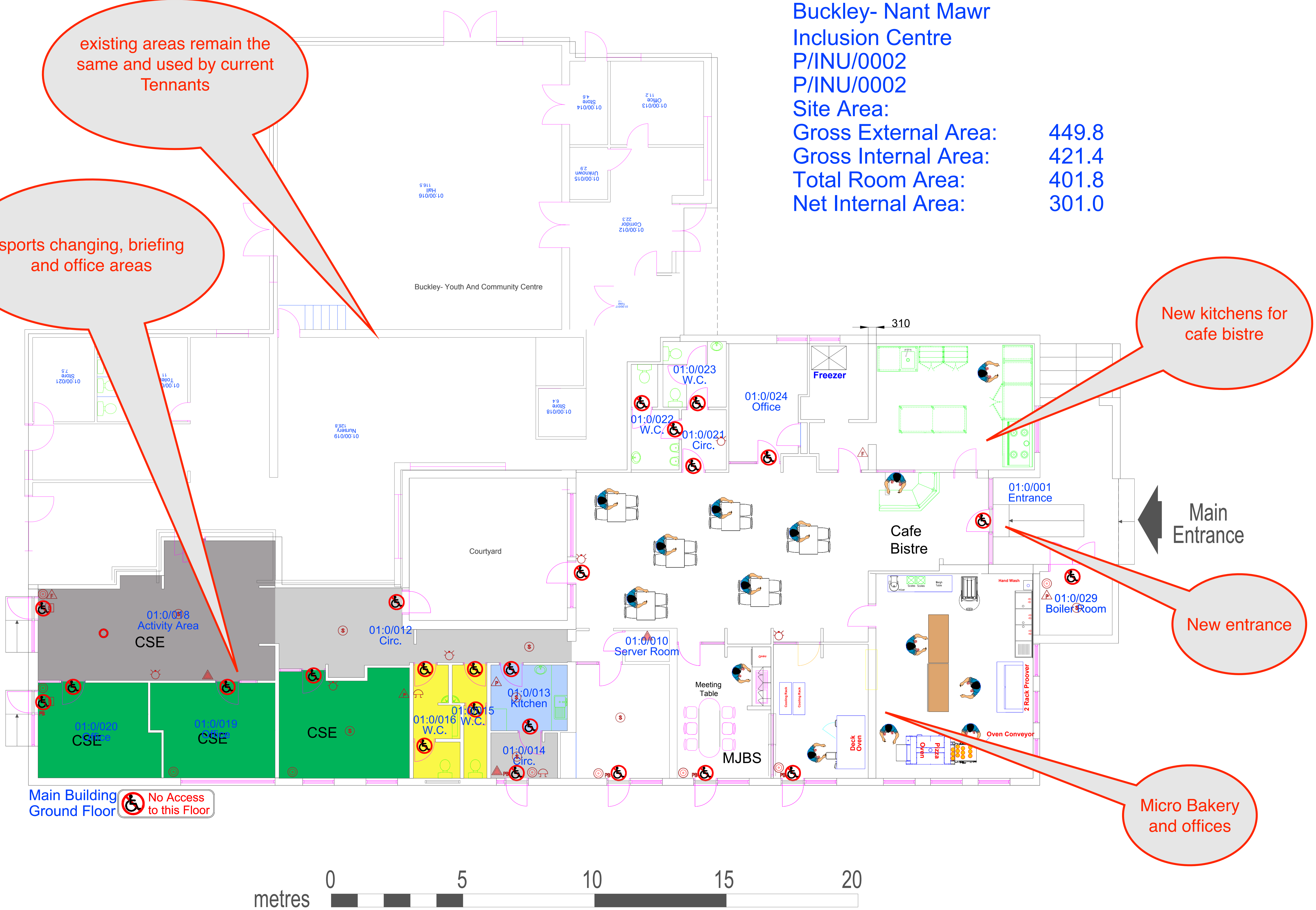
existing areas remain the same and used by current Tennants

