



This is a reference copy of a draft online application from [www.planningportal.co.uk](http://www.planningportal.co.uk) it is not valid for submission to a Local Planning Authority

## Application for Planning Permission

### 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

Address Line 1

Land east of Llanrwst Road

Address Line 2

Gyffin

Town/city

Conwy

Postcode

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

Easting (x)

277801

Northing (y)

376628

Description

Agricultural Land

#### Applicant Details

Name/Company

Title

First name

Surname

  
-

Company Name

  
Beech Developments (NW) Ltd on behalf of Adra (Tai) Cyfngedig

## Address

Address line 1

  
C/O Agent

Address line 2

  
5 Portal Business Park

Address line 3

  
Eaton Lane

Town/City

  
Taporley

Country

Postcode

  
CW69DL

Are you an agent acting on behalf of the applicant?

Yes  
 No

## Contact Details

Primary number

Secondary number

Email address

## Site Area

What is the site area?

5.34

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

### Description

Please describe the proposed development including any change of use

Erection of 95 no. dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new sub-station

Has the work or change of use already started?

Yes  
 No

## Existing Use

Please describe the current use of the site

Agricultural Land

Is the site currently vacant?

Yes  
 No

If Yes, please describe the last use of the site

Agricultural Land

When did this use end (if known)?

dd/mm/yyyy

### 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

### 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

0.00

hectares

Area of greenfield land proposed for new development

5.34

hectares

## Materials

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

Yes  
 No

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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)

**Type:**

Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Please refer to submitted plans and Design and Access Statement

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Please refer to submitted plans and Design and Access Statement

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Please refer to submitted plans and Design and Access Statement

**Type:**

Doors

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Please refer to submitted plans and Design and Access Statement

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Hedgerows

**Proposed materials and finishes:**

Please refer to submitted plans and Design and Access Statement

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Please refer to submitted plans and Design and Access Statement

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

Yes  
 No

# 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 the application can be determined. The 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'**

## 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.](#)

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

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to submitted Flood Consequences Assessment and Drainage Statement

## 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

## 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

## Employment

Will the proposed development require the employment of any staff?

Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  
 No

## 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

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

Yes  
 No

If Yes, please provide details

Please refer to submitted Pre-Application Consultation Report

## 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

Ms

First Name

Liz

Surname

Wood

Reference

DC/ENQ/32353

Date (must be pre-application submission)

26/10/2023

Details of the pre-application advice received

Advice on the principle of the proposed development, technical and policy considerations, and the scope of any planning application

## 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 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.

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**Name of Owner/Agricultural Tenant:**

Mrs Karen Ann Collins

**House name:**

Pabo Hall

**Number:**

Suffix:

**Address line 1:**

Pabo

**Address Line 2:**

**Town/City:**

Llandudno Junction

**Postcode:**

LL31 9QG

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

29/01/2026

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Mr Gruffydd Lloyd Jones

**House name:**

Dolgruan

**Number:**

Suffix:

**Address line 1:**

Tan-y-Groes

**Address Line 2:**

**Town/City:**

Conwy

**Postcode:**

LL32 8TJ

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

29/01/2026

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Mr Edward Cyril Lloyd Lewis & Mrs Jeannette Mildred Lloyd Lewis

**House name:**

Pen-y-Bryn

**Number:**

Suffix:

**Address line 1:**

Llanrwst Road

**Address Line 2:**

Gyffin

**Town/City:**

Conwy

**Postcode:**

LL32 8HZ

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

**Person Family Name:**

Person Role

The Applicant  
 The Agent

Title

Mr

First Name

Steven

Surname

Grimster

Declaration Date

29/01/2026

 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

Person Role

The Applicant  
 The Agent

Title

Mr

First Name

Steven

Surname

Grimster

Declaration Date

29/01/2026

 Declaration made