



Brunel House
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Cardiff
CF24 0EB

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Your reference: n/a

5 February 2026

Mr James Beattie
Flintshire County Council
Ty Dewi Sant
St David's Park
Ewloe
CH5 3FF

Dear James,

Full Planning Application for Erection of a Class A1 Retail Foodstore, car parking, landscaping and all associated development on land to the north of Broughton Shopping Park, Chester Road, Broughton.

Further to our pre-application discussions, on behalf of British Land PLC, please find enclosed a full planning application for the erection of a Class A1 retail foodstore at the above-referenced site.

The application comprises the following information:

- Application Forms and Certificates.
- Covering Letter Dated 5 February 2026 (this letter) (Prepared by CarneySweeney).
- Planning Drawings (Prepared by Urban Edge Architects):
 - Site Location Plan – Drawing no. 2960-URB-NQ-00-DR-A-208900 P00
 - Existing Site Block Plan – Drawing no. 2960-URB-NQ-00-DR-A-208901 P01
 - Proposed Site Block Plan – Drawing no. 2960-URB-NQ-00-DR-A-208950 P01
 - Proposed Ground Floor Plan – Drawing no. 2960-URB-FS-00-DR-A-208150 P00
 - Proposed Roof Plan – Drawing no. 2960-URB-FS-RF-DR-A-208150 P00
 - Proposed Elevations – Drawing no. 2960-URB-FS-ZZ-DR-A-208250 P00
 - Proposed East-West Cross Sections – Drawing no. 2960-URB-FS-ZZ-DR-A-208350 P00
 - Proposed Site Sections – Drawing no. 2960-URB-NQ-ZZ-DR-A-208350-P00
 - Proposed External Hardscaping – Drawing no. 2960-URB-NQ-00-DR-A-208951 P00
- Design and Access Statement (Prepared by Urban Edge) – Ref. 2960-URB-BRO-XX-DA-A-2A3750-P00
- Proposed Planting Plan (Prepared by Urban Edge) – Drawing no. 2960-URB-NQ-00-DR-L-208150-P02
- Landscape Outline Specification (Prepared by Urban Edge) – Ref. 2960-URB-ZZ-00-SP-L-A6701
- Green Infrastructure Statement (Prepared by CarneySweeney) – dated 26 January 2026
- Transport Assessment (Prepared by TPP Consulting) – dated January 2026
- Travel Plan (Prepared by TPP Consulting) – dated January 2026
- Noise Assessment (Prepared by Sharps Redmore) – dated 10 November 2025
- Flood Consequences Assessment (Prepared by Weetwood Services Limited) – Ref. V2.1
- Drainage Strategy (Prepared by SWF Consulting) – Ref. 9540-SWF-XX-XX-D-C-1101
- Drainage Strategy Report (Prepared by SWF Consulting) – Ref. 9540-SWF-XX-XX-TR-C-0201
- Preliminary Ecological Assessment Update Letter Report with previous PEA (August 2023) attached (Prepared by Greengage) – dated 22 January 2026
- Net Benefit for Biodiversity Assessment (Prepared by Greengage) – dated January 2026



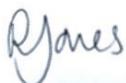
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- Phase 1 Geoenvironmental Desk Study (Prepared by Earth, Environmental and Geotechnical Consulting) – dated December 2025.
- Geoenvironmental Site Investigation Report (Prepared by Earth, Environmental and Geotechnical Consulting) – dated December 2025.
- Planning and Retail Statement (Prepared by CarneySweeney) - Ref. V1.
- Arboricultural Report and Arboricultural Impact Assessment (Prepared by Treefellas Arboriculture Limited) – dated January 2026.

The planning application fee has been paid under separate cover.

We trust that the application is in order and that it can be processed accordingly. Please do not hesitate to contact us should wish to discuss the above or require any additional information

Yours sincerely,



Rhianon Jones
Principal Planner
CarneySweeney

