

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

The Town and Country Planning (Referred Applications and Appeals Procedure)
(Wales) Regulations 2017 – Part 5 (Hearings)

REFERRED APPLICATIONS UNDER S77

Site Address:	37 Cader Avenue, Kinmel Bay, Conwy, LL18 5HU
Description of Development:	Proposed erection of 1 no. detached and 2 no. semi-detached dwellings with means of access
Application Reference:	0/51155
Applicant's Name:	Mr S Ellis
PEDW Reference:	CAS-04056-N8H2L7
Start Date:	03/06/2025
4 Week Date:	01/07/2025

Dear Sir / Madam

I refer to the above details. The above application has been referred to the Welsh Ministers under Section 77 of the 1990 Act. The application has been passed to the Planning & Environment Decisions Wales who will be arranging for an Inspector to consider the issues involved and submit a report to the Welsh Ministers for their consideration.

The matters which appear relevant to the Welsh Ministers consideration are:

1. The main issues raised by this application are whether the proposed development conflicts with national policy on development in flood risk areas and national policy on biodiversity enhancement.
2. The Cabinet Secretary for Economy, Energy and Planning has concluded the proposed development raises issues regarding the interpretation of national planning policy, in particular in relation to flood risk and biodiversity and consequently should be called in for determination by the Welsh Ministers.

The application is to be dealt with by the '**Hearing**' procedure. The procedure to be followed is set out in the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017 – Part 5 (Hearings).

The hearing will be held as a virtual event. Only the Applicant, Local Planning Authority and any other person specifically invited by the Inspector will be entitled to participate in an event.

If you wish to make any additional comments (which should not exceed 3000 words) or withdraw those submitted during the application stage, they must be received by the Planning & Environment Decisions Wales **4 weeks after the start date** (see above).

A copy of the Planning & Environment Decisions Wales leaflet 'A Guide to Engaging with Planning & Environment Decisions Wales' can be obtained either free of charge from this office or through the Welsh Government website <https://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales>.

Comments on the appeal can be submitted to the Planning & Environment Decisions Wales by e-mail at [**PEDW.Casework@gov.wales**](mailto:PEDW.Casework@gov.wales) or by post at Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ.

All representations must quote the PEDW reference. If any are submitted after the deadline they will be returned. If you wish to receive a copy of the decision, you must request one. The Planning & Environment Decisions Wales will not acknowledge representations unless specifically

asked to do so.

The Planning & Environment Decisions Wales may publish application documentation, including copies of representations received on the Planning Casework Portal. If published, the information provided in your representation will be made available online, but all personal details will be removed. If you object to publication in this way, please contact the Planning & Environment Decisions Wales.

For representations to be considered your name and address should be provided. Your personal details will automatically be separated from your comments for publication. If you chose to submit your comments by e-mail or post they can still be submitted in a form that allows only the representation to be published, for example, your name and address could be submitted on a separate sheet of paper or document attached to an e-mail. Or alternatively, use the attached form.

Please note that any representations you submit to the Planning & Environment Decisions Wales will be copied to the applicant and this local planning authority and will be considered by the Inspector when determining the appeal. The Inspector will only consider comments related to the planning merits of the case and cannot address complaints about Individuals or the Local Planning Authority. Any comments that are deemed libellous will not be seen by the Inspector and may be returned to you.

The application documents can be inspected at <http://www.conwy.gov.uk/planningexplorer> by entering **0/51155** as the application number. When made, the decision will also be published on the above application. They can also be viewed on the Planning Casework Portal (<https://planningcasework.service.gov.wales/>) using PEDW's application reference number.

The Planning & Environment Decisions Wales aims to deal with these applications within 14 to 29 weeks of the appeal start date, dependant on procedure.

In the case of applications being dealt with by the Hearing procedure I will write to you further once the date and venue is confirmed.

Yn gywir / Yours faithfully

Paula Jones

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF CASE

Case Reference	
Address of site	
Postcode <i>(if known)</i>	

SENDER DETAILS

Name	
Acting On Behalf Of <i>(leave blank if writing on your own behalf)</i>	

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case <i>(Neighbour, Councillor, Owner, Tenant)</i>	
What kind of representation are you making?	

YOUR COMMENTS ON THE CASE - Please Provide Your Representation below