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Land adjacent to Theatr Clwyd, Raikes Ln, Mold CH7 1YA

Planning Statement

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Document Control Sheet

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Contents

1. Introduction	3
2. The Site and Surrounding Area	7
3. Planning History	6
4. The Proposal	8
5. Planning Policy	13
6. Assessment of the Proposal.....	19
7. Conclusions and Planning Balance	28
Appendix 1 – Application Document Schedule	30
Appendix 2 – CADW Listing Description (Reason for Designation)	33
Appendix 3 – Theatr Clwyd Planning History (2019 – Present)	34



1. Introduction

- 1.1 This Planning Statement has been prepared by KEW Planning, on behalf of Flintshire County Council to support a planning application on land adjacent to Theatr Clwyd, Mold, hereafter, referred to as “The Site”.
- 1.2 The proposed works comprise the erection of a purpose-built joint archiving facility, for Northeast Wales Archives (NEWA), together with associated parking and landscaping. This facility is to serve both Flintshire and Denbighshire authorities,
- 1.3 The site falls within the administrative boundary of Flintshire County Council (FCC). Figure 1 identifies the location of the site. Whilst the site falls within Flintshire, the project team leading is Denbighshire.

Figure 1: Site location plan (Site in Red)



Background

- 1.4 The Northeast Wales Archives (NEWA), formed in 2020 by merging Denbighshire Archives (Ruthin) and Flintshire Record Office (Hawarden), which preserves historical records for the region and encourages public access.
- 1.5 Denbighshire Archives has operated since 1972 in part of the former Ruthin Gaol, while Flintshire Record Office has been at The Old Rectory since 1956. Both sites are listed, converted buildings, but space limitations, inefficient layouts, and reliance on air conditioning restrict public access, outreach, and future collection management, with storage capacity increasingly constrained.
- 1.6 The purpose of the proposed new archive facility is to provide both Flintshire and Denbighshire Councils with a modern, purpose-built centre that addresses the limitations of their current archive buildings. By bringing together the collections and staff of both authorities in a single building, the facility will create a more sustainable and resilient archive service. Funding for this project is sought through The National Lottery Heritage Fund.

1.7 The site selection process was undertaken through extensive feasibility studies; this is further detailed in Section 2 of this report.

1.8 The description of development is as follows:

“The erection of a purpose-built joint archive facility to house the archive service and collections of Flintshire and Denbighshire County Councils, with associated access, parking, and landscaping on land adjacent to Theatr Clwyd, Mold.”

Purpose of the Statement

1.9 This Planning Statement provides an overview of the proposal and its technical aspects and assesses these against the statutory adopted Development Plan; Future Wales; Planning Policy Wales, and other material planning considerations (such as Supplementary Planning Guidance).

Pre-application Documents

1.10 Appendix 1 contains the Application Document Schedule, listing the full suite of documents, which support the planning application.

Planning Statement Structure

1.11 This Planning Statement is set out as follows:

- **Section 2** – provides a description of the site and surrounding area.
- **Section 3** – sets out the planning history of the site.
- **Section 4** – provides an overview of the proposals.
- **Section 5** – summarises the relevant national and local planning policies, and other material considerations.
- **Section 6** – explains how the proposals have been assessed in relation to the relevant adopted planning policies, justifying the application.
- **Section 7** – provides a summary of the proposals and the benefits that will be delivered.



2. The Site and Surrounding Area

2.1 This section reviews the prevailing conditions of the existing site and the surrounding area, which are material considerations when assessing the suitability of the proposed development.

The Site and the Surrounding Area

2.2 The Site for the new joint archive facility is situated adjacent to Theatr Clwyd, within the Mold Civic Centre campus on the northern outskirts of Mold, Flintshire, approximately 1.5 km from Mold town centre. The site occupies an area of land approximately 0.45 hectares and currently consists of grassland with mature trees.

2.3 The Site is bound to the north by the rear access road to Theatr Clwyd. To the south, it is bordered by a steep grass verge adjoining a through pavement and road, which provides connections to Raikes Lane to the west and the wider Civic Centre to the south. The east boundary similarly consists of a steep grass verge adjoining a through road connecting to the A5119 to the northeast and linking to the wider Civic Centre. To the west, the Site sits adjacent to Theatr Clwyd, a Grade II listed building and cultural venue, which operates as a theatre and

includes function and educational spaces as well as additional meeting rooms.

2.4 The CADW listing description is provided in [Appendix 2](#), for which the building's listing is strongly linked to its success and function as a place of communal value.

2.5 The external appearance of Theatr Clwyd is a composition of several volumes, reflecting the functional requirements of the internal spaces. These volumes are visually unified using red brick and lead cladding detailing at high levels. In 2021, the theatre underwent a significant extension and refurbishment, including a new timber-fronted addition at the entrance. This extension provided a three-storey foyer, featuring a double-height restaurant, bar, and café, along with a meeting room, Green Room, and associated internal alterations.

2.6 The Site is located within the wider Civic Campus, which extends across approximately 52 acres on the northern outskirts of Mold. The campus contains a number of civic buildings, including Theatr Clwyd, County Hall, the Law Courts, and the former County Library Headquarters (now occupied by Newydd Catering and

Cleaning). Beyond the immediate Site and Civic Campus, the surrounding area includes open grassland and clusters of residential dwellings.

