



CORRESPONDENCE FILE 1
(Pages 1 – 12)

Place Plan Meeting

23rd February 2023

Cartrefi Newydd ar Ffordd Llansainior, Abergele

Mae'r pamffled hon yn cynnwys gwybodaeth ynglyn a chynlluniau datblygiad Countryside Partnerships ar dir yn Ffordd Llansainior, Abergele. Mae'r safle wedi'i dyrannu yng Nghynllun Datblygu Lleol Conwy fel rhan o barsel fwy o faint sydd yn bwriadu cyflewni 600 o gartrefi newydd. Mae Countryside Partnerships yn cynnig i gyflewni 297 o'r gartrefi teulu a fforddiadwy yma i wasaneathu'r cymuned leol.



Bydd y cartrefi i gyd yn manteisio o safle parcio car ymroddedig a gerddi preifat, a fe fydd garejis yn cael eu gynnwys gyda rhai o'r tai. Mae'r gosodiad wedi'i ddylunio i barthu'r tirwedd, gan gynnwys trwy chadw y rhan fwyaf o goed mawr aeddfed a chloddiau, a thrwy chyflewni cymuned hardd i'w gweld.

Sut allai i rhoi sylwadau?

Falle fe fyddwch a ddiddordeb i weld ddogfennau yr ymgais cynllunio mewn ffurf drafft, a ma rhein ar gael ar wefan y cynnigion: www.stgeorgeoadabergele.co.uk. Mae ein cynghorwyr cynllunio (Nexus Planning) yn casglu'r adborth ar ein rhan. Os oes gennych unrhyw sylwadau neu cwestiynau, neu os hoffwch gofrestru eich diddordeb mewn cartref newydd, plis defnyddiwch y ffurflen sylwadau ar-lein sydd ar y wefan wedi'i darparu uchod, neu anfonwch e-bost at info@nexusplanning.co.uk cyn dydd Gwener 3 Mawrth 2023.

Oherwydd streiciau parhaus y Post Brenhinol, rydym yn annog adborth trwy ffurfiâu electronig i wneud yn siwr nad ydym yn methu unrhyw sylwadau. Fodd bynnag, os ydych chi, neu unrhywun yr ydych y'nabod, methu a chael mynediad i'r wê, plis galwch 01618 196 570 a fe allwn drefnu i gyflewni ffurflen ymateb mewn ffurf papur. Fel arall, fe fydd aelod o'n fim yn hapus i recordio adborth dros y ffôn.

Pwy yw Countryside Partnerships

Mae Countryside Partnerships yn cwmni partneriaeth cydnabyddiedig Prydeinig sy'n darparu tai a llefydd o safon. Wrth weithio yn agos gydag awdurdodau lleol a darparwyr cofrestredig, rydym yn darparu datblygiadau tai gyda gymysgedd o ddaliadaethau yn cynnwys tai gwerth marchnad, perchennog rhaniadaethol, rent fforddiadwy a tai fforddiadwy.

Beth ydlyn ni'n cynnig?

Mae Countryside yn cynnig i gyflewni 297 o gartrefi dwy, tair, pedair a phump 'stafell wely ar dir yn Fford Llansainior a fydd yn helpu i genflogi bywiogrwydd ac fyfywedd gwasanaethau lleol a chyflewni cyfraniadau at seilwaith lleol allweddol.

Fe fydd mynediad saf i gerbydau yn cael ei gyflewni ar hyd 'llwybr teitho actif' - llwybr 3m o hyd a fydd yn cael ei ymroi i gerddwyr a beicwyr - twy'r safle i gysylltu Fford Llansainior gyda'r hawliau tramwyo cyhoeddus presennol. Mae 2.85 hectar o mannau agored yn ffurfio rhan o'r cynlluniau, a fe fydd rhein yn agor rhannau o'r safle i'fynnu nod sydd yn agored i'r cyhoedd ar hyn of fryd.

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Ms Mandy Evans (Clerk)
Abergele Town Council
Ffordd Llanddulas
Abergele
Conwy
LL22 7BT

Manchester
One Express
1 George Leigh Street
Manchester M4 5DL

nexusplanning.co.uk

03 February 2023

Our Ref: 35851

Dear Ms Evans

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT ST GEORGE ROAD, ABERGELE

I write to you on behalf of Countryside Partnerships, who intend to submit a planning application to Conwy County Borough Council for development with the following description:

"Full planning application for the erection of 297 dwellings with access from St George Road, associated public open space, internal highways, car parking, residential gardens, landscaping and associated works."

