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29th April 2022

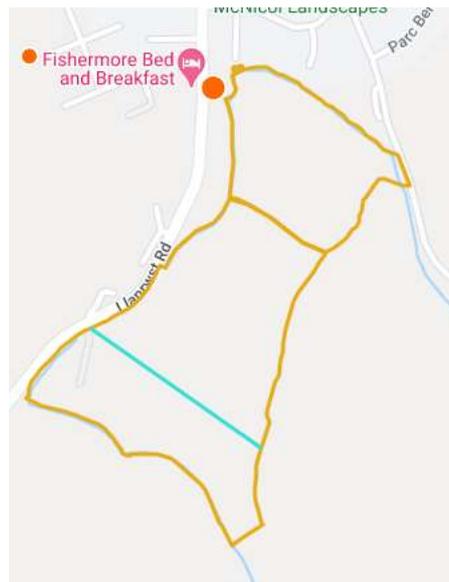
Dear Kerry,

Re: Land off Llanrwst Road, Conwy

I am writing on behalf of Medra, who are a subsidiary of Adra and together they provide quality homes in North Wales. The organisation looks after 6,300 homes to over 14,000 local customers and their goal is that these homes are affordable and reliable.

As a company, Medra's values are strongly rooted in the communities they work in across North Wales, and their commitment is to build quality homes for sale on the open market to meet local demand and to generate local employment opportunities. Medra will reinvest its profits into Adra, and the money will go towards supporting Adra's mission to build affordable housing.

Medra is currently working with three landowners in connection with the development of land off Llanrwst Road near Conwy. The site which largely consists of land from the Pen Y Bryn Farm, along with the proposed development, can be seen below and in the attached plans. It comprises land which forms part of Site Reference 42 within the Council's Candidates Sites Register.





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In principle, all three landowners are happy to explore the sale of their land for future development. Medra is currently reviewing the scheme, but initial thoughts indicate that around 80 residential homes could be built on part of the site, working with the topography of the site and the landscape, with the remaining land staying as undeveloped.

As it stands, the site would deliver a mix of Affordable Homes and Market Sale. Whilst development plans are at an early stage, we would welcome the opportunity to explore this in more detail with the Local Planning Authority (LPA) but our initial thoughts in terms of unit mix would provide 2 Bed Bungalows and Houses and larger 3 Bed and 4 Bed Houses.

Our discussions with the landowners are progressing well and we are in the process of negotiating an option agreement to secure the site whilst Medra work with the LPA to find a suitable strategy to develop out the site.

Medra is aware that the Council is in the process of working on its Deposit Plan and we would be keen to have this site considered as part of this process and before the Council finalise the document. As a result, I would be grateful if you could consider this site for future residential development now that there is a clear collaboration between the 3 landowners to release this land for development, something which has not been previously demonstrated and confirmed to the Council in its consideration and assessment of this land.

I very much look forward to hearing from you. Please feel free to write to me at the address below, e-mail me at paul@atticuslandanddevelopment.co.uk or ring me on 07837 393384 if you would like to discuss this scheme in more detail.

Yours sincerely,

Paul Humphries
Development Consultant