2.7 A bus stop is located directly outside Theatr Clwyd, providing convenient public transport links to the surrounding area. In addition, a number of pay-and-display car parking spaces are available nearby.

2.8 Figures 2 & 3 overleaf indicate the existing site and adjacent Theatre Clwyd context.

Site Selection Process

2.9 In 2017, Elizabeth Oxborrow-Cowan Associates Ltd. produced an Options Appraisal for the site of the joint archive facility. The study, in collaboration with an architect, evaluated the capacity, suitability, and deliverability of various options to meet the future needs of the service.

Methodology

2.10 The following steps were undertaken during the assessment:

- **Site Visits:** All candidate sites, including the current archive locations, were visited to assess their existing conditions and potential for adaptation.
- **Stakeholder Consultation:** Key stakeholders were interviewed, including representatives from the archive services, planning, legal, and asset management departments.
- **Space and Service Requirements:** A detailed space brief and functional requirements were prepared in consultation with service staff, reflecting modern archival practices and projected growth.
- **Architectural Analysis:** Each site was assessed for its capacity to accommodate the space brief and potential for redevelopment or refurbishment.
- **Capital Costing:** Preliminary capital costs were estimated for the adaptation or development of each site.
- **Site Performance Assessment:** Sites were evaluated against key criteria necessary for the successful operation of a modern archive service, including accessibility, environmental conditions, security, and potential for public engagement.

Sites Considered

2.13

2.11 The study assessed the following sites:

1. Greengates Farm, St Asaph, Denbighshire
2. 43 Canol Y Dre, Hen Lon Parcwr, Ruthin, Denbighshire
3. Old Abattoir Site, Rhualt, Denbighshire
4. DCC Corporate Store, Lon Parcwr Business Park, Ruthin, Denbighshire
5. Flint Mountain Primary School, Flint Mountain, Flintshire
6. Theatr Clwyd site, Mold, Flintshire

Comparative Assessment

2.12 Each site was assessed against criteria essential for a modern archive service:

Table 1: Summary of comparative site assessment

Option	Site	Why Originally Considered / Why Discounted
1	Greengates Farm, St Asaph	A greenfield site within St Asaph Business Park which was considered suitable for a new archive building; however, discounted due to its rural location, limited pedestrian activity, and moderate accessibility despite low flood risk.

2	43 Canol Y Dre, Ruthin	Considered for redevelopment of a brownfield industrial site with existing buildings; discounted because the industrial park is older, and results in a less welcoming environment.
3	Old Abattoir Site, Rhualt	This site was considered as a cleared brownfield site with space for the archive; discounted due to constrained layout, reliance on car access, and low profile with few local amenities.
4	Corporate Store, Ruthin	Considered for adaptation of an existing industrial building; discounted because major internal modifications would be needed, including relocation of existing occupants, and the site is low profile and unwelcoming.
5	Flint Mountain Primary School, Flintshire	A disused school with sufficient space for a new building; discounted due to limited pedestrian access, high reliance on cars, proximity to housing, and need for demolition and secure perimeter works.

Theatr Clwyd Feasibility Conclusions

- 2.14 It was considered that the land adjacent to Theatr Clwyd provided the best opportunity for the new archive facility. The site, which as noted currently comprises of open grassland, sits within the Mold Civic Centre campus, which offers a strong public and cultural context.
- 2.15 Its location supports a high-profile building with good connections to car parking, bus services, and main roads, and the site's orientation allows for a practical north-south layout with storage areas partially screened by the natural embankment. Being within the settlement boundary and part of an established campus, the site could accommodate both mandatory and optional archive facilities.
- 2.16 The area was considered suitable for development due to its accessibility, civic prominence, and potential for an architecturally integrated design, even though ongoing feasibility studies for theatre redevelopment could influence timing and availability. Overall, the site scored highly for suitability as a public service venue.



Figure 2: Image of the existing Site



Figure 3: Location of the Site adjacent to Theatr Clwyd

3. Planning History

3.1 Desktop research on the statutory planning register reveals only two planning application records for the site (ref: 063709 and ref: 063710), including a complex set of records relating to Theatr Clwyd itself.

3.2 Due to the complex application history of Theatr Clwyd, the planning history table sets out only recent planning history record of the site (2019 - present) as is included in Appendix 3.

Table 2: Theatr Clwyd Planning History

No.	Reference	Description	Status	Date
1	063709	Erection of a temporary performance village adjacent to a listed building.	Approved	27 January 2022
2	063710	Listed Building Application for the erection of a temporary performance village adjacent to a listed building.	Approved	27 January 2022