The proposed development includes land at St George Road, which falls within the boundaries of Abergele Town Council and as such, a Notice, under Articles 2C and 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 is enclosed, to advise you of the consultation and provide you with an opportunity to review and comment on the draft proposals. The enclosed notice provides further details on how, where and when you can participate in the consultation.

If you have any queries regarding the notice or consultation, please do not hesitate to contact us using the details provided in the notice.

Yours sincerely



Jack Dickinson
Principal Planner



TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

(TO BE SERVED ON OWNERS AND/OR OCCUPIERS OF ADJOINING LAND AND COMMUNITY
CONSULTEES; AND DISPLAYED BY SITE NOTICE ON OR NEAR THE LOCATION OF THE PROPOSED
DEVELOPMENT)

PURPOSE OF THIS NOTICE: THIS NOTICE PROVIDES THE OPPORTUNITY TO COMMENT DIRECTLY TO
THE DEVELOPER ON A PROPOSED DEVELOPMENT PRIOR TO THE SUBMISSION OF A PLANNING
APPLICATION TO THE LOCAL PLANNING AUTHORITY ("LPA"). ANY SUBSEQUENT PLANNING
APPLICATION WILL BE PUBLICISED BY THE RELEVANT LPA; ANY COMMENTS PROVIDED IN RESPONSE
TO THIS NOTICE WILL NOT PREJUDICE YOUR ABILITY TO MAKE REPRESENTATIONS TO THE LPA ON
ANY RELATED PLANNING APPLICATIONS. YOU SHOULD NOTE THAT ANY COMMENTS SUBMITTED
MAY BE PLACED ON THE PUBLIC FILE.

PROPOSED DEVELOPMENT AT ST GEORGE ROAD, ABERGELE

I GIVE NOTICE THAT COUNTRYSIDE PARTNERSHIPS LIMITED IS INTENDING TO APPLY FOR PLANNING
PERMISSION FOR:

*"FULL PLANNING APPLICATION FOR 297 DWELLINGS WITH ACCESS FROM ST GEORGE ROAD,
ASSOCIATED PUBLIC OPEN SPACE, INTERNAL HIGHWAYS, CAR PARKING, RESIDENTIAL GARDENS,
LANDSCAPING AND ASSOCIATED WORKS"*

YOU MAY INSPECT COPIES OF:

- THE PROPOSED APPLICATION;
- THE PLANS; AND
- OTHER SUPPORTING DOCUMENTS

ONLINE AT WWW.STGEORGEROADABERGELE.CO.UK

COMPUTER FACILITIES ARE AVAILABLE TO VIEW THIS INFORMATION ONLINE AT ABERGELE LIBRARY,
MARKET STREET, ABERGELE, LL22 7BP BETWEEN THE HOURS OF

MONDAY: 09:30 – 17:00-

FRIDAY 09:30 – 17:00

TUESDAY: 09:30 – 13:00

SATURDAY: 09:30 – 12:30

WEDNESDAY: 13:30 – 19:00

SUNDAY: CLOSED

THURSDAY: 09:30 – 17:00

ANYONE WHO WISHES TO MAKE REPRESENTATIONS ABOUT THIS PROPOSED DEVELOPMENT MUST
WRITE TO THE AGENT AT INFO@NEXUSPLANNING.CO.UK

BY FRIDAY 3 MARCH 2023

SIGNED:



DATE: 03.02.2023

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GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWYNEUD CAIS AM GANIATAD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(I'W GYFLWYNO I BERCHNOGION A/NEU FEDDIANWYR TIR CYFFINIOL AC YMGYNGOREION
CYMUNEDOL AC I'W ARDDANGOS DRWY HYSBYSIAD SAFLE AR NEU GERLLAW LLEOLIAD Y
DATBLYGIAD ARFAETHEDIG)

DIBEN YR HYSBYSIAD HWN: MAE'R HYSBYSIAD HWN YN RHOI CYFLE I WNEUD SYLWADAU YN
UNIONGYRCHOL I'R DATBLYGWR YNGLYN A DATBLYGIAD ARFAETHEDIG CYN CYFLWYNO CAIS AM
GANIATAD CYNLLUNIO I'R AWDURDOD CYNLLUNIO LLEOL ("ACLI"). BYDD UNRHYW GAIS CYNLLUNIO
DILYNOL YN CAEL EI HYSBYSEBU GAN YR ACLI PERTHNASOL; NI FYDD UNRHYW SYLWADAU A
DDARPERIR GENNYCH WRTH YMTEAB I'R HYSBYSIAD HWN YN LLEIHOU DIM AR EICH GALLU I
GYLFLWYNO SYLWADAU I'R ACLI AR UNRHYW GAIS CYLLUNIO CYSYLLTIEDIG. DYLECH NODI Y GELLIR
GOSOD UNRHYW SYLWADAU A GYFLWYNIR GENNYCH YN Y FFEIL GYHOEDDUS.

