

205 Stockport Road,  
Altrincham,  
Manchester,  
WA15 7SW

Development Management,  
Conwy County Borough Council,  
Coed Pella,  
Conway Road,  
Colwyn Bay,  
LL29 7AZ

To Be Sent via the Planning Portal only

16<sup>th</sup> August 2024

Dear Sir / Madam,

**Land at Derwen Lane, Penrhyn Bay, Conwy**

Hayley Knight Planning Limited, on behalf of Anwyl Construction Company Limited, hereby apply to Conwy County Borough Council for full planning permission for the erection of 152 no. new dwellings together with public open space, access and requisite infrastructure, and a car park at the land off Derwen Lane, Penrhyn Bay.

Based on the scale of development proposed and the Council's Validation Checklist for Planning Applications, this application comprises of the following documents, as submitted through the Planning Portal (reference PP-13078109):

- Application form and ownership certificate;
- Location Plan, reference LP02 revision D;
- Topographical Survey, reference TO01 revision B;
- Planning Layout, reference PL01 revision L;
- Affordable Housing Layout Plan, reference AH01 revision D;
- Boundary Treatments Layout Plan, reference BT01 revision D;
- EV Charging Plan, reference EV01 revision D;
- Hard Surfacing Layout Plan, reference HS01 revision D;
- Materials Layout Plan, reference ML01 revision D;
- Solar PV Layout Plan, reference SP01 revision B;



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- Waste Management Plan, reference WM01 revision D;
- House Type Pack, revision E\*;
- Street Scenes Plan, reference SS01 revision F;
- Street Scenes Plan, reference SS02 revision F;
- Design & Access Statement\*;
- Planning Statement;
- Preliminary Ecological Appraisal;
- Reptile Presence / Absence Survey;
- Bat Aerial Tree Assessment of Tree T1 – Letter of Findings;
- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Green Infrastructure Statement;
- Biodiversity Statement;
- Landscape and Visual Impact Appraisal\*;
- Landscape Masterplan, reference 4629-101 revision C;
- Planting Plans, reference 4629 201-206, all revision C;
- Phase I Geo-Environmental Investigation Report\*;
- Geo-Environmental Investigation Report\*;
- Flood Consequence Assessment\*;
- Engineering Appraisal Plan, reference 882743 10-01 revision P6;
- SABs Layout Plan, reference 882743 10-05 revision P6;
- Transport Assessment\*;
- Proposed Main Site Access Junction Proposed General Arrangement Plan, reference J000483-SK303 revision A;
- Supporting Off-Site Highway Works Sheet 1 of 3, reference J000483-SK305, revision B;
- Supporting Off-Site Highway Works Sheet 2 of 3, reference J000483-SK306, revision B;



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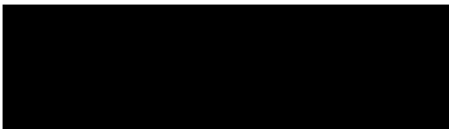
- Supporting Off-Site Highway Works Sheet 3 of 3, reference J000483-SK307, revision B;
- Proposed Public Car Park General Arrangement Plan, reference J000483-SK310, revision B;
- Construction Traffic Management Plan\*;
- Historic Environment Desk-based Assessment;
- Written Scheme of Investigation for an Archaeological Desk-based Assessment and Walkover Survey;
- Community and Linguistic Impact Assessment;
- Noise Impact Assessment;
- Basic Heads of Terms\*; and
- Pre-application Consultation Statement\*.

Any documents marked with an asterisk (\*) exceed the file size limits of the Planning Portal. Upon receipt of the application please can you confirm if the Council accept fileshare links, and if so which software is compatible with your systems and I will send the documents over to you.

The requisite application fee based on a scheme of 152 no. new homes and car park is £35,240.00, which has been paid by the Applicant directly.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,



**Hayley Knight**  
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