4. The Proposal

Overview of the Proposals

- 4.1 The proposals involve the construction of a new archiving facility, together with associated landscaping and parking arrangements.
- 4.2 Vehicular access will be provided from the west via a new junction, connecting to the existing road currently serving the goods and servicing entrance for Theatr Clwyd. This access will also facilitate servicing and parking for the new facility.
- 4.3 The proposed parking layout includes five spaces, of which two are designated for disabled users. Covered cycle parking will be provided adjacent to the disabled bays.
- 4.4 The site layout also incorporates a covered refuse store and a substation, located in the north-western corner. A walkway will connect this area to the front access, while staff will have dedicated access to the rear of the office space.
- 4.5 Additional pedestrian access is provided along the southeastern side of the site, with a gently curving walkway through landscaped areas to ensure accessible routes for all users to the building and terrace.
- 4.6 The external design responds sensitively to the architectural character of the adjacent Theatr Clwyd, which comprises multiple volumes. The proposed building is composed of two primary volumes, each designed according to function. The office and communal areas form a two-storey block with fenestration detailing at both lower and upper levels. The principal elevation features mixed buff/red facing brickwork, referencing the local context, with a mid-grey entrance canopy and flank walls in coated metal cladding. A projecting steel frame extends into the terrace as a prominent architectural feature, incorporating deep red Brise Soleil aluminium louvres to complement Theatr Clwyd's exposed frame.
- 4.7 Behind the brick frontage, the remainder of the office and communal volume is clad in aluminium polyester powder-coated rainscreen panels in pale green and limestone tones. The cladding rises above the brick roof to align visually with the roofline of the frontage, creating a continuous connection while maintaining a distinction between the entrance and functional spaces behind. The archiving facility is set back from the main frontage and clad in natural limestone rainscreen panels with

varying depths at upper levels and flush surfaces and ground level, designed to meet secure storage requirements. The proposed design also incorporates photovoltaic panels on the roof, which will generate renewable energy and reduce the building's carbon footprint.

4.8 Landscaping proposals enhance both the building setting and the wider site, incorporating grassed areas, native trees and shrubs, ornamental and wildflower planting, seasonal bulb swathes, and flowering lawn meadow mixes. Perennial planting, neutral grassland, and wildflower meadow areas support biodiversity, while existing trees with root protection areas will be retained where possible, with any losses mitigated through replacement planting of 35 trees. Sustainable drainage measures, including swales, are integrated throughout, supporting ecological connectivity and habitat features such as bee bars and felled timber, while reinforcing the overall visual character of the site.

4.9 Internally, the archive and strong room occupy the rear of the building across both ground and first floors. Public-facing areas

at the front of the ground floor include the foyer, discovery zone, community room, and document reception. The first-floor houses staff areas, comprising office spaces, a staffroom, and a conservation studio, with supporting facilities such as plant rooms, lift cores, and toilets to maintain operational efficiency and secure circulation throughout the building.

4.10 Figures 3 & 4 overleaf provide external CGI images of the proposed development.



Figure 3: External 3D - Upper Front Corner



Figure 4: External 3D - Lower Front Corner



5. Planning Policy

5.1 All development should be in accordance with the statutory development plan, unless material considerations indicate otherwise, as required by s36 of the Planning and Compulsory Purchase Act 2004. In this context, the statutory development plan for FCC comprises the Flintshire Local Development Plan (2015 – 2030) (Adopted January 2023).

5.2 National planning guidance (Planning Policy Wales Edition 12 and Technical Advice Notes) are material considerations. Other material considerations which should be considered are Supplementary Planning Guidance (SPGs).

National Planning Policy

5.3 Regard has been had to the Government’s Planning Policy Wales framework (PPW) and to the relevant Technical Advice Notes (TAN):

- Planning Policy Wales Edition 12 2024

Local Planning Policy

5.4 The following policies are considered relevant at application stage:

- Policy STR4: Principles of Sustainable Development, Design and Placemaking
- STR5: Transport and Accessibility
- STR6: Services, Facilities and Infrastructure
- Policy STR7: Economic Development, Enterprise and Employment
- Policy STR10: Tourism, Culture, and Leisure
- Policy PC1: The Relationship of Development to Settlement Boundaries
- Policy PC2: General Requirements for Development
- Policy PC3: Design
- Policy PC4: Sustainability and Resilience of New Development
- Policy PC5: Transport and Accessibility
- Policy PC12: Community Facilities
- Policy EN2: Green Infrastructure
- Policy EN4: Landscape Character

- Policy EN7: Development Affecting Trees, Woodland and Hedgerows
- Policy EN8: Built Historic Environment and Listed Buildings
- Policy EN11: Green Wedges
- Policy EN14: Flood Risk

Supplementary Planning Guidance

5.5 The following Supplementary Planning Guidance is considered relevant:

- SPGN No. 3: Landscaping
- SPGN No. 4: Trees and Development
- SPGN No. 6: Listed Buildings
- SPGN No. 11: Parking Standards

Site designations

5.6 Figure 4 overleaf provides an extract of the proposal map of Flintshire County Council Local Development Plan (LDP) (2015 – 2030) (Adopted January 2023), which shows the relevant designations of the site and its surroundings. Figure 4 identifies that the site is not subject to any direct designations, however, it

is located adjacent to the settlement boundary and Green Wedge.

Site Constraints

5.7 The site itself is not subject to any constraints, according to the FCC constraints map (refer to Figure 5).

Flood Risk

5.8 The Natural Resources Wales Flood Map for Planning (refer to Figure 6) identifies that the site does not fall within any flood zones. However, pockets of the Theatr Clwyd site fall within Flood Zone 2 & 3 for surface water and small watercourse, to the west.

