



INSERT DATE 2023

Conwy County Borough Council
Development & Building Control Section
PO Box 1
Conwy
LL30 9GN

Dear Sir / Madam

11 Gorwel and land to east at Tyn Drain, Llanfairfechan, LL33 0DS

APPLICATION FOR DETAILED PLANNING PERMISSION

PLANNING PORTAL REF : PP-12183552

Proposed demolition of 11 Gorwel to facilitate highway access and erection of 42 no. dwellings (20% affordable) with associated public open space, landscaping and means of highway access and pedestrian connectivity.

Following on from our (pre-application) discussions with Officers (most notably James Chan in Planning) I have the pleasure of submitting a detailed planning application on behalf of my clients, Coastal Construction (NW) Ltd; which has been completed online through the Planning Portal.

The submission comprises the following items:

1. A payment of **£18,860** fee : this being the fee payable for a Detailed planning application based upon the number of dwellings less the demolished unit on site (therefore 41 no.).
2. the completed Planning Application form; with associated certificate, relevant notices, along with CIL regulation forms.
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 and will also be issued by way of a separate SHAREPOINT download link to your planning administration service.

J10 Planning Ltd 2 Wrexham Road Chester CH4 7QR
Tel +44(0)1244 349400 Mob +44(0)7971 446630
justin@j10planning.com www.j10planning.com

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 21 October 2022. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

The applicant is keen that the proposals can be considered at the very earliest available opportunity.

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 Coastal Construction (NW) Ltd
cynllunioplanning@conwy.gov.uk

Encs PA submission schedule spreadsheet v1
DVD (with copy of complete PA submission)