



## NORTHERN GATEWAY, NORTH WALES



Call with any queries or feedback on  
**01924 873 873**

### CLIENT

Goodman Pochin (Deeside) Ltd

### PROJECT SIZE

170 hectares

### LOCATION

North Wales

### SECTOR

MIXED USE

### Summary

Spawforths secured the allocation of one of the largest mixed use development sites in North Wales. The site forms part of the Deeside Enterprise Zone and Growth Zone, which aims to be an engine for growth for the North Wales economy and is of national, regional and local importance. The Northern Gateway site at Deeside is now allocated for over 3 million ft<sup>2</sup> of employment space and circa 1300 houses. Spawforths led the preparation of a Development Brief for the site and acted as lead Expert Witness at the Flintshire UDP Inquiry. We have now secured outline permission for 770 houses and over one million ft<sup>2</sup> of employment space on behalf of Pochin Goodman Northern Gateway Ltd (PGNGL) which for the southern section of this allocated site. As lead Planners and Environmental Statement co-ordinators, we worked closely with the Council and Consultees to overcome technical and environmental challenges.

Spawforths, have subsequently secured reserved matters approval for Phase 1 enabling and infrastructure works comprising details of a development platform,

creation of flood storage and wetland area, ecological mitigation and strategic landscaping, to facilitate a first phase residential development at the Northern Gateway site. The delivery of a first phase of residential development on the site by Keepmoat Homes will now act as a springboard for further investment and the delivery of the remaining infrastructure and subsequent phases of residential and employment development, consistent with the outline planning permission, providing a catalyst for economic growth and employment that will generate significant job opportunities alongside new housing that will meet the need and demand in the area and address the housing shortfall.

Spawforths continue to advise PGNGL on the delivery of remaining phases of development and work collaboratively with the Council to secure the appropriate planning permissions to accelerate development on site.

Photos courtesy of BDP

### **Services Provided by Spawforths**

- Development Plan Representations
- Environmental Assessments
- Expert Witness
- Masterplanning
- Planning Applications and Negotiations

Spawforths, Junction 41 Business Court, East Ardsley, Leeds, WF3 2AB

Tel: 01924 873 873    Fax: 01924 870 777    Email: [info@spawforths.co.uk](mailto:info@spawforths.co.uk)