

Mr M Gilbert
The Planning Consultancy
Bridge Farm
Sarn
Nr Malpas
Cheshire
SY14 7LN

Eich cyf . Your ref:
Ein cyf . Our ref: A-PP 117-98-007

Dyddiad . Date: 29 March 2006

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED):
SECTION 78 APPEAL BY THE NATIONAL ASSEMBLY FOR WALES FOR
RESIDENTIAL DEVELOPMENT FOLLOWING THE DEMOLITION OF THE
EXISTING BUILDINGS AT MEADOWSLEA HOSPITAL, PENYFFORDD**

1. Consideration has been given to the report of the Inspector, Emyr Jones BSc (Hons) CEng MICE MCMI, who held a public local inquiry into the appeal under Section 78 of the Town and Country Planning Act 1990 (the 1990 Act) made by your clients against the failure of the Flintshire County Council to give notice within the prescribed period of a decision on an outline application for residential development following the demolition of the existing buildings at Meadowslea Hospital, Penyffordd.

2. On 11 May 2005 a direction was issued by the Planning Inspectorate, under powers delegated by the National Assembly for Wales, that the appeal should be determined by the National Assembly rather than by a planning inspector. On 28 March 2006 the National Assembly resolved that a committee to be known as Planning Decision Committee (2)2006/3 be established in accordance with Assembly

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Standing Order 17 to discharge the functions of the Assembly under Section 79 of the Town and Country Planning Act 1990 in respect of the above appeal. Accordingly, the Planning Decision Committee has considered the appeal and has resolved under Standing Order 17.16 to adopt this letter.

3. The Inspector's conclusions are set out in paragraphs 70 to 97 of his report, a copy of which is enclosed, and those conclusions are reproduced as an Annex A to this letter. The Inspector recommended that the appeal be allowed and planning permission be granted subject to conditions. The Planning Decision Committee agree the Inspector's conclusions for the reasons given by him and accept his recommendation.

4. The Inspector recommended that planning permission for the residential development following the demolition of the existing buildings be granted subject to the conditions at the Annex to his report. Subject to minor amendment the Planning Decision Committee consider that these conditions should be imposed for the reasons given by the Inspector.

FORMAL DECISION

6. For the reasons given above the Planning Decision Committee hereby grant planning permission in respect of the planning application reference 038451 dated 16 September 2004 for residential development following demolition of existing buildings at Meadowslea Hospital, Penyffordd subject to the conditions at Annex B to this letter.

7. A separate letter will be sent to you in connection with the application made by your clients for an award of costs against Flintshire County Council.

8. A copy of this letter has been sent to the Chief Planning Services Officer, Flintshire County Council and to those persons who appeared at the inquiry.

Yours faithfully

Carwyn Jones AM

Chair, Planning Decision Committee (2)2006/3

Enc; Leaflets "H" and "HC"