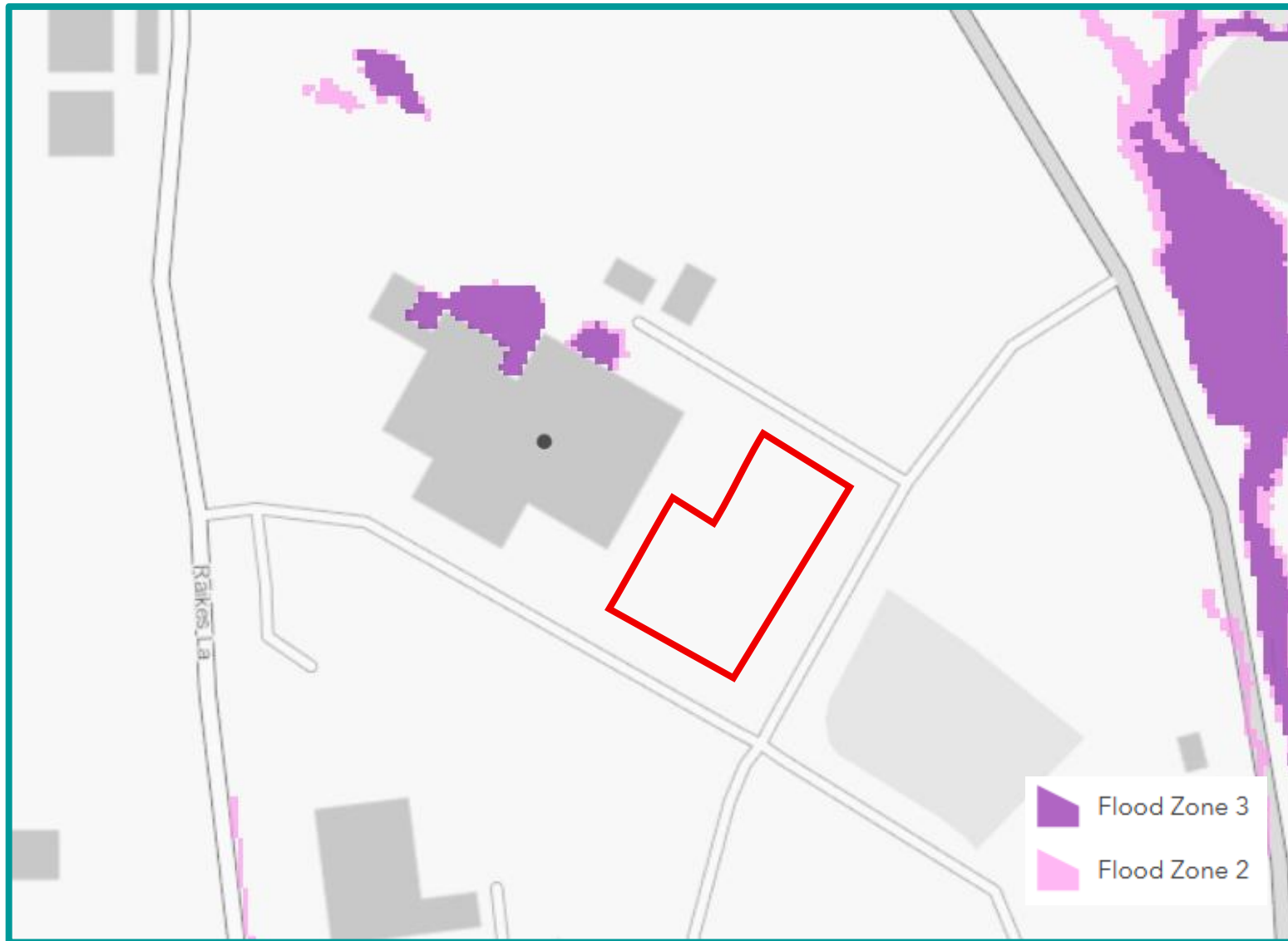
Figure 5: Extract of the Flintshire County Council Local Development Plan (LDP) Proposal Map (Site in red)



Figure 6: Extract of the Flintshire County Council Local Development Plan (LDP) Constraints Map (Site in red)



Figure 7: Extract from NRW Flood Map for Planning (Site in red)





6. Assessment of the Proposal

6.1 This section provides an assessment of the proposal against the statutory development plan, the adopted FCC Local Plan and all relevant material considerations. The planning considerations that need to be assessed comprise of:

- a. The principle of development of the joint archiving facility.
- b. The design of the proposed joint archiving facility.
- c. The impact of the proposed joint archiving facility on the neighbouring listed Theatr Clwyd.
- d. The impact of the proposed joint archiving facility on on-site trees.
- e. The impact of the proposed development and the ability to deliver biodiversity benefits.
- f. The impact of the proposed development on the local highways network including access, parking and servicing arrangements
- g. Flood risk considerations.

a) **The principle of development for the erection of the Joint archiving facility**

6.2 The proposed development seeks the erection of a joint Archive facility for Northeast Wales Archives (NEWA). While primarily functioning as a secure record storage and management centre, the facility will also provide public access for research, education, and exhibitions. The proposed development falls within Use Class D1 (non-residential institutions).

