

Business

LOCATION • SERVICES • LTD

PLANNING, URBAN REGENERATION, GRANT FUNDING
AND ECONOMIC DEVELOPMENT CONSULTANCY

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Our Ref: RED/KAN

Planning & Sustainable Development
Cornwall Council
Pydar House
Pydar Street
TRURO
TR1 1XU

5th March 2021

Dear Sir

**RE: Demolition of Existing Four Retail Units and Two Residential Dwellings and Erection of Replacement Six Retail Units and 16 Residential Apartments, Car Parking, Flood Risk Mitigation, Highway and Public Realm Improvements
Mawgan Porth Beachfront Regeneration Project, Mawgan Porth, Newquay, TR8 4BA
Cornish Fresh Ltd/Mahesh Patel**

I refer to the above and enclose a completed full planning application to include the following:-

- Copy of the Completed Planning Application Form
- Copy of Plans/Drawings (TO FOLLOW):
 - Drawing No. PL-01 Rev A Existing Site Plan - Superstrukt
 - Copy of Drawing No. PL-02 Rev A Existing Block Plan - Superstrukt
 - Copy of Drawing No. PL-03 Rev A Existing Site Topo Plan - Superstrukt
 - Copy of Drawing No. PL-04 Rev B Existing Building Plans - Superstrukt
 - Copy of Drawing No. PL-05 Rev A Existing Building Elevations - Superstrukt
 - Copy of Drawing No. PL-06 Rev A Existing Site Sections - Superstrukt
 - Copy of Drawing No. PL-11 Rev A Proposed Ground Floor Plan - Superstrukt
 - Copy of Drawing No. PL-12 Rev A Proposed Building Plans
 - Copy of Drawing No. PL-13 Rev A Proposed Resi Levels Plans
 - Copy of Drawing No. PL-14 Rev A Proposed Roof Plans
 - Copy of Drawing No. PL-17 Rev A Proposed North Elevations, Section and Materials - Superstrukt
 - Copy of Drawing No. PL-18 Rev A Proposed East and West Elevations - Superstrukt
 - Copy of Drawing No. PL-19 Rev A Proposed South Sections and Elevations - Superstrukt

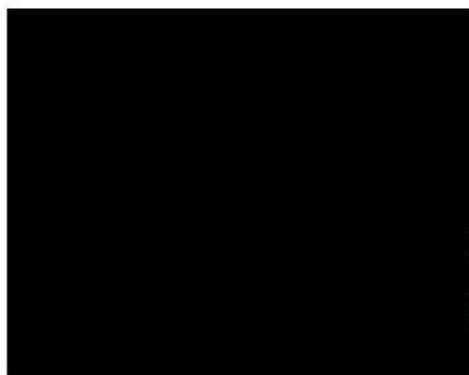
- Copy of Bat and Barn Owl Survey – Spalding Associates (Environmental) Ltd
- Copy of Phase 1 Preliminary Investigation Report – Soils Ltd (Via WeTransfer)
- Copy of Flood Risk Assessment and Drainage Strategy – Nijhuis Industries
- Copy of Sequential Test (TO FOLLOW)
- Copy of Landscape and Visual Impact Assessment – MeiLoco (TO FOLLOW)
- Copy of Phase I Ecological Assessment and Net Gain Report – Spalding Associates (Environmental) Ltd
- Copy of Heritage Assessment – South West Archaeology Ltd
- Copy of Transport Statement – Hydrock
- Copy of Workplace Travel Plan - Hydrock
- Copy of Coastal Change Assessment (via WeTransfer)
- Copy of Statement of Community Involvement (TO FOLLOW)
- Copy of Design and Access Statement (TO FOLLOW)
- Copy of Planning Statement – Business Location Services Ltd (TO FOLLOW)
- Copy of Financial Viability Assessment (TO FOLLOW)
- Copy of completed CIL Form 1 (TO FOLLOW)

The statutory planning fee payable to Cornwall Council on the basis of 16 x £462 for each dwelling i.e. £7,392 and £462 for each 75 sqm of the proposed retail floorspace (GEA) of 885 sqm i.e. £5,544 which equates to a total fee of £12,936.

The planning fee payable to Cornwall Council will be paid by electronic payment on confirmation of the agreed fee and on receipt of the planning application reference number.

I trust the information submitted with the planning application is satisfactory for validation and registration purposes and would be pleased to provide any further information as appropriate.

I look forward to hearing from you.



E BSc (Hons) MRTPI
or

Encs