

CYNGOR CYMUNED CILCAIN CILCAIN COMMUNITY COUNCIL

INFORMATION NOTICE FOR RESIDENTS

Proposed development at The Former Ruby Brickworks, Rhydymwyn

N W Energy Ltd has given notification of their intention to submit a Full planning application for a Proposed Anaerobic Digestion Facility with Associated Development at this site. This is considered to be major development so N W Energy must first undertake consultation with the community about the scheme in line with the Planning (Wales) Act 2015. This community consultation process is known as Pre-Application Planning.

The process of Pre-Application Planning is still relatively new. With this in mind, the Council hopes that any resident wishing to respond to N W Energy Ltd about their proposal will find the information below useful.

WHAT PRE-APPLICATION PLANNING IS ALL ABOUT

Developers proposing projects comprising what is known as 'major development' must now undertake statutory 'pre-application consultation'. This process is required in law.

What developers are required to do - consult with the community first

Developers proposing major development projects must do a number of things:

1. Their first step is to consult with the community in which they propose establishing a major development. At this stage they are telling the community what they want to do and inviting comments about their proposal from members of the community.

Pre-application consultation with the community must be carried out before the developer submits a planning application to the Local Planning Authority (Flintshire County Council). At this community consultation stage, the developer does not have to notify the Local Planning Authority that they are undertaking community consultation.

2. The consultation period with the community must last for a minimum of 28 days.
3. The developers do not have to organise a meeting to consult with the community, although they can. However, they are required to do the following:

- They must prepare a draft version of their planning application and make it available for consultation with the community. Developers can make this information available online, as N W Energy has done in this case.
- They must also post site notices (in English and in Welsh) for public viewing around the application site. The site notice will inform residents of the proposals and the consultation taking place - and also provide details on how residents can respond to the information the developers have provided.
- They must also send a copy of the site notice to the owners or occupiers of land adjoining the application site and to community consultees.

The need for developers to carry out statutory pre-application consultation for major developments in Wales comes from Welsh Government - the Planning (Wales) Act 2015.

4. At the end of the community consultation period, developers are required to prepare a Pre-Application Consultation Report. In this report they have to show how they have adhered to the consultation requirements.

The report will form part of the developer's final planning application submission. The developers must provide evidence on how they have met the community consultation requirements - and must set out what issues were raised by people who responded during the consultation period.

The report must also address how the comments made by members of the community and consultees have been considered.

What Happens next

5. Developers can seek pre-application advice from Flintshire County Council Planning before submitting their planning application.
6. When the County Council publicises the application, members of the public can comment on the proposal, even if they have already responded to the developers.
7. The Planning Department assesses the application in accordance with Policy and other material considerations. Other Departments, such as the Highways Department, may be consulted before a decision on the planning application is made.

The Community Council's Role

The Community Council aims to improve awareness of the Pre-application consultation process which, being relatively new, can be confusing to residents. This notice will be posted on community notice boards and on the Community Council website.

A copy of the application at this pre-planning stage will be available to view between 10am and 4pm every day in Saint John's Church, Rhydymwyn.

The developer is required to consult the Community Council in whose area the site proposed for development is situated and the Council will be writing to N W Energy with observations about their proposal.

The Community Council encourages you as residents to write to N W Energy if you wish to comment on the Anaerobic Digestion Facility with Associated Development proposal as part of the pre-application consultation process.

The Community Council aims to represent the interests of the community so it would be useful if you could provide the Council with a copy of comments you make to the developers - although this is not obligatory.

N.B. Responses about the proposal from residents to the local planning authority (Flintshire County Council) should be made after a planning application has been submitted and publicised by the County Council.

Addresses are as follows:

To comment on the proposal to the developers (N W Energy Ltd), write by email to consultations@caulmert.com

or by land mail to

Caulmert Ltd, c/o Glyndŵr Innovations Ltd, Ffordd William Morgan, St Asaph Business Park, St Asaph, Denbighshire, LL17 0JD

NB. All responses must be received by 10/03/2023

To send a copy of your response to Cilcain Community Council:

Write by email to: alun_evans_gov@hotmail.com (the gaps indicate an under score)

or by land mail to Alun Evans, Clerk to Cilcain Community Council, Gwel Hyfryd, Pentre Hill, Flint Mountain, Flint, Flintshire, CH6 5QN

N.B. Please use the identifier **N W Energy Ltd proposal** in the email subject box.

Cilcain Community Council website address: www.cilcain-council.wales