6.3 As discussed in Section 2, the current archive facilities in Flintshire (The Old Rectory, Hawarden) and Denbighshire (Ruthin Gaol) face a range of operational and public access challenges. Both buildings are listed historic structures with constrained layouts, dispersed workspaces, and limited storage capacity, resulting in inefficient staff workflows and restricted visitor experience.

6.4 Public facilities, including search rooms and exhibition areas, are cramped, inflexible, and lack modern infrastructure, while environmental controls and storage arrangements restrict the safe management and growth of the collections. Collectively, these limitations highlight the need for a purpose-built facility that can meet both operational and public requirements.

- 6.5 The proposed joint archive facility will address these challenges by providing a flexible, efficient, and purpose-designed environment for staff operations, secure storage, digitisation, and public engagement.
- 6.6 The selected site, adjacent to Theatr Clwyd within the Mold Civic Centre campus, is highly suitable for the proposed development. Its central location ensures accessibility, allows synergies with nearby cultural facilities, provides sufficient space for a purpose-built building with associated landscaping, and supports sustainable operational arrangements. Situated within a cluster of civic and non-residential uses, the facility complements the existing campus while providing an accessible cultural resource for the public.
- 6.7 Although not specifically allocated in the Flintshire Local Development Plan, the site aligns with the wider objectives of the Civic Campus. **Policy STR7: Economic Development, Enterprise, and Employment** support development that sustains Flintshire’s role as a sub-regional economic hub, including proposals that provide employment opportunities. The proposed archive facility will create permanent jobs and strengthen the civic and cultural infrastructure of the area.
- 6.8 The proposed archive facility also aligns with **Policy STR10: Tourism, Culture, and Leisure**, which supports development that enhances Flintshire’s cultural and historic assets. By providing public access to collections, exhibitions, educational resources, and research opportunities, the facility will strengthen the County’s cultural offer, promote engagement with its built and natural heritage. In doing so, the development complements existing cultural facilities within the Civic Centre Campus.
- 6.9 Located adjacent to the settlement boundary, the proposals have regard to **Policy PC1: The Relationship of Development to Settlement Boundaries**, which permits development where it accords with other Plan policies. The proposed facility will meet these requirements, delivering a development that is operationally efficient, publicly accessible, culturally valuable, and economically supportive, as set out in the following sections.
- 6.10 Overall, the proposed joint archive facility is a carefully planned development that addresses operational inefficiencies and enhances public access, making a positive contribution to the wider Civic Centre Campus. Accordingly, the proposed development is considered acceptable in principle.

b) The design of the proposed Archiving Facility

6.11 The design of the proposed Archiving Facility has been guided by several local planning policies to ensure high-quality, context-sensitive development. Including **Policy STR4: Principles of Sustainable Development, Design and Placemaking**, which sets out principles for sustainable development, design, and placemaking, promoting a high standard of design for new proposals; **Policy PC2: General Requirements for Developments**, which provides a comprehensive set of development considerations, including that development should respect and enhance the character, distinctiveness, and appearance of the site and surrounding landscape; and **Policy PC3: Design**, which embeds the overarching principles of good design into new development, in line with wider Planning Policy Wales and supporting Technical Advice Notes. Given the site’s proximity to Theatr Clwyd, the design has also taken account of Policy EN8, which seeks to preserve and protect the County’s built historic environment and listed buildings.

6.12 Through extensive design team discussions, the design of the new archiving facility has been sensitively created, to minimise the impacts of the development on the adjacent Theatr Clwyd, and to ensure its functionality as a new Archiving Facility.

6.13 As noted in Section 2, the adjacent Theatr Clwyd comprises a series of different volumes, and its material palette predominantly comprises red brick.

6.14 The proposed building is composed of two primary volumes, designed according to their function, reflecting the form of the adjacent Theatr Clwyd. The office and communal areas form a two-storey block with fenestration detailing at both ground and first floors, creating a layered and articulated frontage.

6.15 The material palette responds to the surrounding context, with mixed buff/red brick and deep red louvres referencing Theatr Clwyd. Behind this, the office and communal areas use pale green and limestone-toned rainscreen panels, while the set-back archiving facility is clad in natural limestone, providing a secure and visually distinct volume.

6.16 Together, the building volumes, material palette, and articulated details create a sensitive and contemporary response that sits comfortably alongside the listed theatre, reducing visual dominance while enhancing the character and legibility of the site.

6.17 Overall, the proposed design represents a high-quality and sensitive response to its context. It respects the character, scale,

and materiality of the adjacent Theatr Clwyd, preserves the setting of the listed building, and delivers a well-considered, functional, and visually coherent development. The proposals are therefore considered to fully accord with Policies STR4, PC2, PC3, and EN8, and are acceptable in design terms.

c) The impact of the proposed development on the neighbouring Theatr Clwyd

6.18 Policy EN8: Built Historic Environment and Listed Buildings seeks to preserve and protect listed buildings within the County.

6.19 As part of the planning application, a full Heritage Impact Assessment (HIA) has been prepared. This HIA identifies and assesses the significance of Theatr Clwyd, evaluates the potential impacts of the proposed development on its setting and overall significance, and demonstrates how the scheme has been designed to avoid, minimise, and mitigate harm in accordance with relevant planning policy and guidance.

