

Land adjacent to Theatr Clywd, Raikes Lane, Mold, CH7 1YA

PRE-APPLICATION CONSULTATION: 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.

ITEM	NOTES	RESPONSIBILITY FOR PREPARATION AND PRINTING	STATUS
Covering letter	To accompany the planning application and set out: <ul style="list-style-type: none"> • Documents forming and supporting the application. • Brief summary of the proposals; and • Benefits of the scheme. 	KEW Planning	Drafted
1APP application form with Certificate of Ownership and Agricultural Holdings Certificate	Which need to be dated and signed at time of pre-application and revised for the planning submission.	KEW Planning	Drafted
Site location plan at 1:1250 scale (in colour)	All areas forming part of the application site outlined in red. Any adjacent ownerships should be outlined in blue.	DB3 Architecture	Drafted
Cover Letter	Introduces the planning submission, summarises proposals, and highlights key benefits.	KEW Planning	Drafted
Planning Statement	Assessment against planning policy, summarising supporting technical reports.	KEW Planning	Drafted
Heritage Impact Assessment	Evaluates effects on heritage assets and historic environment.	KEW Planning	Drafted
JAF-DB3-XX-00-DR-A-2011 Proposed GF Plan	Ground floor plan showing proposed layout.	DB3 Architecture	Drafted
JAF-DB3-XX-01-DR-A-2012 Proposed FF Plan	First floor plan showing proposed layout.	DB3 Architecture	Drafted
JAF-DB3-XX-RF-DR-A-2013 Proposed Roof Plan	Roof plan showing design and equipment locations.	DB3 Architecture	Drafted
JAF - Front Lower Corner	Detailed view of the front lower corner of the building.	DB3 Architecture	Drafted
JAF - Front Upper Corner	Detailed view of the front upper corner of the building.	DB3 Architecture	Drafted
JAF – Front	Elevation of building front.	DB3 Architecture	Drafted

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JAF-DB3-XX-XX-VF-A-0103 External 3D - Rear Corner	3D visualisation showing rear corner.	DB3 Architecture	Drafted
JAF - Streetview	Visualisation showing building in street context.	DB3 Architecture	Drafted
JAF-DB3-XX-XX-VF-A-0106 External 3D - Upper Rear Corner	3D visualisation showing upper rear corner.	DB3 Architecture	Drafted
JAF-DB3-XX-ZZ-DR-A-2071 Proposed Elevations	Elevations showing proposed external appearance.	DB3 Architecture	Drafted
JAF-DB3-XX-ZZ-DR-A-2072 Proposed Side Elevations	Elevations of building sides.	DB3 Architecture	Drafted
JAF -FRL -XX -XX -DR -L -1030 (Detailed Planting Plan)	Detailed planting layout including species and locations.	Fenton+Reece	Drafted
JAF-FRL-XX-XX-DR-L-1031 (Landscape Features)	Hard and soft landscape features including furniture and paving.	Fenton+Reece	Drafted
JAF -FRL -XX -XX -DR -L -1500 (Landscape General Arrangement)	Overall landscape arrangement showing relationship to buildings.	Fenton+Reece	Drafted
JAF -FRL -XX -XX -DR -L -1501 (Entrance General Arrangement)	Layout of site entrances and access points.	Fenton+Reece	Drafted
JAF -FRL -XX -XX -DR -L -1800 (Site Sections)	Site cross sections showing levels, landscaping, and building massing.	Fenton+Reece	Drafted
JAF -FRL -XX -XX -DR -L -2000 (Existing Site Layout)	Existing site layout to support proposals.	Fenton+Reece	Drafted
JAF-FRL-XX-XX-RP-L-0003 (Green Infrastructure Statement)	Which sets how a development incorporates and enhances green spaces and biodiversity.	Fenton+Reece	Drafted

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26-942 - Transport Note [Rev C] - May 2026	Analysis of traffic impact, parking provision, and vehicle movements.	Magna Transport Planning Ltd.	Drafted
Preliminary Ecology Appraisal	Ecological baseline survey identifying constraints and mitigation measures.	Marches Ecology	Drafted
Arboricultural Impact Assessment	Assessment of tree health, constraints, and proposed removals/retention.	Sheilds Arboricultural Consultancy	Drafted
Bats – Ground Level Tree Assessment and Aerial Assessment Report	Survey of bats in trees, including aerial inspection.	Wildbanks Conservation	Drafted
JAF-ENA-XX-XX-DR-C-5500 Stage 3 - External Works P1	External works including hard landscaping and boundary details.	Eng Assist	Drafted
JAF-ENA-XX-XX-DR-C-5500 Stage 3 - Vehicle Tracking P1	Vehicle tracking.	Eng Assist	Drafted
JAF-ENA-XX-XX-DR-C-5600 Stage 3 - Drainage Strategy P1	Surface water and foul water drainage proposals.	Eng Assist	Drafted
JAF-ESD-ZZ-00-DR-E-9000 (External Lighting and Power Strategy)	Layout and specification of external lighting and power.	Engineering Services Design Limited	Drafted
JAF-ESD-ZZ-RF-DR-Z-7000 (1) (Roof Plant Layout)	Roof plant locations and service arrangements.	Engineering Services Design Limited	Drafted
GSL_3455R01-1_Archive Building, Theatre Clywd - Phase I PRA & Phase II - April 26	Contamination and site investigation reports.	Ground Solve Ltd.	Drafted
Joint Archives Facility RIBA 3 StrategyV4	Fire strategy and project plan.	SPL Fire Strategy	Drafted
JAF-RSL-XX-XX-RP-X-0001_Embodied-Carbon-Summary-Report	Summary of embodied carbon and sustainability considerations.	Red Six	Drafted
3707 05 Stage 3 Report 20 04 26 Rev A	Acoustic assessment including noise impact.	ADC Acoustics	Drafted

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