DATBLYGIAD ARFAETHEDIG YN: Fford Llansainzor, ABERGELE

RWYF YN HYSBYSU BOD COUNTRYSIDE PARTNERSHIPS LIMITED YN BWRIADU GWNEUD CAIS AM
GANIATAD CYNLLUNIO I:

*"CAIS CYNLLUNIO LLAWN AR GYFER 297 ANHEDD GYDA MYNEDIAD O Ffordd Llansainzor,
Mannau Agored Cyhoeddus Cysylltiedig, Priffyrdd Mewnol, Maes Parcio, Gerddi
Preswyl, Tirlunio a Gwaith Cysylltiedig"*

GELLWCH ARCHWILIO COPIAU O'R CANLYNOL:

- Y CAIS ARFAETHEDIG
- Y CYNLLUNIAU; A
- DOGFENNAU ATEGOL ERAILL

AR-LEIN YN WWW.STGEORGEROADABERGELE.CO.UK AC MAE CYFLEUSTERAU CYFRIFIADUR AR
GAEL I ARCHWILIO'R WYBODAETH HON AR LEIN YN LLYFRGELL ABERGELE, STRYD Y FARCHNAD,
ABERGELE, LL22 7BP RHWNG YR ORIAU

DYDD LLUN: 09:30 – 17:00

DYDD GWENER: 09:30 – 17:00

DYDD MAWRTH: 09:30 – 13:00

DYDD SADWRN: 09:30 – 12:30

DYDD MERCHER: 13:30 – 19:00

DYDD SUL: AR GAU

DYDD IAU: 09:30 – 17:00

MAE'N RHAI I UNRHYW UN SY'N DYMUNO GWNEUD SYLWADAU YNGLYN A'R DATBLYGIAD
ARFAETHEDIG HON YSGRIFENNU AT Y ASiant TRWY ANFON E-BOST AT
INFO@NEXUSPLANNING.CO.UK

ERBYN DYDD GWENER 3 MAWRTH 2023

LLOFNODWYD:



DYDDIAD: 03.02.2023

ATC Info

Subject: RE: To all it may concern/ St Georges Road Development Proposal

From:

Sent: 11 February 2023 11:31

To: ATC Info <info@abergeletowncouncil.gov.wales>

Subject: To all it may concern/ St Georges Road Development Proposal

This Message Is From an External Sender

This message came from outside your organization.

Dear Councillors

This week I have learned of the proposed development of a further 297 dwellings covering the present Green Field area to the rear of my property in Erw Goch which is just off St Georges Road.

The literature of the company concerned sites several reasons why they think ? that this new estate should be built, anchoring on the original LDP. With regard to the LDP I recall attending a meeting at Kinmel Manor Hotel several years ago when the plans were first put forward and were advised that the community had no choice in the matter as this was a European Union directive and the Council had to provide the allocated number of dwellings, well, we are NO LONGER IN THE EU!. In addition we were told that any development in this locality would be subject to road access from the A55, and recognising the restrictions of St Georges Road, (making it totally and utterly unsuitable for high volumes of traffic) stressed that this would be a prerequisite of any development, I see no reference to such a road in these proposed plans.

Already we have had a further 97 homes built in the area which have impacted traffic volume considerably and with the continued problem of on road parking which becomes even more acute in the busy Summer months, I fear we are creeping ever closer to a major accident as we are, let alone with the potential addition of 500 to 700 further cars having to use this, chicane like, extremely narrow road to access the Town Centre, a road with a footpath that barely provides for one person to walk along safely with the traffic so close !.

I know we can't stop progress, and local people do need affordable homes, though the reference to affordable properties within this plan is thin to say the least, there is more emphasis on 3,4 and 5 bedroomed detached properties that will simply bring in more people to an already over populated area, based on, the infrastructure of Abergele Town Centre, in particular it's road network and facilities.

You are collectively acting in the interest of the community you represent , in your responsible capacity I respectfully urge you to resist any attempt from Conwy Council to allow this ludicrous proposal to reach fruition without ensuring the provision of alternative access described herein and further please also consider the likely impact on an already overpopulated town.

Thank you.