6.20 The proposed Joint Archive Facility would introduce a new building within part of the theatre's setting, causing a minor reduction in openness and a slight decrease in prominence in some views. The new building is secondary in scale, set back from the theatre, and uses materials that complement it,

ensuring Theatr Clwyd's key architectural qualities and overall significance are preserved. The scheme also supports the continued cultural use of the site.

6.21 Overall, the proposals would result in a minor negative impact on the setting and significance of Theatr Clwyd. In line with PPW and TAN24, this impact should be weighed against public benefits, including improved public access to archives, enhanced engagement with the site's cultural and historic value, consolidation of Council services, and reinforcement of the civic and cultural role of the complex. These benefits moderate the identified harm and, on balance, justify the proposals, in accordance with Policy EN8 of the Flintshire Local Development Plan.

d) The impact of the proposed development on on-site trees

6.22 Policy EN7: Development Affecting Trees, Woodlands and Hedgerows seeks to ensure that development does not result in the significant loss of, or harm to, trees, woodlands, or hedgerows of biodiversity, historic, or amenity value. Development causing such harm will not be permitted.

6.23 In considering arboricultural impacts, regard has also been paid to **Policy EN4: Landscape Character**, which seeks to ensure that

development does not have a significant adverse effect on the character of the landscape.

6.24 In support of this application, an Arboricultural Impact Assessment (AIA) has been prepared by Shields Arboricultural Consultancy. The survey of trees on site recorded twelve individual trees and one group of recently planted trees. Eight trees were identified as Category B (Moderate Quality) and the remaining Category C (Low Quality).

6.25 The proposed development necessitates the removal of eleven young to semi-mature trees. While these contribute to the immediate landscape, they are not irreplaceable features within the wider setting and do not form part of a protected woodland, historic landscape, or strategic green infrastructure corridor. To offset their loss, the scheme includes substantial compensatory planting, with a total of 35 new trees to be introduced across the site as part of the wider landscape strategy.

6.26 In accordance with Policy EN4, the landscaping proposals have been developed to retain existing trees where possible and to integrate the replacement tree planting within a diverse and multifunctional green infrastructure scheme. This includes native tree and shrub planting, grassed areas, and species-rich wildflower planting, alongside a softer landscaped area to the

western corner with a gently curving pedestrian path set within planting to create a more informal, welcoming space. Measures to support sustainable drainage are also incorporated, with the new tree planting contributing to visual amenity, biodiversity enhancement, and the overall integration of the development within its surroundings, alongside considered pedestrian and vehicular surfaces designed to provide functional circulation.

6.27 Overall, it is considered that, while the development requires the removal of a number of moderate- and low-quality trees, these losses are limited in the context of the wider landscape and are mitigated through the proposed landscaping strategy. The design allows for the sustainable retention of higher-value trees, the replacement of removed planting, and the enhancement of the site's overall ecological and visual character. Accordingly, the proposals are considered compliant with Policies EN4 and EN7 and will deliver a balanced approach between operational requirements and landscape conservation.

e) **The impact of the proposed development on biodiversity and the ability to deliver biodiversity benefits**

6.28 As part of **Policy EN7: Development Affecting Trees, Woodlands and Hedgerows**, development proposals are supported where they result in a net benefit for biodiversity. In developing the

scheme, regard has also been paid to **Policies EN4: Landscape Character** and **EN2: Green Infrastructure**, which seek to protect, maintain and enhance the extent, quality and connectivity of the green infrastructure network.

6.29 In support of the application, a Preliminary Ecological Appraisal (PEA) has been prepared by Marches Ecology to assess the potential impacts of the proposed development on habitats, protected and notable species, and other ecological features. In addition, a Ground Level Tree Assessment (GLTA) and Aerial Tree Inspection (ATI) have been undertaken by Wildbanks Conservation to assess the potential for bat roosting features and nesting birds within trees on and adjacent to the site.

6.30 The ecological assessments confirm that the site is of low ecological value, dominated by managed grassland with limited features of interest. The proposed development will result in the loss and modification of these habitats, including the removal of a number of trees; however, no significant adverse ecological impacts are anticipated. The bat and bird surveys concluded that all trees within the development boundary have negligible potential for use by bats following detailed inspection, with no evidence of bat occupation identified. One off-site tree located approximately 10m from the site boundary was identified as

retaining limited potential to support individual bats; however, the report concludes that a European Protected Species Licence would not be required for the proposed development. The surveys also identified that, whilst no evidence of nesting or roosting birds was recorded at the time of survey, several trees provide potential nesting habitat.

6.31 The PEA identifies a range of mitigation and enhancement measures to ensure compliance with PPW and to deliver a net benefit for biodiversity. These include compensatory tree planting at a ratio exceeding replacement requirements, native tree and shrub planting, creation and enhancement of species-rich grassland, bulb planting for seasonal pollinator resources, and installation of bird and bat boxes. Additional measures such as habitat (log) piles and ‘bee bars’ will further enhance ecological value, alongside sensitive lighting design to avoid impacts on bats. A Green Infrastructure Statement (GIS) will also be prepared to demonstrate how green infrastructure principles have been embedded within the design and how biodiversity and ecosystem resilience will be improved over the existing baseline.

