

### CORRESPONDENCE FILE 1 (Pages 1 – 12)

**Place Plan Meeting** 

23<sup>rd</sup> February 2023





# Cartrefi Newydd ar Ffordd Llansainsior,

## Abergele

Countryside Partnerships ar dir yn Ffordd Llansainsior, 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 Mae'r pamffled hon yn cynnwys gwybodaeth ynglyn a chynlluniau datblygiad cymuned leol





# Pwy yw Countryside Partnerships

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

# Beth ydyn ni'n cynnig?

Mae Countryside yn cynnig i gyflewni 297 o gartrefi dwy, tair, pedair a phump 'stafell wely ar dir yn Fford Llansainsior a fydd yn helpu i genfnogi bywiogrwydd ac hyfywedd gwasanaethau lleol a chyflewni cyfraniadau at seilwaith lleol allweddol. Fe fydd mynediad sâf i gerbydau yn cael ei gyflewni ar hyd 'llwybr teitho actif' – llwybr 3m o hyd a fydd cyhoeddus presennol. Mae 2.85 hectar o mannau agored yn ffurfio rhan o'r cynlluniau, a fe fydd rhein yn yn cael ei ymroi i gerddwyr a beicwyr – twy'r safle i gysylltu Fford Llansainsior gyda'r hawliau tramwy agor rhannau o'r safle i fynnu nad sydd yn agrored i'r cyhoedd ar hyn of fryd.

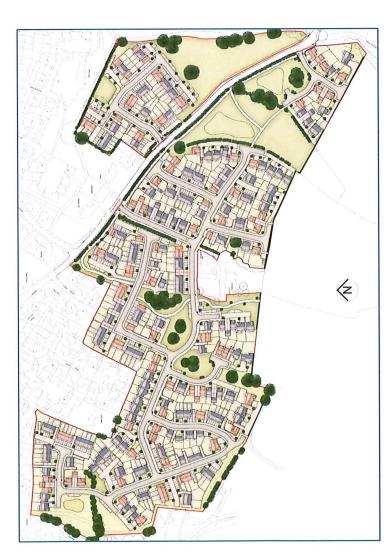


Bydd y cartrefi i gyd yn manteisio o safle parcio car ymroddedig a gerddi preifat, a fe fydd garejis yn chael eu gynnwys gyda rhai o'r tai. Mae'r gosodiad wedi'i ddylunio i barchu'r tirwedd, gan gynnwys trwy chadw y rhan fwyaf o goed mawr aeddfed a chloddiau, a thrwy chyflewni cymuned hardd i fyw ac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

# Sut alla'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.stgeorgeroadabergele.co.uk. Mae ein cynghorwyr cynllunio (Nexus Planning) yn casglu'r adborth ar ein rhan. Os oes gennych unrhyw sylwadau neu cwestiynnau, neu os sydd ar y wefan wedi'i darparu uchod, neu anfonwch e-bost at info@nexusplanning.co.uk cyn dydd hoffwch gofrestri eich diddordeb mewn cartref newydd, plis defnyddiwch y ffurflen sylwadai ar-lein Gwener 3 Mawrth 2023. Oherwydd streiciau parhaus y Post Brenhinol, rydym yn annog adborth trwy ffurfiau electronig i ffurflen ymateb mewn ffurf papur . Fel arall, fe fydd aelod o'n tîm yn hapus i recordio adborth dros y 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

page





# Sut alla'i rhoi sylwadau?

gael ar wefan y cynnigion: www.stgeorgeroadabergele.co.uk. Mae ein cynghorwyr cynllunio (Nexus Falle fe fyddwch a ddiddordeb i weld ddogfennau yr ymgais cynllunio mewn ffurf drafft, a ma rhein ar Planning) yn casglu'r adborth ar ein rhan. Os oes gennych unrhyw sylwadau neu cwestiynnau, neu os hoffwch gofrestri eich diddordeb mewn cartref newydd, plis defnyddiwch y ffurflen sylwadai 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 ffurfiau electronig i ffurflen ymateb mewn ffurf papur . Fel arall, fe fydd aelod o'n tîm yn hapus i recordio adborth dros y 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





# Cartrefi Newydd ar Ffordd Llansainsior,

## Abergele

yn cynnig i gyflewni 297 o'r gartrefi teulu a fforddiadwy yma i wasaneathu'r Mae'r pamffled hon yn cynnwys gwybodaeth ynglyn a chynlluniau datblygiad Countryside Partnerships ar dir yn Ffordd Llansainsior, 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 cymuned leol.