██████████ resident

cf1 page 6

ATC Info

Subject: RE: Proposed new homes at St Georges Road, Abergele

From:
Sent: 15 February 2023 12:23
To: darren.millar@senedd.wales
Cc: ATC Info <info@abergeletowncouncil.gov.wales>
Subject: Proposed new homes at St Georges Road, Abergele

This Message Is From an External Sender

This message came from outside your organization.

To whom it may concern.

We are resident at 15 Erw Goch, Abergele and we have received information that a company called Nexus Planning are proposing to build 297 ,2,3,4,& 5 bedroom houses and affordable homes on fields at the rear of our bungalow and the fields beyond we feel that if this application is allowed to go ahead would be a travesty.

It would mean that there could be between 300 and 400 more cars at least using an already narrow busy St Georges Road which barely allows two vehicles to pass each other safely without having to slow down or put two wheels on an already narrow pavement, which is used by pedestrians which include mothers with prams and push chairs and elderly residents of the area.

The LDP we presume no longer applies as we are no longer in the EU.

We hope you as our representatives will resist strongly any attempt be Conwy County Council from allowing this ridiculous proposal to go ahead, otherwise Abergele will become more overpopulate than it already is, with new estates popping up all over the town.

Regards




Plannu coed Jiwbilŷr Frenhines Queens Jubilee tree planting



Mae hwn yn un o 3 safle plannu coed i ddathlu Jiwbilŷr Frenhines. Mae gennym amrywiaeth o arddulliau plannu coed o goetiroedd micro brodorol, nodweddiion chwarae a gwrychoedd brodorol. Mae hyn yn helpu i ddangos yr amrywiaeth o ddefnyddiau ar gyfer coed. Cafodd yr holl goed a blannwyd ar y safle hwn eu tyfu yng Nghymru gan fusnesau annibynnol.

This is one of 3 tree planting sites to celebrate the Queens Jubilee. We have a variety of tree planting styles from native micro woodlands, play features and native hedges. This helps to show the diversity of uses for trees. All the trees planted on this site were grown in Wales by independent businesses.



- | | | |
|---|------------------------|---------------------------|
| 1 | Parc Pentre Mawr | Pentre Mawr Park |
| 2 | Eglwys Sant Mihangel | St Michael's Church |
| 3 | Ysgol Gynradd San Siôr | St Georges Primary School |




abergyle



Dear Jesse,

Thank you for visiting the Men's Shed this morning. It was good to meet you and have the opportunity to explain our work and show you some examples of projects we are working on. You asked me to give you an update on our funding, as follows:

- We have been granted £3,045 from the Gwynt y Mor Community Fund towards health and safety equipment at our present, temporary site at the hall in Groes Lwyd. This funding will replace/ service the fire extinguishers; purchase a defibrillator that will be available to the public; trauma first aid kit; two dust extractor units and several smoke/ heat detectors. All this equipment is planned to be moved to the Market St site when that has been renovated.
- We have been granted £26,136 by National Lottery People and Places to allow us to move the Market Street project forward to RIBA Stage 4. This is part of a two stage application to the Lottery. The second stage will be for a capital grant for the whole of the renovation of our site in Market Street. Hopefully this application will be made in 4 months, and be determined 4 months after that. If it is successful, the renovation should begin before the end of 2023.



We talked about what help the Place Plan could give. At the moment we don't anticipate a need for direct funding although as the project progresses we might need to consider fill-in funding as estimates and inflation are somewhat unpredictable in the current economic climate. We believe we can be sustainable as we are able to generate income from community projects, repairs and commissions. To this end any help with on-line marketing locally would be helpful.

Finally, we talked about establishing a She Shed. This is getting off the ground slowly and the rent is being underpinned by the Men's Shed. You suggested this could be advertised on the Abergele Pensarn website – could you let me know who I should contact about this? You also mentioned profiling the work of the Men's Shed on the website. Perhaps we can talk about this at some stage in the future as a means of boosting membership and raising awareness.

Once again, thank you for your time today.

Paul Frost
(Abergele Men's Shed, Trustee)



Croeso i



Welcome to

Parc Pentre Mawr Pentre Mawr Park

Mae Is-ddeddfau Mannau Agored
Cyngor Bwrdeistref Sirol Conwy
ar waith yn y parc hwn.

I gael gwybod mwy, sganiwch:



www.conwy.gov.uk/parciau
01492 575 337



Conwy County Borough Council
Open Spaces Byelaws
operate in this park.

To find out more scan here:

www.conwy.gov.uk/parks
01492 575 337





Croeso i

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