6.32 Overall, the proposals demonstrate a considered approach to balancing operational and functional requirements with the protection, retention and enhancement of ecological, arboricultural and landscape assets. With the implementation of

the recommended mitigation and enhancement measures, the development will deliver a clear net benefit for biodiversity in accordance with relevant local and national planning policy, as well as wider environmental and community benefits.

f) The impact of the proposed development on the local highways network including access, parking and servicing arrangements

6.33 **Policy PC5: Transport and Accessibility** seeks to ensure that new development proposals are supported by appropriate transport infrastructure. Supplementary Planning Guidance Note (SPGN) 11: Parking Standards establishes the parking requirements that developments are expected to meet.

6.34 Magna Transport Planning Ltd has prepared a Transport Note in support of the proposed Joint Archives Facility on land adjacent to Theatr Clwyd, Raikes Lane, Mold. The Transport Note confirms that the site occupies a sustainable and accessible location within the established Civic Centre campus, benefitting from existing pedestrian infrastructure, local bus services, cycling connections and established vehicular access arrangements.

6.35 The Transport Note confirms that the proposed development would utilise the existing servicing route associated with Theatr Clwyd and would not give rise to any material impact on the

operation or safety of the surrounding highway network. The proposed development is expected to generate a low level of vehicle movements due to the specialist and controlled nature of the archive facility.

6.36 The proposals comprise seven on-site parking spaces, including two disabled parking bays, together with six cycle parking spaces. The Transport Note concludes that this level of provision is proportionate to the operational characteristics of the development, particularly having regard to the availability of nearby pay-and-display parking within the wider Civic Centre campus.

6.37 The Transport Note further confirms that the site is accessible by a range of sustainable modes of transport, including walking, cycling and public transport, and identifies a series of proportionate travel planning measures to encourage sustainable travel behaviour amongst staff and visitors. Overall, the proposed development is considered acceptable from a transport and highway perspective and is considered to accord with the objectives of Policy PC5 and SPGN 11.

6.38

g) Flood risk considerations

- 6.39 **Policy EN14: Flood Risk** aims to ensure that development manages and mitigates potential flooding impacts. The site is not located within any designated flood zones.
- 6.40 Given that the development will create new floorspace exceeding 100sqm, a SAB application will be prepared and submitted. Additionally, a full drainage strategy will support any full planning application. The landscaping proposals also incorporate sustainable drainage measures to support this including swales.
- 6.41 Overall, the proposed development is not expected to create any flood risk, and the design integrates sustainable drainage solutions where feasible. Accordingly, the proposals are considered acceptable and in compliance with Policy EN4.



7. Conclusions and Planning Balance

7.1 This Planning Statement has been prepared to support proposals for the erection of a Joint Archive Facility for Northeast Wales Archives (NEWA) at the Mold Civic Centre campus, adjacent to Theatr Clwyd, Mold, Flintshire. The statement provides an overview of the proposals, site and surrounding context, and background to the development. It sets out the relevant planning considerations, including design, operational requirements, environmental and heritage impacts.

Provision of Operational Facilities for Joint archiving facility

7.2 The proposals seek to provide a purpose-built facility to address operational inefficiencies at the existing archive sites in Flintshire and Denbighshire. The new building will deliver flexible, secure storage, digitisation, and public access for research, education, and exhibitions, improving visitor experience, ensuring the long-term preservation of historical collections, and strengthening Mold’s civic and cultural infrastructure.

Design and Heritage

7.3 The design of the archive facility has been carefully developed to respect the character, scale, and materiality of adjacent Theatr

Clwyd. The proposals respond sensitively to the surrounding built environment, preserving the visual amenity and character of the Civic Centre campus. Landscaping and material choices have also been meticulously selected to ensure the building integrates harmoniously while providing a functional, high-quality environment.

Landscape and Ecology

7.4 The proposals require the removal of a limited number of moderate- and low-quality trees, which are mitigated through a comprehensive landscaping scheme including replacement planting of 35 trees, native species, and sustainable drainage measures. The development has been designed to enhance biodiversity and deliver net ecological benefits, consistent with FCC LDP and PPW.

Transport and Accessibility

7.5 A Transport Note has been prepared to assess the transport implications of the proposed development. The Transport Note confirms that the site occupies a sustainable and accessible location within the established Civic Centre campus, benefitting from existing pedestrian and cycle infrastructure, local and strategic bus services, and established vehicular access arrangements. The assessment concludes that the proposed

Joint Archives Facility would generate a low level of vehicle movements associated with its specialist and controlled operational nature, and that the development can be accommodated without giving rise to any material impact on the operation or safety of the surrounding highway network. The proposed parking, cycle parking and servicing arrangements are also considered proportionate and appropriate to the scale and function of the development.

the cultural and operational role of Mold Civic Centre. On balance, the development is considered fully compliant with relevant planning policies and should be supported.

Flood Risk

- 7.6 The site is not within a designated flood zone. Sustainable drainage measures are incorporated into the proposals to manage surface water run-off in line with FCC LDP policy.