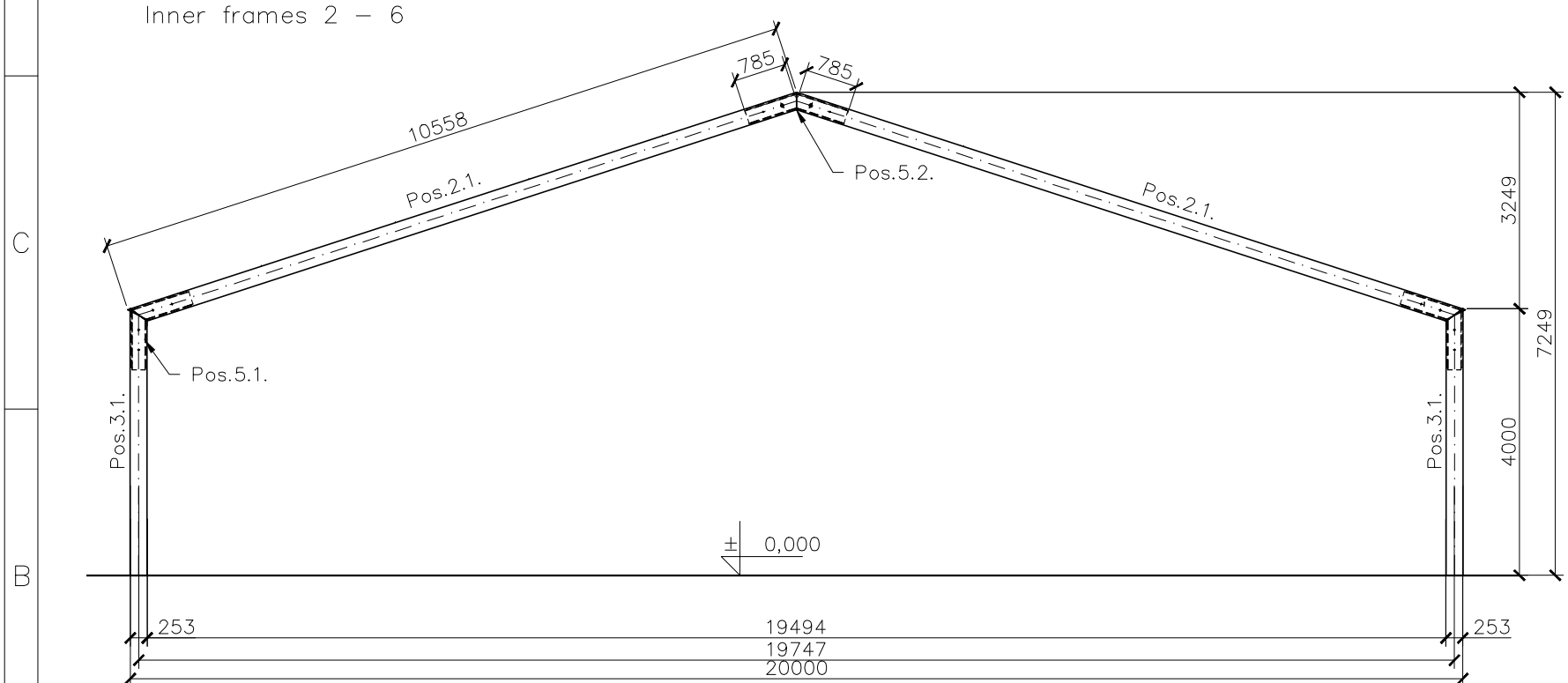
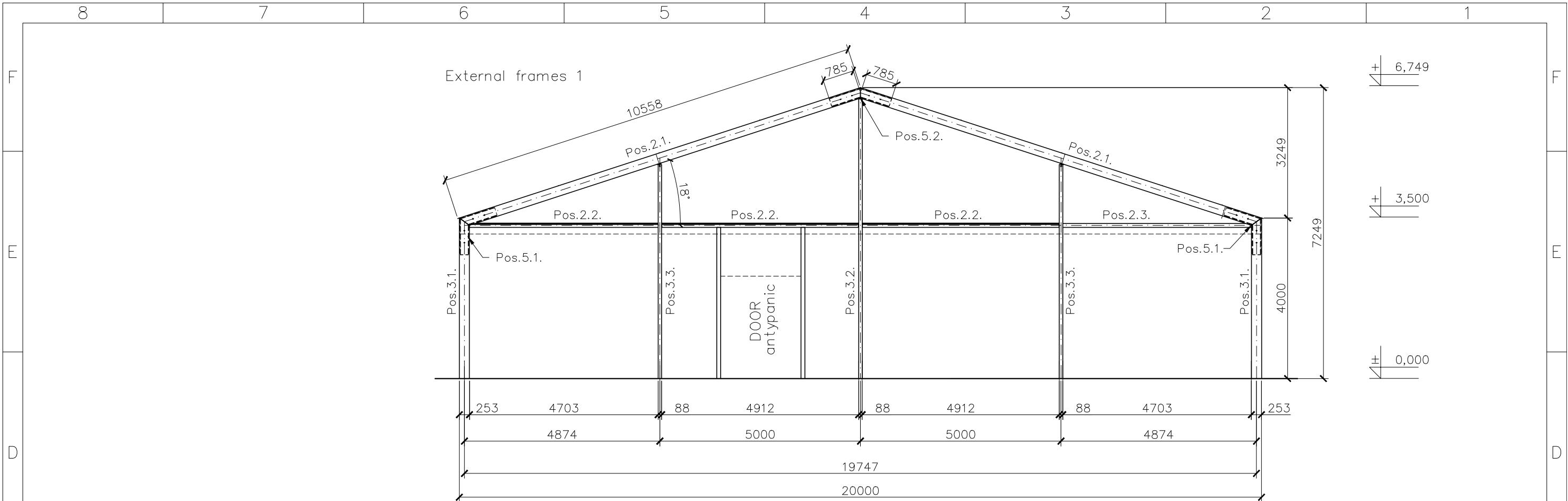
sports changing, briefing and office areas

