

Town and Country Planning Act 1990 Section 77 Flintshire County Council Planning Application by Welsh Development Agency

PLANNING HISTORY

HIGHWAYS AND TRANSPORTATION

PLANNING POLICY BACKGROUND

4.0 Planning History

- 4.1 The only previous planning application on this site of direct relevance is that submitted in outline by the WDA in June, 1992 in respect of proposed business and industrial development (Use Classes B1, B2 and 138) including the erection of buildings, raising the level of the site, provision of infrastructure, landscaping and associated works. This related to a 20 ha site within the

western part of the current application site and was submitted in response to a contemporary enquiry on behalf of a large inward investment. The 20 hectares sought to facilitate the first phase of the project.

- 4.2 The Local Planning Authority, Alyn and Deeside District Council, resolved to grant planning permission subject to a Section 106 Agreement but in September, 1992 the then Secretary of State for Wales issued a direction that the application be referred to him for determination. In November, 1992, the Secretary of State informed the Local Planning Authority of the matters which were likely to be most relevant to his consideration of the application:

- (i) The visual and environmental effects of the proposed development on the site and surrounding areas.
- (ii) The effects of the proposed development on nature conservation on the site and surrounding areas, and in the Dee Estuary.
- (iii) The impact of the proposed development on an area of high quality agricultural land.

(iv) Relevant national and development plan policies.

4.3 Arrangements were made to hold a public local inquiry but the application was withdrawn in November, 1995.

Source Division:

Planning

Date: July 2002