Sustainable Development

- 7.7 The proposed development represents sustainable and policy-compliant development. It delivers significant cultural and operational benefits while mitigating environmental and heritage impacts.
- 7.8 In summary, the Joint Archive Facility represents a well-considered, sustainable, and high-quality development that will secure the long-term preservation of important historical records, improve public access and engagement, and support

Appendix 1 – Application Document Schedule

Document Name	Prepared By:
Cover Letter	KEW Planning
Planning Statement	KEW Planning
Heritage Impact Assessment	KEW Planning
18947-DB3-S01-00-DR-A-0002 Rev. P01	DB3 Architecture
18947 JAF Design and Access Statement	DB3 Architecture
JAF-DB3-XX-00-DR-A-2011 Proposed GF Plan	DB3 Architecture
JAF-DB3-XX-01-DR-A-2012 Proposed FF Plan	DB3 Architecture
JAF-DB3-XX-RF-DR-A-2013 Proposed Roof Plan	DB3 Architecture
JAF - Front Lower Corner	DB3 Architecture
JAF - Front Upper Corner	DB3 Architecture
JAF – Front	DB3 Architecture
JAF-DB3-XX-XX-VF-A-0103 External 3D - Rear Corner	DB3 Architecture
JAF – Streetview	DB3 Architecture
JAF-DB3-XX-XX-VF-A-0106 External 3D - Upper Rear Corner	DB3 Architecture

JAF-DB3-XX-ZZ-DR-A-2071 Proposed Elevations	DB3 Architecture
JAF-DB3-XX-ZZ-DR-A-2072 Proposed Side Elevations	DB3 Architecture
JAF -FRL -XX -XX -DR -L -1030 (Detailed Planting Plan)	Fenton+Reece
JAF-FRL-XX-XX-DR-L-1031 (Landscape Features)	Fenton+Reece
JAF -FRL -XX -XX -DR -L -1500 (Landscape General Arrangement)	Fenton+Reece
JAF -FRL -XX -XX -DR -L -1501 (Entrance General Arrangement)	Fenton+Reece
JAF -FRL -XX -XX -DR -L -1800 (Site Sections)	Fenton+Reece
JAF -FRL -XX -XX -DR -L -2000 (Existing Site Layout)	Fenton+Reece
JAF-FRL-XX-XX-RP-L-0003 (Green Infrastructure Statement)	Fenton+Reece
26-942 - Transport Note [Rev C] - May 2026	Magna Transport Planning Ltd.
Preliminary Ecology Appraisal	Marches Ecology
Arboricultural Impact Assessment	Sheilds Arboricultural Consultancy
Bats – Ground Level Tree Assessment and Aerial Assessment Report	Wildbanks Conservation
JAF-ENA-XX-XX-DR-C-5500 Stage 3 - External Works P1 (1)	Eng Assist
JAF-ENA-XX-XX-DR-C-5500 Stage 3 - Vehicle Tracking P1	Eng Assist
JAF-ENA-XX-XX-DR-C-5600 Stage 3 - Drainage Strategy P1	Eng Assist
JAF-ESD-ZZ-00-DR-E-9000 (External Lighting and Power Strategy)	Engineering Services Design Limited
JAF-ESD-ZZ-RF-DR-Z-7000 (1) (Roof Plant Layout)	Engineering Services Design Limited

GSL_3455R01-1_Archive Building, Theatre Clywd - Phase I PRA & Phase II - April 26 (1)	Ground Solve Ltd.
Joint Archives Facility RIBA 3 StrategyV4 (2)	SPL Fire Strategy
JAF-RSL-XX-XX-RP-X-0001_Embodied-Carbon-Summary-Report	Red Six
3707 05 Stage 3 Report 20 04 26 Rev A	ADC Acoustics

Appendix 2 – CADW Listing Description (Reason for Designation)

Included for its special architectural interest as an important example of a post war civic arts and theatre complex, the key example of this building type in Wales and one of the leading examples in the UK. It survives largely intact and is notable for the range of related facilities that were incorporated into the design. It is of special historic interest as an example of the improvements in arts provision across the UK in the post-war period.

Appendix 3 – Theatr Clwyd Planning History (2019 – Present)

No.	Reference	Description	Status	Date
1	060598	Listed Building Application - Extension and refurbishment including demolition of central staircase at front of building.	Approved	10 Jun 2020
2	060598	Extension and refurbishment including Demolition of central staircase at front of building.	Approved	11 Jun 2020
3	062786	Listed Building Application for extension and refurbishment of Theatr Clwyd, built in 1976 and listed in 2019. Internal alterations.	Approved	25 Aug 2021
4	062785	Extension and refurbishment of Theatr Clwyd, built in 1976 and listed in 2019. Internal alterations and refurbishment throughout.	Approved	26 Aug 2021
5	063710	Listed Building Application for the erection of a temporary performance village adjacent to a listed building.	Approved	27 Jan 2022
6	063709	Erection of a temporary performance village adjacent to a listed building.	Approved	27 Jan 2022
7	FUL/000741/23	Erection of a 1000 seat big top tent and associated Marquee's to provide temporary foyer space and toilets.	Approved	06 Oct 2023
8	ADV/000497/25	Proposed external sign, internally illuminated, with colour and brightness.	Approved	17 Jul 2025