

HALLIDAY CLARK
ARCHITECTS

PRE-APPLICATION CONSULTATION REPORT

FOR
RESIDENTIAL DEVELOPMENT

AT
FFORDD HIRAETHOG, MOSTYN, CH8 9PE



BY

Halliday Clark Ltd

FOR

WATES RESIDENTIAL

Wates

MARCH 2019

CONTENTS

Introduction

1. Pre-application Consultation Report

**PRE-APPLICATION CONSULTATION REPORT FOR THE DEVELOPMENT
AT FFORDD HIRAETHOG, MOSTYN**

This Pre-application Consultation Report accompanies the submitted drawings, application and supplementary information for the development of the site identified as Ffordd Pandarus, Mostyn, for the development of 20 no. dwellings. Permission is being sought for the detailed planning approval for construction of these dwellings on behalf of the applicant, Wates Residential.

This document follows the guidance from Welsh Assembly Government, Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Guidance on Pre-application Consultation.

PRE-APPLICATION CONSULTATION REPORT FOR THE DEVELOPMENT AT Ffordd HIRAETHOG, MOSTYN

1 PRE-APPLICATION CONSULTATION (PAC)

Site Notices in both English and Welsh.
Image 1.0 & 1.1

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLICATION FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Ffordd Pandarus and Ffordd Hiraethog, Mostyn

I give notice that Wates Residential, The Royals, Fourth Floor, 353 Altrincham Road, Sharston, Manchester M22 4BJ, Tel: 0161 946 8800

is intending to apply for planning permission to construct a residential development.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.flintshire.gov.uk

(or)

You may view this information at Mostyn Community Centre, Ffordd Aber, Ffordd Ddyfrdwy, Mostyn, Flintshire, CH8 9PE

Anyone who wishes to make representations about this proposed development must write to the applicant/agent as above by 25 February 2019

Signed:

Date: 28 January 2018

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLF"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn Ffordd Pandarus a Ffordd Hiraethog, Mostyn

Rwyf yn hysbysu bod Wates Residential, The Royals, Fourth Floor, 353 Altrincham Road, Sharston, Manchester M22 4BJ, Tel: 0161 946 8800

yn bwriadu gwneud cais am ganiatâd cynllunio i adeiladu datblygiad preswyl.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a dogfennau ategol eraill ar-lein yn www.flintshire.gov.uk

Efallai y byddwch yn gweld y wybodaeth hon yn Mostyn Community Centre, Ffordd Aber, Ffordd Ddyfrdwy, Mostyn, Flintshire, CH8 9PE

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd / asiant fel yr uchod erbyn 25 Chwefror 2019

Llofnodwyd:

Dyddiad: 28 Ionawr 2018

PRE-APPLICATION CONSULTATION REPORT FOR THE DEVELOPMENT AT FFORDD HIRAETHOG, MOSTYN

Site Notice photos

Image 1.3

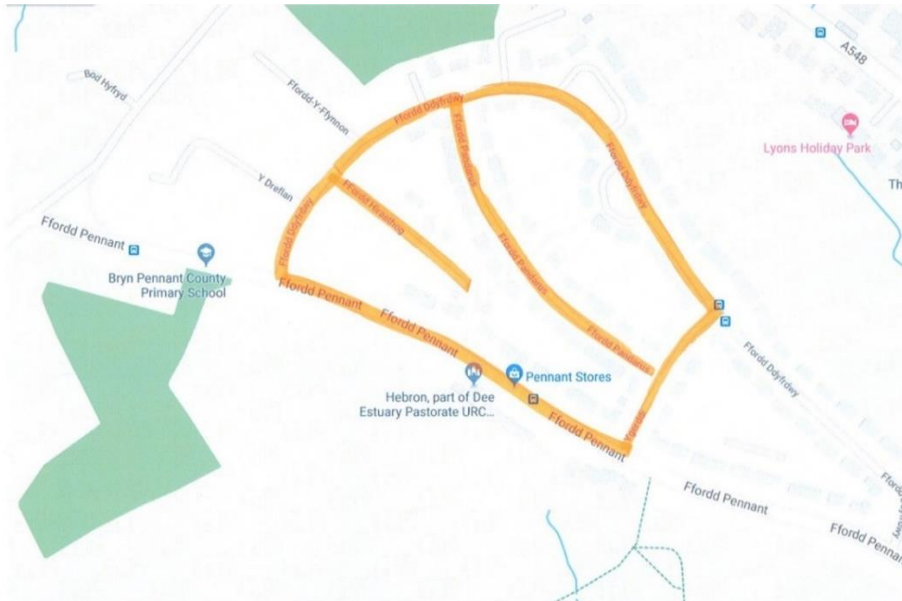
Laminated copies of the site notice were fixed to lamppost locations near the proposed new access to each site from 28.01.2019 to 25.02.2019.



A letter drop was carried out on 25.02.2019 advising residents that hard copies of the application proposals were available to view at the local Mostyn Community Centre from 28.01.2019 to 25.02.2019 and provided details of the FCC website where the proposals could be viewed online.

Letter Drop Map

Image 1.4



PRE-APPLICATION CONSULTATION REPORT FOR THE DEVELOPMENT AT FFORDD HIRAETHOG, MOSTYN

There has been Council and community consultation regarding the proposed scheme prior to this application. Initial meetings were held with Councillor Patrick Heesom (local elected member), who is fully supportive of the scheme.

Statutory consultees at a pre-application meeting were consulted.

At the request of Flintshire County Council we also held a hosted public event at Mostyn Community Centre on 11.02.2019 where representatives from Wates Residential and Flintshire County Council staff were on hand to answer any queries raised.

Consultation notices in English and Welsh
Image 1.5 & 1.6

25 January 2019
Ref: Flintshire SHARP Programme_Mostyn



The Royals
353 Altrincham Road
Sharston
Manchester
M22 4BJ
T: 0161 946 8800

The Owner / Occupier

Dear Sirs,

Proposed Residential Development at Ffordd Pandarus / Ffordd Hiraethog, Mostyn

I am writing to inform you that Wates Residential intends to submit a planning application to develop the above area of land for residential use.

Prior to submitting our application you will have the opportunity to view and comment on the proposals by one of the following ways:

- At Mostyn Community Centre, Ffordd Aber, Ffordd Ddyfrdwy, Mostyn, Flintshire, CH8 9PE
- Attend the consultation event which will be held on 11th February 2019 between the hours of 3pm and 7pm at Mostyn Community Centre
- Alternatively online at www.flintshire.gov.uk and visit the Strategic Housing and Regeneration Programme (SHARP) page. The full web link is: [http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-\(SHARP\).aspx](http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-(SHARP).aspx)

The proposals will be available from 28th January 2019 and anyone who wishes to make comment must do so before 25th February 2019 to me at the address above or alternatively by email (address below).

Yours sincerely

Danielle Meredith
Assistant Design Manager

Wates Residential

Danielle.Meredith@wates.co.uk



Wates Group Limited
Registered number: 1824828 England
Registered office: Wates House,
Station Approach, Leatherhead,
Surrey, KT22 7SW
wates.co.uk

25 Ionawr 2019
Cyf: Rhaglen SHARP Sir Fflint_Garden City



Y Perchennog / Meddiannydd

The Royals
353 Altrincham Road
Sharston
Manchester
M22 4BJ
T: 0161 946 8800

Annwyl foneddigion,

Datblygiad Preswyl Arfaethedig yn Nant y Gro

Rwyf yn ysgrifennu i'ch hysbysu bod Wates Residential yn bwriadu cyflwyno cais cynllunio i ddatblygu'r ardal uchod o dir at ddefnydd preswyl.

Cyn cyflwyno ein cais, cewch gyflwyno i weld a gwneud sylwadau ar y cynigion trwy un o'r ffyrdd canlynol:

- Yng Mostyn Community Centre, Ffordd Aber, Ffordd Ddyfrdwy, Mostyn, Flintshire, CH8 9PE
- Mynychu'r digwyddiad ymgynghori a gynhelir ar 11 Chwefror 2019 rhwng 3pm a 7pm yng Mostyn Community Centre
- Neu fel arall ar-lein yn www.flintshire.gov.uk ac ewch i'r Strategic Housing and Regeneration Programme (SHARP) tudalen. Y ddolennau llawn yw: [http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-\(SHARP\).aspx](http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-(SHARP).aspx)

Bydd y cynigion ar gael gan 28 Ionawr mae'n rhaid i unrhyw un sydd eisiau gwneud sylwadau wneud hynny cyn 25 Chwefror mi fy hunan yn y cyfeiriad uchod neu fel arall trwy e-bost (cyfeiriad isod).

Yr Eiddoch yn Gywir

Danielle Meredith
Rheolwr Dylunio Cynorthwyol
Wates Residential

Danielle.Meredith@wates.co.uk



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Registered number: 1824828 England
Registered office: Wates House,
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PRE-APPLICATION CONSULTATION REPORT FOR THE DEVELOPMENT AT Ffordd HIRAETHOG, MOSTYN



Image 1.6

Attendees were:
Melville Evans - Flintshire County Council

Michael Cunningham - Framework Manager
Wates Residential

Danielle Meredith Assistant Design Manger –
Wates Residential

Following comments received we were able to carry out the following amendments to the scheme:

- The aspect distances in many cases are over and above the requirements to deal with the concerns with overlooking. Roof pitches have been lowered to reduce the mass of the proposed buildings.

All comments received from the hosted event along with responses received following the letter drop are within the submission.

Further information regarding the site can be found in the submitted Design and Access Statement.