

## Application for Outline Planning Permission with some matters reserved

### Town and Country Planning Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Land South of Gwellyn Avenue and East of St. Asaph Avenue

Address Line 1

Gwellyn Avenue/St. Asaph Avenue

Address Line 2

Town/city

Kinmel Bay

Postcode

LL18 5HR

Description of site location (must be completed if postcode is not known)

Easting (x)

299347

Northing (y)

378797

Description

#### Applicant Details

## Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Reference:

## Name/Company

Title

Mr

First name

Gordon

Surname

Kenyon

Company Name

Kenyon Planning

## Address

Address line 1

First Floor

Address line 2

1 Queensway

Address line 3

Didsbury

Town/City

Manchester

Country

United Kingdom

Postcode

M19 1QP

## Contact Details

Primary number

01619751840

Secondary number

07940733417

Email address

gordon@kenyonplanning.com

## Site Area

What is the site area?

3.85

Reference:

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes  
 No

## Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access  
 Appearance  
 Landscaping  
 Layout  
 Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

### Description

Please describe the proposed development

Demolition of existing structures and raising of site levels, together with provision of 84 dwellinghouses (to include affordable housing provision), convenience store (with additional self-contained apartment above), means of access, landscaping, recreational open space and play provision.

Has the work already been started without planning permission?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Commercial uses including caravan storage and sales, vehicle repairs, car recovery services, caravan transportation, plant hire depot, fairground equipment storage, builders yard, drainage depot and container hire, together with poultry sheds previously used for intensive poultry rearing.

Is the site currently vacant?

- Yes  
 No

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

Reference:

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

3.85	hectares
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Area of greenfield land proposed for new development

0.00	hectares
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## Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

<b>Type:</b> Walls
<b>Existing materials and finishes:</b> N/A
<b>Proposed materials and finishes:</b> Brick
<b>Type:</b> Roof
<b>Existing materials and finishes:</b> N/A
<b>Proposed materials and finishes:</b> Tile
<b>Type:</b> Windows
<b>Existing materials and finishes:</b> N/A
<b>Proposed materials and finishes:</b> Upvc
<b>Type:</b> Doors
<b>Existing materials and finishes:</b> N/A
<b>Proposed materials and finishes:</b> Upvc

Reference:

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

See Covering letter

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## **Vehicle Parking**

Is vehicle parking relevant to this proposal?

Yes

No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## **Trees and Hedges**

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

Reference:

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input checked="" type="checkbox"/> Floodplain C1	85	0.04 Hectares
<input type="checkbox"/> Floodplain C2		Hectares

**If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.**

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Reference:

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

See Submitted Drawings

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No



## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

If you have answered Yes to the question above please add details in the following table:

<p><b>Use Class:</b> A1 - Shops Net Tradable Area</p> <p><b>Existing gross internal floorspace (square metres):</b> 0</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b> 0</p> <p><b>Total gross internal floorspace proposed (including change of use) (square metres):</b> 130</p> <p><b>Net additional gross internal floorspace following development (square metres):</b> 130</p>
<p><b>Use Class:</b> B2 - General industrial</p> <p><b>Existing gross internal floorspace (square metres):</b> 238</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b> 238</p> <p><b>Total gross internal floorspace proposed (including change of use) (square metres):</b> 0</p> <p><b>Net additional gross internal floorspace following development (square metres):</b> -238</p>

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	238	238	130	-108

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Will the proposed development require the employment of any staff?

Yes

No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

4

Part-time

4

Total full-time equivalent

6.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Reference:

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

A1 - Shops

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

23:00

**Saturday:**

**Start Time:**

07:00

**End Time:**

23:00

**Sunday / Bank Holiday:**

**Start Time:**

08:00

**End Time:**

22:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Neighbour and Community Consultation

Reference:

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

Draft application subject of formal Pre-Application Consultation

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

- Yes  
 No

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

Certificate of Ownership Certificate D

Reference:

## Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

Highways Department, Planning & Regulatory Services,

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Conwy County Borough Council

**Address Line 2:**

Civic Offices

**Town/City:**

Colwyn Bay

**Postcode:**

LL29 8AR

**Date notice served (DD/MM/YYYY):**

02/04/2024

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Gordon

Surname

Kenyon

Declaration Date

02/04/2024

Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Reference:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Gordon

Surname

Kenyon

Declaration Date

02/04/2024

Declaration made

Reference: