



CORRESPONDENCE FILE 1
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Place Plan Meeting

25 Mai/May 2023

Appendix 4: Proposal for S106 spend - proforma

The proposer/department responsible for the project may wish to use this to support proposals for S106 spend. This should clearly describe the purpose of the project, relevant details of the project and costings. The information should be concise, but should include all key details needed to enable a decision to be made whether to approve S106 funding.

Please make sure you also include any relevant information not covered in the boxes below, such as location plans, photographs, specifications, etc.

Date	15/05/23
Name and role of proposer	Mally Tidswell – Principal Leisure Manager
Contact details	Mally.tidswell@conwy.gov.uk 07733013074
Project title	Dinorben Fields Development
Location - electoral division(s)	Abergele

Project overview – brief summary of the project

Dinorben fields has been identified as the ideal location to develop high class footballing facilities for Abergele. To get the project to grant application ready, consultants are needed to develop concepts, plans and feasibility studies to sell the vision to grant funders. Conwy County Borough Council's Leisure Section have been working with Local football clubs, local members, Emrys Ap Iwan High School and the Education Department to get support to develop the land. The development is 100% reliant on grant funding including the consultant's fees.

Detailed project description – background to the site and project, including purpose of the project, details of the proposal, benefits of the project

An opportunity to support football development in Abergele has arisen following work to identify land in the town. TEP consultants have identified areas of land which could be developed. Having held discussions with the local football clubs, Conwy County Borough Council officers including the Education Department, Consultants, Local

Politicians and staff at Emrys Ap Iwan the Dinorben Fields have been proposed as the site which is most likely to deliver maximum benefit to all areas of the Abergele community.

The site is local to leisure facilities and is currently used for school PE lessons and is already used for football matches by the local football clubs. Following conversations with the Education Department and school the Dinorben site isn't earmarked for future development and will not compromise any future plans should they change.

The proposal is for the school to apply for Football Association of Wales (FAW) funding (with support from Leisure Services and local football clubs) to deliver the project which consists of car parking, changing rooms, 3G playing pitch with barriers, floodlighting and fencing. This allows the facilities to be used by the majority of people in the town, from school pupils during the day time to juniors and adults training during the evenings and team matches at weekends. This type of development is a priority for the FAW and the 3G pitch allows for usage in inclement weather as they do not suffer from water logging.

This facility will be managed in the same way as the current service level agreement between Emrys Ap Iwan School and Leisure Services. A school facility which will have community use but managed by Leisure Services. This option allows for the facilities to be managed in such a way that ensures regular cleaning, maintenance and repairs. This development opportunity will allow Emrys Ap Iwan PE staff to deliver PE lessons on a state of the art surface which has a multitude of uses, not only football.

Leisure Services will hold a primary user agreement with Abergele FC and Pentre FC to ensure both clubs get fair access to the facilities they desperately need.

This project is solely dependent on funding from the FAW covering 100% of the costs. CCBC Leisure Services, Education or Emrys Ap Iwan do not have funds to support this project.

Applications for funding to the FAW must be shovel ready – planning permissions, leases etc. in place to build. The FAW grass roots fund is now open so permissions and funding application work needs to be progressed as soon as Emrys Ap Iwan Board of Governors approve and support the project brief to develop the Dinorben Fields.

The consultant's fee for concept, design and feasibility are £30k. See below.



ss3266 Professional Fee Proposal.pdf

Project delivery – how, when and by whom will the works be undertaken

The initial phase need to be completed as the FAW grant for delivering much of the work is required by November and all of the preparation work such as design, planning and consultation must be ready.

Details of engagement with community/elected Members

Local County Councillors have been consulted and support the project. Conversations have been had with local football clubs. Also, engagement with Conwy Education Services and senior staff at Emrys Ap Iwan High School.

Costs – project costs, other sources of funding, total S106 requirement

£30k total – request for £19k Section 106 monies to contribute to the initial fees.

Sources of proposed S106 spend – to be provided by the Planning Obligations Officer

Source	Code	Amount available	Amount requested
Land at North Wales Business Park	8LB59AJ032	£18,955.64	
Total amount requested			

CF3

Hi all

Clerk would you be so good as to forward this to the Cllr's I've not cc'd in who may be interested?

Firstly i'd like to say it's great to see the trees go in the ground at Gele Park.

Sadly the reason for my email is to raise concern that there has already been an act of anti-social behaviour by youths in the park ripping the sapplings up, taking the canes and guards. There's also a good number of snapped lower limbs on the big standards, although I've no way of knowing if this is antisocial behaviour or contractor damage .

When a group of officers met in the park in Nov '22 it was discussed that to avoid significant losses all the standards should be sited within 600mm weldmesh guards, and given the cost of the trees I'm amazed this wasn't included in the spec. Can it now be added as a matter of urgency before we start loosing the trees so many of us have worked hard to get in the ground!

I'm also worried that some of the trees in Gele park have not been mulched, are already looking very dry and not as healthy as they should for May 2nd, and that there's numerous whips with no canes, guards or mulch up the eastern side of the park, plus a few planted right where kids play so almost guaranteed to get trmapled.

Hopefully this can all be resolved swiftly before it's too late and we start a tally of victims.

Diolch






CF4





SITE INSPECTION REPORT

Job Number	Job Name	Date	Time	Inspector
9388	Green Gele Soft Landscape Works	02/05/23	16:30	Charlotte Hayden

Weather Conditions	Ground Conditions	Site Foreman Present	Number of workers on site
Dry and cloudy	Dry	No	None

1.0 Photographic Record	
1.1	 <p>Gele Park - bare root whips to hedgerow planting with bamboo canes and guards largely in place at the time of the visit. Grass/weed growth showing signs of growing through bark mulch (contractor has since applied a selective herbicide).</p>
1.2	 <p>Gele Park - evergreen shrub planting (Prunus laurocerasus 'Otto Luyken') in tact to edge of property boundary. Grass/weed growth showing signs of growing through bark mulch. Bark mulch needs to be a min. 75mm thick throughout.</p>
1.3	 <p>Gele Park – bark mulching still requires completing. Irrigation pipe pulled out of tree pit shown and quite a few caps missing. Irrigation pipes need cutting back so less vulnerable.</p>

<p>1.4</p>		<p>Gele Park – Signs of minor damage to a small number of tree branches. Some were noted immediately following planting, so likely some damage caused in transit.</p>
<p>1.5</p>		<p>Gele Park – 3nr Sorbus aucuparia planted to replace Sorbus hupehensis planted in error. Sorbus aucuparia tree in photograph needs straightening and tree stake firmed up/secured.</p>
<p>1.6</p>		<p>Gele Park – Whips missing from native shrub planting area on east side of park. No spiral guards in place and some bamboo canes pulled out/missing.</p>

<p>1.7</p>		<p>Gele Park - Native shrub planting in and amongst existing vegetation. No weed control, mulching or spiral guards. Vegetation to be cut back and treated with selective herbicide so that 75mm bark mulch can be installed to base of each plant (1m dia. circle per plant).</p>
<p>1.8</p>		<p>Gele Park – whips to front of deadwood log still to be moved.</p>
<p>1.9</p>		<p>Sea Road on seafront – Pines planted and in need of staking (one is fallen over). Plants not in great condition and look to be in need of water. Noted ground conditions not ideal for planting (limited soil) – TEP to obtain price for introducing some topsoil.</p>
<p>1.10</p>		<p>Pentre Mawr Park – All individual specimen tree planting carried out and are in correct positions apart from Birch trees noted at 1.11 below. Generally trees are to specification, one or two noted as being slightly under the girth size when measured.</p> <p>Few trees need straightening (photo is a Tilia cordata to the SE of the rugby pitch).</p>

<p>1.11</p>		<p>Pentre Mawr Park – Birch tree in play area planted too far west (into the existing tree belt). Should be within planting bed proposed further east. Care to be taken in the setting out of these 3nr birch trees to be 3m+ from existing service runs (manhole covers visible on site).</p>
<p>1.12</p>		<p>Pentre Mawr Park – broken glass at base of tree, unearthed during planting and should be removed from site.</p> <p>Bark mulched not carried out yet.</p>
<p>1.13</p>		<p>Pentre Mawr Park – larger root balled trees (beech and some lime) are planted notably high compared to surrounding ground. Photo shows beech tree with hessian wrap around rootball visible at surface.</p>

1.14



Pentre Mawr Park – damaged timber stake to tree near willow tunnel. Looks to be vandalism. Some timber stakes elsewhere were loose/wobbly, and need to be secure so that they are less vulnerable.

1.15



Pentre Mawr Park – Pines planted. Not in great condition and look to be in need of water. Angled stakes installed but not secure. Suggest upright stakes are used.

1.16



Pentre Mawr Park – Beech hedgerow near play area is in tact. In need of bark mulch. Some plants/bamboo canes need straightening and no sign of surrounding grass etc dying back.

1.17		<p>Pentre Mawr Park – Additional whips installed in narrow part of woodland buffer next to A55. Canes and guards installed, but no mulch mats (contractor has since highlighted that these are additional whips of the same species that they had spare – additional mulch mats to be instructed for these).</p> <p>Elsewhere along the buffer, mulch mats, guards and canes are largely in place, with only one or two missing.</p>
1.18		<p>Elsewhere along the buffer, mulch mats, guards and canes are largely in place, with only one or two missing. Photo shows a handful of plants where mulch mats aren't pegged down.</p>
1.19		<p>3nr Sorbus hupehensis planted in Walled Garden. Middle tree needs straightening.</p> <p>Noted turf strip carried out is approx. 1.5m wide and 1m narrower than on the setting-out drawing supplied.</p>

2.0	Site Instructions/Actions
2.1	<ul style="list-style-type: none"> No instructions on site.



	<ul style="list-style-type: none">• Post visit email sent on 02/05/23 requested:<ul style="list-style-type: none">- that pines be staked and watered.- replanting of trees that are set too high.- completion of bark mulching and trimming of irrigation pipes.- that loose timber stakes and leaning trees were remedied.- position of the birch trees in the play area.- width of soil strip in the Walled Garden.- whips missing guards and canes in Gele Park and missing mulch mats on the Pentre Mawr woodland planting buffer (contractor has explained situation re both of these since).
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3.0	Materials on Site
3.1	None.

4.0	Health & Safety Issues
4.1	None.

Hi Jesse,

Thanks for your email and useful to know the background on this. We will look to keep this as a design feature.

Kind Regards

Charlotte

Charlotte Hayden (she/her)
Associate
Landscape Architect

01925 844013
07425 629517

From: ATC Placeplan <placeplan@abergeletowncouncil.gov.wales>
Sent: Monday, May 15, 2023 10:06 AM
To: Charlotte Hayden <CharlotteHayden@tep.uk.com>; Shane D. Wetton <Shane.Wetton@conwy.gov.uk>
Cc: James Harland <James.Harland@conwy.gov.uk>
Subject: RE: Pentre Mawr Events Space Update

Hi Charlotte

I just wanted to flag that the steps in front of the performance space were there as a compromise to make the area feel more like a stage. It was the Mayor who specifically requested that there would be a change in level at the very least to create this stage area. I feel like the councillors would be disappointed to see this become merely a curb.

I totally understand that there will be changes to the final design but that feels like quite a big one for a designated events space. Is there any way to keep a significant level change?

Moving the space further south into the trees makes sense. The straighter edges look ok too as part of the overall design.