New kitchens for cafe bistre

New entrance

Micro Bakery and offices





- Pos.1.1. Main purlin – Profile 105×105×3 mm – EN AW-6005A T6
- Pos.1.2. Secondary purlin – Profile 80×60×3 mm – EN AW-6061 T6
- Pos.1.3. Ridge purlin – Profile 100×80×3 mm – EN AW-6061 T6
- Pos.2.1. Roof beam – Profile 253×131×4,5 mm – EN AW-6061 T6
- Pos.2.2. Horizontal beam – Profile 105×105×3 mm – EN AW-6005A T6
- Pos.2.3. Horizontal beam roller shutter – Profile 150×100×3 mm – EN AW-6005A T6
- Pos.3.1. Main column – Profile 253×131×4,5 mm – EN AW-6061 T6
- Pos.3.2. Secondary column – Profile 170×88×3 mm – EN AW-6061 T6
- Pos.3.3. Secondary column – Profile 170×88×3 mm – EN AW-6061 T6
- Pos.3.4. Profile for trapezoid sheet T35 – Profile 60×60×3 mm – steel S235
- Pos.4. Cable bracings – Galvanised wire rope with minimum breaking load 1770 MPa 6×37+FC acc. to EN 12385-4, diameter 10 mm with turnbuckle CM-50-00 M20 and shackle CM-SP-1. Design capacity

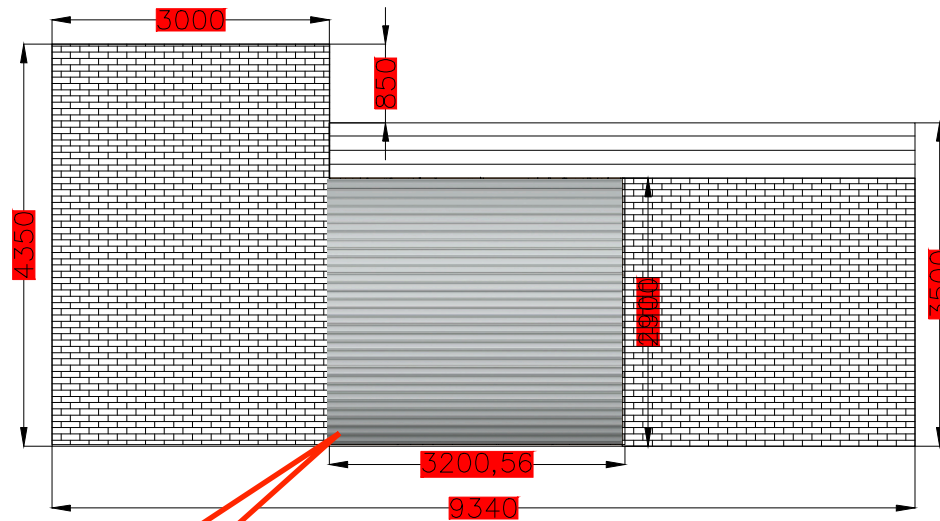
PN-EN 1090-2 EXC2

Benedykt i Rafał Bródka "POL – PLAN"
 Zakład Produkcji Planetek Spółka Jawna
 ul. Wrocławska 42/44 62-060 Stęszew/Zamysławo
 C:\POL-PLAN.tif

INVESTOR: MARK JONES			
SUBJECT: Project design of tent hall with span 20.0m length 30.0m side wall height 3.0m and bay distance 5.0m —kopia			
	First Name, Name	Certificate no.	Signature
DRAWN:			
DESIGNER:			
DRAWING TITLE: Frame view	Drg. No.: 004	Scale: 1:100	Date: 03-2020

Bistre youth and community centre
Roller shutter security doors installed.
Side elevation from car park.

