



21 August 2018

Conwy County Borough Council
Strategic Planning Policy
Library Building
Mostyn Street
Llandudno
LL30 2RP

by E-mail only

Dear Sir / Madam

LDP Review : Call for Sites Submission : August 2018

Land adjoining Tawelfan, Ty Du Road, Glan Conwy, LL28 5NW

We act on behalf of the freehold landowners and confirm that they support the proposed promotion of the land, identified on the site plan provided at the end of this letter, for development as part of the emerging LDP Review.

The proposed use of the land is for residential development.

The land is a greenfield site and is used for agricultural grazing. It offers an opportunity to deliver much needed housing and community infrastructure on a site that would result in a logical sustainable urban extension. The site is largely visually enclosed and contained and is located in a highly accessible location. It offers the potential to deliver a package of wider community, economic and environmental benefits whilst enabling sustainable place-making deliverables.

Historically, the site was subject of an Outline planning application for 47 new homes (ref. 0/35145) submitted by Gladedale Homes in August 2008 but later withdrawn. The principle reason for this not being taken forward was the prevailing economic climate which resulted in a property crash in 2008; and indeed, the applicant went into administration shortly after.

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com

We are aware of a TPO (dated 2 October 2008) covering perimeter trees and whilst there are likely to be highway and drainage issues to naturally address, we do not believe that there are any technical constraints that cannot be sensibly overcome and resolved.

We can confirm that the owners are now seeking a new development partner to forward promote the opportunity and it is anticipated that within the next few months they will be in a position to reveal more about such a relationship with a view to being in a position to demonstrate technical deliverability and detailed design.

The site extends to an area of 2.822 ha (6.973 acres) and we consider that the site offers the opportunity to provide for between 50 and 70 dwellings.

A site location plan is provided below which clearly identifies the site and its boundaries.

We can confirm that, in line with GDPR requirements, we have read and agree to your Privacy Policy so as to enable you to retain our personal records.

We look forward to being kept abreast of the LDP Review process and would kindly ask for you to use email as the key method of correspondence; using justin@j10planning.com as the main method of such communication.

We look forward to working with the Authority in bringing this site forward for development; should Officers have any queries with respect this submission please call me either at the office, my mobile (07971 446630) or e-mail (justin@j10planning.com) at any-time.

Yours faithfully



Justin Paul BA BTP MRTPI

cc Mrs J Hodge

