

SCHEDULE 1B - PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - NOTICE UNDER ARTICLES 2C AND 2D – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

I write to inform you of a Pre Application Consultation which is being held regarding the proposed development on **Springfields Building Supplies Ltd, Chester Road, Broughton, Flintshire, CH4 0DH.**

Notice is given that **Howarth Timber Group Ltd.**, intend to submit a planning application for the **demolition of an existing warehouse and a new extension to form a larger trade counter and warehouse together with new boundary treatment.**

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

Should you require any further information, please do not hesitate to contact me.

Yours truly,

Richard G Thomas
Richard G Thomas MRTPI

Enc. Notice under Schedule 1B - Publicity and Consultation before Applying for planning permission - Notice under Articles 2C and 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012



Richard G Thomas MRTPI

Ymgynghorwydd Cynllunio Tref Siartredig
Chartered Town Planning Consultant

Maen Hollt · Penrhyndeudraeth · Gwynedd · LL48 6DW
07809 463107

www.rgthomasplanning.co.uk

Richard@rgthomasplanning.co.uk



Sharron G. Jones

From: Richard Thomas <richard@rgthomasplanning.co.uk>
Sent: 10 November 2019 14:09
To: billy.mullin@flintshire.gov.uk; derek.butler@flintshire.gov.uk;
mike.lowe@flintshire.gov.uk; mail@broughtonandbrettoncommunitycouncil.gov.uk
Subject: Datblygiad arfaethedig ar Dir yn Springfields Building Supplies Ltd, Ffordd Gaer, Brychdyn, Sir y Fflint, CH4 0DH/Proposed development on Land at Springfields Building Supplies Ltd, Chester Road, Broughton, Flintshire, CH4 0DH
Attachments: Schedule 1B.pdf

Annwyl Syr / Madam,

ATODLEN 1B – CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO - HYSBYSIAD O DAN ERTHYGL 2C A 2D – GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Ysgrifennaf atoch i'ch gwybyddu am Ymgynghoriad Cyn Cyflwyno sy'n cael ei gynnal mewn perthynas â datblygiad arfaethedig ar **Springfields Building Supplies Ltd, Ffordd Gaer, Brychdyn, Sir y Fflint, CH4 0DH.**

Hysbysebir fod **Howarth Timber Group Ltd.**, yn bwriadu cyflwyno cais cynllunio i **ddymchwel y warws presennol ac estyniad newydd i ffurfio cownter masnach a warws mwy, ynghyd â thriniaeth terfyn newydd.**

Mae'r rhybudd amgaeedig yn rhoi gwybodaeth ar sut i weld drafft o'r dogfennau cysylltiedig â'r cais cynllunio, sut i wneud sylwadau ar y datblygiad a'r dyddiad cau ar gyfer derbyn eich sylwadau.

Os byddwch angen unrhyw wybodaeth bellach, peidiwch ag oedi i gysylltu â mi.

Yn gywir,

Richard G Thomas
Richard G Thomas MRTPI

Amg. Hysbysebiad o dan Atodlen 1B - Cyhoeddusrwydd a Ymgynghoriad cyn ymgeisio am ganiatâd cynllunio – Gorchymyn Cynllunio Gwald a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Dear Sir/Madam,

Demolition of an existing warehouse and a new extension to form a larger trade counter and warehouse together with new boundary treatment

SCHEDULE 1B - PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION - NOTICE UNDER ARTICLES 2C AND 2D – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

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 Flintshire County Council. Any subsequent planning application will be publicised by Flintshire County Council; any comments provided in response to this notice will not prejudice your ability to make representations to Flintshire County Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on **Land at Springfields Building Supplies Ltd, Chester Road, Broughton, Flintshire, CH4 0DH.**

Notice is given that **Howarth Timber Group Ltd.**, is intending to apply for full planning permission for the **demolition of an existing warehouse and a new extension to form a larger trade counter and warehouse together with new boundary treatment.**

You may inspect copies of:

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

online at <http://www.rgthomasplanning.co.uk/#projects>

Computer facilities are available to view this information online at **Broughton Library, Broughton Hall Road, Broughton, Flintshire, CH4 0QQ** during the following normal opening hours of:

Monday	9.00 - 13.00 14.00 - 17.00
Wednesday	9.00 - 13.00 14.00 - 17.00
Thursday	14.00 - 18.00
Friday	14.00 - 17.00
Saturday	9.00 - 13.00

Anyone who wishes to make representations regarding this proposed development must write to:

PAC@rgthomasplanning.co.uk or to Richard G Thomas MRTPI, Maen Hollt, Penrhyndeudraeth, Gwynedd, LL48 6DW.

By: 10/12/2019

Signed:



Richard G Thomas

Date: 11/11/2019

Dymchwel y warws presennol ac estyniad newydd i ffurfio cownter masnach a warws mwy, ynghyd a thriniaeth terfyn newydd

ATODLEN 1B – CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO - HYSBYSIAD O DAN ERTHYGLAU 2C A 2D – GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Pwrpas yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn cyflwyno cais cynllunio i Gyngor Sir Y Fflint. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan Gyngor Sir y Fflint; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysebiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i Gyngor Sir y Fflint ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylw a gyflwynir cael ei gadw yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar Dir yn Springfields Building Supplies Ltd, Ffordd Gaer, Brychdyn, Sir y Fflint, CH4 0DH.

Rhoddir hysbysiad bod Howarth Timber Group Ltd., yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer dymchwel y warws presennol ac estyniad newydd i ffurfio cownter masnach a warws mwy, ynghyd â thriniaeth terfyn newydd.

Gellir archwilio copïau o'r:

- cais arfaethedig;
- cynlluniau; a
- dogfennau ategol eraill.

Ar-lein ar <http://www.rgthomasplanning.co.uk/index-c.html#projects>.

Mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Brychdyn, Ffordd Plas Brychdyn, Brychdyn, Sir y Fflint, CH4 0QQ yn ystod yr oriau agor arferol canlynol:

Llun	9.00 - 13.00 14.00 - 17.00
Mercher	9.00 - 13.00 14.00 - 17.00
Iau	14.00 - 18.00
Gwener	14.00 - 17.00
Sadwrn	9.00 - 13.00

Dylai unrhyw un sydd eisiau gwneud sylwadau am y datblygiad arfaethedig yma ysgrifennu i:

PAC@rgthomasplanning.co.uk neu i Richard G Thomas MRTPI, Maen Holt, Penrhyndeudraeth, Gwynedd, LL48 6DW.

Erbyn: 10/12/2019

Arwyddwyd:



Richard G Thomas

Dyddiad: 11/11/2019