Cheers

Jesse

From: Charlotte Hayden <CharlotteHayden@tep.uk.com>
Sent: 12 May 2023 16:36
To: Shane D. Wetton <Shane.Wetton@conwy.gov.uk>
Cc: James Harland <James.Harland@conwy.gov.uk>; ATC Placeplan <placeplan@abergeletowncouncil.gov.wales>
Subject: Re: Pentre Mawr Events Space Update

Hi Shane,

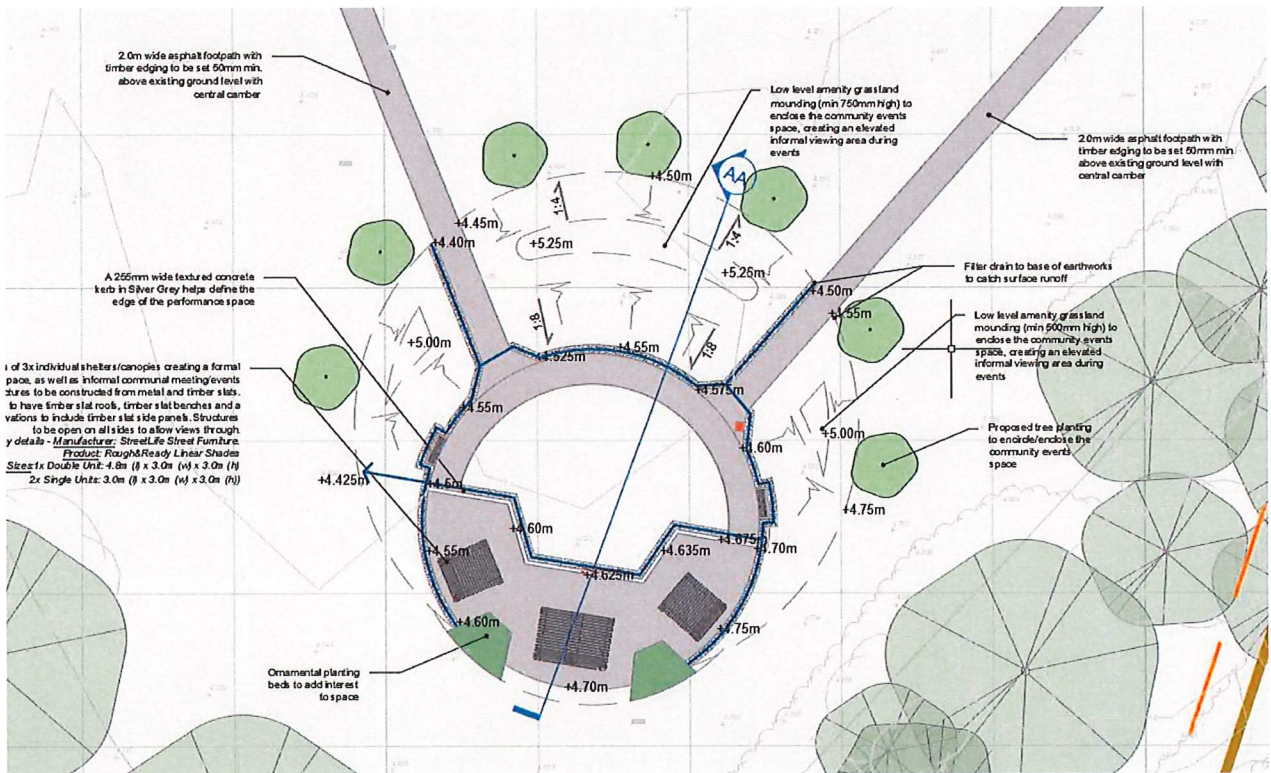
Just to update you that we have been reviewing the design of the events space this week to make sure that everything is working with the levels information we now have from the topo survey and to try and simplify the build as much as possible to reduce risk to budget and programme overrun.

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Attached is the design that Liam issued before he finished, the screenshot below shows where we are up to with it. We have removed the set of 2 steps in front of the performance space and are just proposing a broadly level area here now, with the performance space defined by a kerb edging instead (using the same material as was proposed for the steps) but with straighter edges that will be more straightforward to construct. This should also work better from a drainage perspective. We have also moved the whole thing slightly further south, so that it sits in the corner of the tree belt and provides a bit more flexibility with the grass area to the north that could be used for overspill.

Overall, the form and function is very similar to previous, but just wanted to keep you in the loop on what we are up to before you go on leave. Our aim is to finalise the design on this basis, and provide Sherratts with the docs and drawings as soon as possible so that they can price it. I note that you are still about on Monday, so just let me know if you have any queries on this.

New Design:



Concept design

