

David Fitzsimon  
Chief Officer (Place and Growth)  
Prif Swyddog (Lle a Thwf)



Saltney Town Council  
Suite 15, Riverside House  
River Lane  
Saltney  
CH4 8RQ

Your Ref/Eich Cyf  
Our Ref/Ein Cyf  
Date/Dyddiad  
Ask for/Gofynner am  
Direct Dial/Rhif Union

COU/000796/26  
05-Oct-2026  
Barbara Kinnear  
01352 703331

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (General Development Management Procedure)**  
**(Wales) Order 2012;**  
**The Town and Country (Environmental Impact Assessment) (Wales)**  
**Regulations 2017**

**PLANNING APPLICATION CONSULTATION - Ref No: COU/000796/26**

**PROPOSAL: CHANGE OF USE FOR FIRST FLOOR OF BUILDING FROM RESIDENTIAL TO ANCILLARY SPACE FOR EXISTING VETERINARY PRACTICE, WHICH OPERATES FROM THE GROUND FLOOR OF THE BUILDING. PROPOSAL ALSO TO INCLUDE THE LOWERING OF THE KERB TO THE HIGHWAY TO ENABLE SAFER AND EASIER ACCESS FOR THE PROPERTY AND THE NEIGHBOURING TWO DWELLINGS.**  
**LOCATION: 52A, High Street, Saltney, Flintshire, CH4 8SF**

|                                                   |          |
|---------------------------------------------------|----------|
| Is a Departure from the Development Plan          | <b>N</b> |
| Affects a Right of Way                            | <b>N</b> |
| Accompanied by an Environmental Impact Assessment | <b>N</b> |

You can view the application, the plans and any other documents submitted with the application on the Council's website:

Ty Dewi Sant, St David's Park, Ewloe,  
CH5 3FF [www.flintshire.gov.uk](http://www.flintshire.gov.uk)  
Ty Dewi Sant, Park Dewi Sant,  
Ewlo, CH5 3FF  
[www.sirymfflint.gov.uk](http://www.sirymfflint.gov.uk)

We welcome correspondence in Welsh. We will respond to correspondence received in Welsh without delay.

Rydym yn croesawu gohebiaeth Gymraeg. Ymatebwn yn ddi-oed i ohebiaeth a dderbynnir drwy gyfrwng y Gymraeg.



<https://planning.agileapplications.co.uk/flintshire> and make your comments online. Alternatively, comments can be e-mailed to [planning.consultation@flintshire.gov.uk](mailto:planning.consultation@flintshire.gov.uk)

I may only take into consideration representations made to me in writing and these should be made within **21 days** of the date of this letter. Any representations received are liable to be made available for public inspection.

In any response, please quote the application reference number give above. Further information regarding this letter may be obtained by contacting the case officer named at the head of this letter.

Yours faithfully/Yr eiddoch yn gywir



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