



## Application for Planning Permission

### Town and Country Planning Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

#### Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Green

Company Name

EMCOR UK

## Address

Address line 1

MoD Sealand

Address line 2

Green Lane East

Address line 3

Town/City

Deeside

Country

Postcode

CH5 2LS

Are you an agent acting on behalf of the applicant?

Yes

No

## Applicant Contact Details

Primary number

07917394331

Secondary number

01277650697

Email address

david.green@emcoruk.com

## Site Area

Reference:

What is the site area?

3.20

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Installation of ground mounted photovoltaic (PV) solar arrays to provide 3MW generation capacity with ancillary infrastructure including inverters, HV / LV connection, cabling, internal access track and access gates.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Redundant playing field

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Private playing field

When did this use end (if known)?

dd/mm/yyyy

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Reference:

Does your proposal involve the construction of a new building?

- Yes  
 No

## Materials

Does the proposed development require any materials to be used in the build?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

Solar PV panels and equipment

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Refer to accompanying Planning Statement / DAS and scheme information.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

J251173-GCL-ZZ-ZZ-D-L-0101 Location Plan  
J251173-GCL-ZZ-ZZ-D-L-0102 Proposed Solar PV Array Layout  
J251173-GCL-ZZ-ZZ-D-L-0103 Proposed Solar PV Array Components  
J251173-GCL-XX-XX-T-L-0810 Planning Statement  
J251173-GCL-XX-XX-T-L-0820 Design and Access Statement  
J251173-GCL-XX-XX-T-L-0830 Green Infrastructure Statement  
25248-METCS-5320-XX\_00-RPT-CE-001 Flood Consequences Assessment  
RSE\_10392\_R1\_V2 PEAR Preliminary Ecological Appraisal Report  
J251173-GCL-XX-XX-T-L-0630 Landscape and Visual Appraisal Report  
LVA Figure 1 Zone of Theoretical Visibility  
LVA Figure 2 Landscape Context  
LVA Figure 3 Viewpoint 1  
LVA Figure 4 Viewpoint 2  
LVA Figure 5 Viewpoint 3  
LVA Figure 6 Viewpoint 4  
LVA Figure 7 Viewpoint 5  
LVA Figure 8 Viewpoint 6

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes  
 No

Reference:

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input type="checkbox"/> Floodplain C1	<input type="text"/>	<input type="text"/> Hectares
<input checked="" type="checkbox"/> Floodplain C2	<input type="text" value="0"/>	<input type="text" value="3.20"/> Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Reference:

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

The development will not result in the production of foul sewerage.

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

## Employment

Reference:

Will the proposed development require the employment of any staff?

- Yes
- No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
- No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

**Renewable energy type:**

Solar

**Energy capacity:**

3 Megawatts

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
- No

If Yes, please provide details

Pre-application community consultation undertaken for 28 days between 08.04.2026 and 05.05.2026.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The pre-application advice was provided in response to an enquiry about a smaller scheme of 2.7ha and 0.9MW generation capacity. It identified that the type of development proposed (solar PV) would not fall within the criteria of employment-led development for which the site is an allocated Principal Employment Area within the Flintshire Local Development Plan.

Reference:

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes

No