



DATE 2019

Flintshire County Council
Environment & Regeneration
Ty Dewi Sant
St David's Park
Ewloe
CH5 3FF

Dear Sir / Madam

Land adj. Plas Aney, Ruthin Road, Mold, CH7 1QT

APPLICATION FOR DETAILED PLANNING PERMISSION

PLANNING PORTAL REF : PP-07999024

Proposed residential development for 87 no. residential dwellings (of which up to 30% will be affordable), public open space, landscaping, means of highway and pedestrian access, local highway and pedestrian infrastructure improvements.

Following on from our pre-application discussions with a range of Officers (most notably with Mark Harris and Adrian Walters in Planning and Colin Simpson in Highways) having used the Council's pre-application service I have the pleasure of submitting a detailed planning application on behalf of my clients, Gower Homes; this has been done online through the Planning Portal.

The submission comprises the following items:

1. a payment for **£22,700** to Flintshire County Council - this being the fee payable for the Detailed development based upon the total number (87 no.) of proposed dwellings.
2. the completed Planning Application form; with associated notices and certificate.
3. a full set of supporting documents and drawings (identified on the planning application submission schedule spreadsheet that is attached to this letter) all of which are enclosed upon the DVD that is enclosed with the hard copy of this letter.

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
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Please note given the size of the submission documents only the basic elements of the application have been made online via the Planning Portal (ref. **PP-07999024**) with the complete submission pack having been copied onto a DVD for easy transfer onto your own online viewing system and onward distribution.

We are keen that the proposals can be considered at the very earliest available opportunity.

For the purposes of the consultation and determination period we consider that the application is duly submitted as of today's date and meets the requirements set out in Article 22(3) of the DMPO 2012 (as amended) and as such should be treated as being "valid upon the date of receipt"; as such the 21-day consultation period, and likewise the determination period, runs from the 17 June 2019. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

In the meantime, I look forward in receiving your acknowledgement and notification that this application has been safely received and duly registered as being valid at your very earliest convenience, along with a receipt for the application fee.

Please contact me at any time on either the office number (01244 349400) or my mobile (07971 446630) should you, or any consultees and indeed your Members, need me to clarify any particular aspect of this application.

Yours faithfully



Justin Paul

BA BTP MRTPI

Cc M Forgrave, Gower Homes

Encs PA submission schedule spreadsheet
DVD (with copy of complete PA submission)
PA fee cheque