

OFFICERS REPORT - DELEGATED

Ref No: 051158 **Case Officer:** Mrs B Kinnear

Proposal: Conservation Area Consent - erection of a new detached garage

Location: Old School House, High Street, Caerwys, Mold, CH7 5BB

Applicant: Mr & Mrs G Jones

Date Valid: 22 August 2013 **Expiry Date:** 17 October 2013

Consultation & Responses

Local Member: Councillor J E Falshaw No response received at time of writing

Caerwys Town Council: No response received at time of writing.

Head of Public Protection:

Pollution: I and confirm I have no adverse comments to make regarding this application.

Conservation: The site lies within the Caerwys conservation area, adjacent to the Church which is grade 11* listed . The stone boundary walls are a feature of the conservation area , the proposed demolition of part of the stone boundary walls , the loss of two trees ,which make a positive contribution to the conservation area and the listed building . in conjunction the prominence of the position of the garage on the street scene, the conservation area and the adjacent listed building , the development is considered to neither preserve or enhance the conservation area or the listed building, as such the proposal is considered to be contrary to the relevant policies in the adopted Flintshire Unitary Development Plan.

Since these comments were received the scheme has been **amended** and is now considered not to have a detrimental impact upon the character of the conservation area or the setting of the adjacent listed building (see memo on file 051157, unable to print out at time of writing due to problems printing off). It is considered that the location of the garage on the plot and the gates now proposed are reflective of the existing boundary treatment and materials and is generally considered to be compliant with the above policies.

Clwyd Powys Archaeological Trust: Site with medieval core area of Caerwys as such there is the potential for sub-surface archaeology to be present and request that if

Report Writing Concepts For Peace Officers

Jin-Ying Zhang



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Table of Contents Report Writing Concepts For Peace Officers

1. Understanding the eBook Report Writing Concepts For Peace Officers
 - The Rise of Digital Reading Report Writing Concepts For Peace Officers
 - Advantages of eBooks Over Traditional Books
2. Identifying Report Writing Concepts For Peace Officers
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Report Writing Concepts For Peace Officers
 - User-Friendly Interface
4. Exploring eBook Recommendations from Report Writing Concepts For Peace Officers
 - Personalized Recommendations

- Report Writing Concepts For Peace Officers User Reviews and Ratings
- Report Writing Concepts For Peace Officers and Bestseller Lists
- 5. Accessing Report Writing Concepts For Peace Officers Free and Paid eBooks
 - Report Writing Concepts For Peace Officers Public Domain eBooks
 - Report Writing Concepts For Peace Officers eBook Subscription Services
 - Report Writing Concepts For Peace Officers Budget-Friendly Options
- 6. Navigating Report Writing Concepts For Peace Officers eBook Formats
 - ePub, PDF, MOBI, and More
 - Report Writing Concepts For Peace Officers Compatibility with Devices
 - Report Writing Concepts For Peace Officers Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Report Writing Concepts For Peace Officers
 - Highlighting and Note-Taking Report Writing Concepts For Peace Officers
 - Interactive Elements Report Writing Concepts For Peace Officers
- 8. Staying Engaged with Report Writing Concepts For Peace Officers
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Report Writing Concepts For Peace Officers
- 9. Balancing eBooks and Physical Books Report Writing Concepts For Peace Officers
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Report Writing Concepts For Peace Officers
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Report Writing Concepts For Peace Officers
 - Setting Reading Goals Report Writing Concepts For Peace Officers
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Report Writing Concepts For Peace Officers
 - Fact-Checking eBook Content of Report Writing Concepts For Peace Officers

- Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
- 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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