# 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

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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

London

Birmingham

Bristol

Manchester

Reading

Registered office: Holmes House, 4 Pear Place, London, SE1 8BT Certified to ISO 9001 Nexus Planning Limited Registered in England Nº 08491440

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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:

D

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 YMTAEB I'R HYSBYSIAD HWN YN LLEIHAU 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 LLANSAINSOR, ABERGELE

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

"CAIS CYNLLUNIO LLAWN AR GYFER 297 ANHEDD GYDA MYNEDIAD O FFORDD LLANSAINSIOR, 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 RHAID 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:

4/2

DYDDIAD: 03.02.2023

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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.

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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

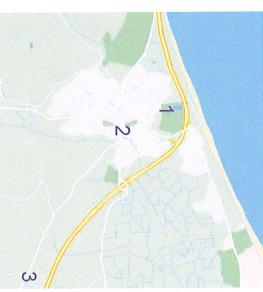


# Plannu coed Jiwbilî'r Frenhines Queens Jubilee tree pla



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

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



- Parc Pentre Mawr
- Ysgol Gynradd San Siôr **Eglwys Sant Mihangel**

ω N

St Georges Primary School St Michael's Church Pentre Mawr Park













page

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 and update on our funding, as follows:

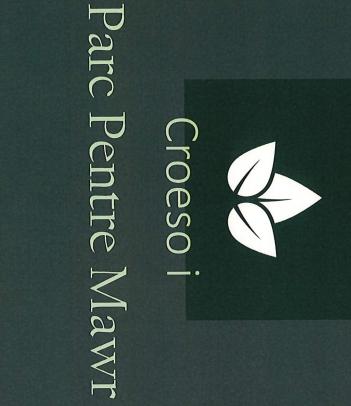
- We have been granted £3,045 from the Gwynt y Mor Community Fund towards health and safety equipment at our present, temporary site at the hall in Groes Lwyd. This funding will replace/ service the fire extinguishers; purchase a defibrillator that will be available to the public; trauma first aid kit; 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 ned 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)





Welcome to

Pentre Mawr Park

CYNGOR BWRDEISTREF SIROL COUNTY BOROUGH COUNCIL

ar waith yn y parc hwn.

gael gwybod mwy, sganiwch:

www.conwy.gov.uk/parciau

Mae Is-ddeddfau Mannau Agored Cyngor Bwrdeistref Sirol Conwy

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

To find out more scan here:



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Welcome to

# Parc Pentre Mawr Park

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

gael gwybod mwy, sganiwch:

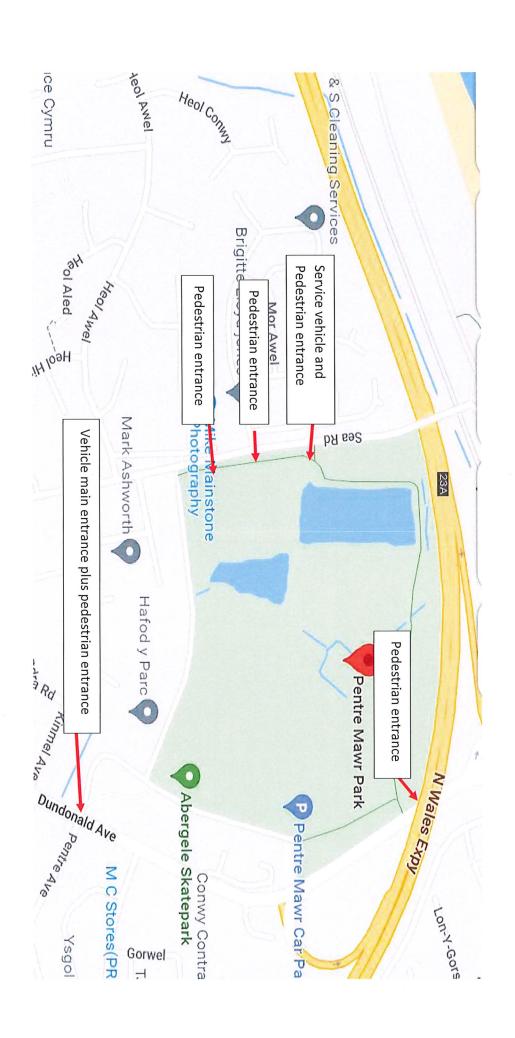


CYNGOR BWRDEISTREF SIROL COUNTY BOROUGH COUNCIL



**Conwy County Borough Council** To find out more scan here: **Open Spaces Byelaws** operate in this park.





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