

G. D. Kenyon, MRTPI  
Director (Managing)

Our Ref: K/JM/12703

Date:

Dear Sirs,

**Formal Planning Application;**

**Provision of High Quality Holiday Lodge Park, Comprising 44 No. Lodges/Pods (Mix of 1,2,3 & 4 beds), 24 Bed Bunkhouse, Leisure Complex/Restaurant, Conversion of Existing Sports Club to Provide Reception/Café/Shop/Cycle Hire Office, Alterations to Existing Vehicular Access, Provision of Package Treatment Plants (X2), Associated Car Parking and Comprehensive Site Landscaping;**  
**Land at the Former Rhyl & District Rugby Union Club, Waen Road, Nr Rhuddlan, LL18 5RS;**  
**Our Client & Applicant:- North Wales Construction Limited (Mr Will Ward).**

Further in the above matter, we now enclose the following application documentation:

1. Appropriate and duly completed Planning Application Form;
2. Duly completed Certificate of Ownership & Agricultural Holdings Certificate;
3. Location plan detailing extent of the application site edged red;
4. Topographic Survey/Existing Site Layout Drawing;
5. Drawing W.1438-6F comprising proposed Site layout;
6. Drawings W.1438-7, 8 & 9 detailing floor plans and elevations for the proposed lodges/pods;
7. Drawings W.1438-10 & 11 comprising floor plans and elevations for the proposed bunkhouse;
8. Drawings W.1438-12 & 13 comprising floor plans and elevations for the Leisure Complex/ Restaurant;
9. Drawings W.1438-14 & 15 detailing proposals for conversion of the existing clubhouse;
10. Drawing 1438 Visual Impression from Waen Road;
11. Drawing QP101 Rev.A Landscaping Strategy prepared by Quartet Design;
12. Schedule of Finishing Materials;
13. Design and Access Statement prepared by Planscape Architectural Consultants;
14. Landscape and Visual Impact Assessment, together with supporting information;
15. Tourism/Business Viability Report prepared by Connor & Co;
16. Agricultural Land Classification Survey Report prepared by Soil Environment Services;
17. Tree Condition Survey & Tree Protection Plan by Cutmore Arboricultural & Ecological Services;
18. Preliminary Ecological Assessment & Habitat Plan by Cutmore Arboricultural & Ecological Services;
19. Great Crested Newt, Badger, Reptile and Bat Reasonable Avoidance Measures Statements;
20. Drainage Strategy prepared by Delta Simons Consulting Engineers;
21. Transport Statement prepared by Hydrock Consulting;
22. Community & Linguistic Impact Assessment;
23. Letter of Support from Richard Greenwood OBE (Tynewydd Fields Project Director) and;
24. Planning Statement prepared by this Practice.

We trust that the attached documentation is sufficient for your purposes and look forward to hearing from you.

Yours faithfully,

**Kenyon Planning**

**Planning Portal Submission**

Head of Planning and Public Protection  
Denbighshire County Council,  
Caledfryn, Smithfield Road, Denbigh, Denbighshire LL16 3RJ.