

baltic

PLANNING AND DEVELOPMENT

Pre-Application Consultation

1. Background

- 1.1 Baltic PDC Ltd have been instructed by Revival Architecture to prepare this Pre-Application Consultation (PAC) report in respect of a detailed planning application at Gainsborough House, Abergele for the following development, namely:

'26No. dwellings, comprising of 6no apartments and 21 bungalows with details of access, parking and landscaping.'

- 1.2 In accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, all major developments are required to be subject of formal preapplication consultation prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The Applicants are therefore meeting their statutory obligations, and undertaking a complete 28-day consultation, inviting comments from local residents, community organisations and statutory consultees in advance of the submission of a detailed planning application in due course.

2. Site Context

- 2.1 The site is located within the southeastern outskirts of the settlement boundary of Abergele. The site currently houses an attractive three storey red brick former nursing home, and a two-storey detached dwelling in the northeastern corner.

- 2.2 The site is accessed off St Georges Road, as per the existing arrangements.
- 2.3 The site is not understood to be listed but is understood to be a building of historic importance. The site is not within an area at risk from flooding, and it is understood that there are mature woodlands within the wider site protected by TPO.
- 2.4 The site is bounded by open countryside to the west and south, and dwellings to the east. There are understood to be development allocations to the north of the proposal site.

3. Proposed Development

- 3.1 The Applicant is proposing a new development at Gainsborough House, St George's Road, Abergele, LL22 9AR comprising of 27 no. residential units.
- 3.2 The scheme proposes a mix of 6 two-bedroom apartments within a new two storey building to the rear of the existing Manor House, and 21 no. two and four-bedroom bungalows, delivered through four different unit types, some of which comprise of rooms in the roof space (as shown on the plans included within the consultation documentation).
- 3.3 The development proposes site access off St George's Road, and the delivery of a new residential development in a cul-de-sac format, as shown below:



- 3.4 The scheme proposes an effective and efficient use of the site, and will deliver the car parking, amenity areas, access and drainage to meet the needs of the development.

4. Planning History

- 4.1 The site has been the subject of previous planning permission in September 2006 for conversion of the nursing home to 6 no. apartments, and the erection of 8 no. dwelling and domestic garages. The proposal was determined under application reference 0/30897 and was approved subject to a number of conditions.
- 4.2 A further planning application (reference 0/42148) to redevelop the site for 54 no. dwellings including conversion of existing Manor Houe and associated amenities and parking, was also approved by Conwy County Borough Council on the 24th April 2017.
- 4.3 An application to seek to vary condition 1 of the previous consent and extend the timeframe for implementation of the previous permission, was submitted to Conwy County Borough Council in 2022 (application reference 0/49583) and remains under consideration.
- 4.4 It is therefore clear that the redevelopment of the site for residential development is well established. However, we are aware of the concerns raised by local residents and Abergele Town Council about the previous proposal in relation to overdevelopment and its impact to neighbours and consider that the revisions now being proposed will address these issues.
- 4.5 The scheme now being proposed seeks to reduce the number and form of housing units being proposed, and with the proposed delivery of bungalows, is considered to be well suited to the site and wider local area.

5. Planning Policy

- 5.1 Once the application has been submitted the Council will assess the proposals against both national and local planning policy.
- 5.2 Welsh National Planning Policy comprises of Planning Policy Wales (Edition 11), Future Wales 2040 and a number of Technical Advice Notes.

- 5.3 It is noted that the adopted policy framework, namely the Conwy Local Development Plan, remains as per that associated with the previous permission on site. As such, the policies deemed determinative to the last application as set out below, remain relevant to this further application:

Conwy Local Development Plan 2013

- Policy DP/1 – Sustainable Development Principles;
- Policy DP/2 – Overarching Strategic Approach;
- Policy DP/3 – Design quality and crime reduction;
- Policy DP/4 – Development Criteria;
- Policy DP/5 – Infrastructure and new developments;
- Policy DP/6 – National planning policy and guidance;
- Policy HOU/1 – Meeting the housing need;
- Policy HOU/2 – Affordable housing for local need;
- Policy HOU/3 – Phasing housing development;
- Policy HOU/4 – Housing density;
- Policy HOU/5 – Housing mix;
- Policy CFS/1 – Community facilities and standards;
- Policy CFS/11 – Development and open space;
- Policy NTE/1 – The natural environment;
- Policy NTE/3 – Biodiversity;
- Policy NTE/4 – The landscape and protecting special landscape areas;
- Policy NTE/8 – Sustainable drainage systems;
- Policy NTE/10 – Water conservation;
- Policy CTH/1 – Cultural heritage;
- Policy CTH/5 – The Welsh language;
- Policy STR/1 – Sustainable transport, development and accessibility;
- Policy STR/2 – Parking standards;
- Policy STR/3 – Mitigating travel impact; and
- Policy STR/4 – Non-motorised travel

- 5.4 The previous redevelopment of the site was assessed against the above policies and found to be acceptable in principle. We therefore consider that this revised scheme, with fewer units and the delivery of bungalows, will further meet the tests of national and local plan policy, and is also therefore acceptable in principle.

6. Consultation

- 6.1 As set out above, the Applicants have a statutory obligation to undertake a formal pre-application consultation on the application for a 28-day period, in advance of the submission of a planning application.
- 6.2 The Applicant is therefore keen to hear the views of the local community and statutory consultees on the scheme now being proposed.
- 6.3 The consultation is supported by a number of documents including this statement, detailed drawings and other technical reports, all of which are available to view on the consultation website which can be found at <https://balticpdc.co.uk/gainsborough-park/>
- 6.4 Hard copies of the draft application can also be viewed at Gainsborough House, Gainsborough Park, St George's Road, Abergel, LL22 9AZ.
- 6.5 We would encourage feedback on the proposed development. Comments can be sent via email to dave@balticpdc.co.uk or posted to Gainsborough House, Gainsborough Park, St George's Road, Abergel, LL22 9AZ.
- 6.6 The consultation formally closes on 23rd February 2024, and we look forward to receiving feedback in advance of the final preparation and submission of the detailed planning application in due course.