

Mrs Catrin Newbold  
Development Management Team Leader (South)  
Planning Department  
Neuadd Cyngor Ceredigion  
Penmorfa  
Aberaeron  
Ceredigion  
SA46 PA

Date: 29<sup>th</sup> October 2019

HPDM/1593

Dear Mrs Newbold

**Re: Town and Country Planning Act: Section 73  
Variation of Condition No. 1 of Planning Reference A.180465 – Residential development  
on land at Quay Street and Market Lane, Cardigan, Ceredigion.**



Thank you for our telephone conversation last week. As discussed, please find enclosed a planning application to request a further 12 months extension to the above-mentioned approval. This application has been submitted alongside another application to discharge all 'true conditions precedent' of the approved development. A Listed Building Consent application has also been submitted for an outflow point in association with the surface water drainage scheme of the approved development.

As you will be aware, this application has been previously extended on two occasions from the original planning approval (A030898). The latest approval (A180465) dated 2<sup>nd</sup> July 2018, extended the life of the permission by 18 months, thus expiring 2<sup>nd</sup> January 2020. I attach a copy of the previous application's covering letter dated 27<sup>th</sup> April 2018, the content of which is still considered to be of relevance to this current application.

It is acknowledged that the Council's Planning Department is understandably cautious over the continuous extension of planning approvals for undeveloped schemes. However, in this respect, there has been considerable progress and investment made by the applicants (Jamsons Estates Ltd.) since the previous approval, namely:

- The production of a drainage scheme, which has been provisionally agreed with the Council's Senior Engineer for Flood and Water Management, for Condition No. 9;
- The confirmation of existing and proposed levels for Condition No. 19;
- The confirmation of proposed means of enclosure for Condition No. 20 (not considered a 'true condition precedent');
- The production of a Written Scheme of Investigation for Condition No. 21;

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Pembrokeshire, SA41 3UP



- The production of a foundation and ground works plan for Condition No. 22;
- The agreement of a Right of Way over neighbouring land for the Surface Water outflow pipe;
- The production of detailed drawings and preparation of a Historical Impact Statement in support of the Listed Building Consent application.

All assessments and plans have been prepared by suitably qualified and competent professionals, representing a committed intention from the applicant to progress and develop the site, in accordance with the appropriate procedural legislation. It is considered that the Council is now in receipt of all outstanding information required to discharge the relevant conditions, to enable a material start to be lawfully made on site.

It is not our client's intention to commence work prior to the discharge of all 'true conditions precedent'. However, given the tight timescale remaining, following the production of the necessary information, there is a very real chance of not obtaining the proper approval of details prior to the expiry date of the permission. This S73 application provides a suitable mechanism to avoid unnecessary procedural complications. It also provides our client with greater opportunity to implement all necessary preparatory works and finalise the necessary highway agreements, to enable a single phase of development, thus minimising the level of physical disruption to the locality during construction.

In this respect, a 12-month extension from the date of determination is requested to enable a full and proper material start and completion of the approved development. This is considered to represent a reasonable and realistic request for the reasons identified. It is also a reduction from the previous extension period of 18 months, in recognition of the need to ensure the timely delivery of housing development. Should you require any further information, please do not hesitate to contact me to discuss further.

Yours sincerely,

[Redacted signature]

Richard James (MRTPI)  
Harries Planning Design Management

[Redacted contact information]