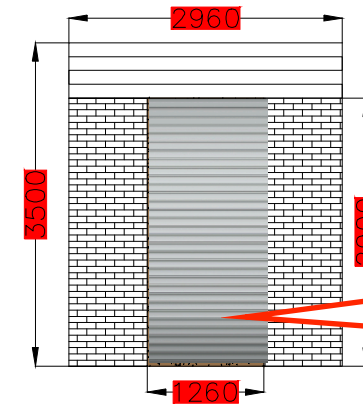
Side Elevation
double door entrance



front of building
from car park end

Security doors
installed

Side Elevation
single door entrance



front of building
from car park end

Security doors
installed

Statement from Local Ward Member

Ref 061148

Bistre Community Centre Nant Mawr Road Buckley CH72PX

I have had a number of residents contact me with concerns about the covered training facility. Their main concern is that with these facilities there is always a lot of noise and because of the construction of the building the sound will echo and amplify. There will be coaches shouting instructions, whistles blowing, children shouting and cheering, and balls bouncing on the hard surface or off the walls, which will have the same effect as hitting a drum skin. They also feel that with the noise going on until 9pm any young children that go to bed before that time will be disturbed.

Consideration must also be given to the Bistre Scouts, they have 90 members, a mix of male and female ranging from 6 - 18 years and they were founded in 1975. The Scout hut was opened by Lord Barry Jones in 1982. The land that the hut is on is leased from FCC and is adjoining the land of the planning application. At the moment the parents of the Scouts park at the Community Centre, but this will not be possible with the proposed facility. Thus causing congestion on an already busy road.

I would like to request that the committee consider these concerns when discussing this planning application.

Kind Regards

Statement from Local Resident - objection

Site Address: Bistre Community Centre Nant Mawr Road Buckley
Objector

We wish to object to the planning proposal on the following points:

1. Traffic impact - increased noise and safety the existing entrance insufficient for traffic usage compromising pedestrian safety
2. Increase in noise and air pollution loss of greenspace and established greenery and wildlife
3. Pathway – the designated pathway at the rear of the building will impact on the privacy of residents as trees will have to be removed which were donated by the forestry commission to the local children
4. New build sports hall eyesore and not in-keeping with a residential area and noise pollution
5. Light pollution from all the floodlights from all weather pitch
6. Bakery – noise and smell from extractor fans. What benefit to the local economy?
7. Cafe – is there any real need as Buckley already have 4 again increase in traffic
8. New undercover area could provide a meeting point and encourage antisocial behaviour
9. Cub/Scouts have been using the car park and land for the last 46 years and where will the 90+ members park?
10. Proposed opening hours seem excessive and the effect on night worker
11. We have already got 3 established sports centres within a 3 mile radius
12. Wealth divide only available to people who can afford to pay so no benefit to local community

All the above points will have a detrimental effect on our daily lives if this could please be taken into consideration.

Applicant Statement

Notes: Bistre Community Centre Planning application.

Background.

Over the last two years we have worked tirelessly to bring to reality the vision which is based on the investing in the local community, of all ages, to bring back to life a community facility.

We have consulted with all key stakeholders and have sought to address concerns:

i) Car parking : additional car parking capacity is required. This has been done by utilising the disused play yard, creating an additional 30 spaces.

ii) Location of the indoor training facility.

The intention is to provide 52 a week training provision. This is only possible with an indoor training centre.

Following feedback, the location of the proposed indoor facility has changed, where there is less impact on residential properties, and distanced from the nearest residence is in line with FCC guidelines and planning policy.

iii) Noise pollution

The indoor training facility will close at 9pm. The noise impact report, shows that the impact will be negligible, mitigated by the location of the indoor facility and its building specification.

Within the existing building, there will be a bakery training facility, and new community café.

All current community use of the building will continue, with the aim to expand the community use. We hope that you will agree that this application will enhance and increase the facilities for the local community. We are passionate about the impact of community spirit and believe even more than ever in the benefits that it can bring to everyone.