



**Proposed development of 23 no. apartments (affordable homes) on land at Former  
Guys Cliff Nursing Home, 79-81 Conwy Road, Old Colwyn**

**Supporting Planning Statement**

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## 1. Planning Statement

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- 1.0. This statement should be read in conjunction with the other documents submitted with the application.

### ***Site Background & Description***

- 1.1. The site has a history as a care home, but has not been operational as such since February 2021.
- 1.2. The Application Site has a fairly central location within the settlement of Colwyn Bay, north-west of the main town centre. The Site lies on the southern side of Conway Road (A547) on the western side of the junction of Conway Road with Alexandra Road.
- 1.3. The site is within comfortable walking distance of shops and services; the nearest supermarket being approximately 100m away. The nearest bus stops are within 150m.
- 1.4. The area immediately surrounding the Site is predominately residential with a suburban character. To the north-west, on Conway Road lies a modest retail and service area.
- 1.5. The site is 0.2ha in area and is made up of what was once two residential plots on Conway Road, numbers 79 and 8. The original dwellinghouses have been extended and joined through a linking development that has created a single building. Permission was granted in 1978 to use the site as a care home and subsequent planning applications have increased the capacity of the home, known as Guys Cliff.
- 1.6. The pertinent application history is as follows:

#### **1/CBA/2995**

Use as an Old Person's Home – Granted 27/07/1978

#### **1/CBA/4500**

Increase no of residents in old persons home from 8 to 10 – Granted – 11/03/1980

#### **0/51353**

Proposed development of 23 no. apartments, including demolition of former nursing home. Refused. Appeal dismissed.

- 1.7. Guys Cliff Care Home closed in February 2022 and has been a vacant property since.

## Proposed Development

- 1.8. The Applicant proposes the demolition of the existing building and its replacement with a single, three-storey building providing 23 no. apartments. The footprint of the building will be a block of apartments situated along the North boundary of the application site.
- 1.9. At ground floor level will be provided 7 no apartments. There will be 8 further 1-bedroom apartments will be provided at first floor level and a further 8 second floor, 23 apartments in total. Each apartment consists of bedroom(s), shower room/WC and a kitchen-living area.
- 1.10. The apartments will be accessible from the internal communal hallway.
- 1.11. The materials are detailed on the plans and within the Design and Access Statement.
- 1.12. A main pedestrian access door is proposed in the Conway Road elevation and vehicular access will be taken from Alexandra Road with parking court beyond. Pre-application advice has already been sought on this aspect of the proposal and has informed the proposed site layout drawing that includes provision of 23 parking spaces (see associated plans)
- 1.13. The application is being made by Wales and West Housing Association (WWHA). The Housing Association propose that the 1-bed apartments will be made available as affordable social rented properties to meet general needs.
- 1.14. The proposal is that the existing stone boundary wall will be retained and that the building will be set back beyond this allowing for a landscaped space between and retention of the existing hedge and roadside trees. Within the site a landscaped courtyard will also be provided between the parking area and the apartments.
- 1.15. As mentioned above, highways advice has already been sought in regard this proposal and has informed the proposed layout. In addition to vehicle parking, cycle storage is proposed on site and appropriate provision for plant and bin storage.
- 1.16. The application is supported by the following documentation:

### Drawings:

22.252-P01	Location Plan
22.252-P02-Rev A	Existing Site Plan
22.252-105 REV C	Proposed Site Plan
22.252-P04 Rev A	SWOT Analysis
22.252-110 REV B	Proposed Ground Floor Plan

22.252-111 REV B	Proposed First Floor Plan
22.252-112 REV B	Proposed Second Floor Plan
11.252.113 REV	Proposed Roof Plan
22.252-120 REV A	Proposed Elevations
22.252-130 REV A	Typical Perspective View 01
22.252-131	Typical Perspective View 02
22.252-132 REV A	Typical Perspective View 03

- Design and Access Statement
- Landscaping Plan/Planting Schedule and Spec
- Green Infrastructure Report
- Bat Bird Box and Hedgehog Report
- Preliminary Roost Assessment
- Tree Constraints Plan, Tree Survey Schedule (ref: 22/AIA/CONWY/73,)
- Heritage Statement
- Transport Statement and Appendices
- Linguistics Assessment
- Welsh Language Statement
- Planning Statement
- Drainage Strategy and Plans
- Daylight and Sunlight Report
- Right of Light Report
- PAC Report and Appendices
- Computer Generated Images

### ***Policy Review***

#### **Principle**

- 1.17. The application site falls within the settlement boundary, where residential development is generally encouraged. Policy DP/2 and HOU/1 set a presumption in favour of residential development on suitable sites within the urban areas. The development is therefore acceptable in principle, subject to sustainability principles and impact on visual amenity/landscape, residential amenity, biodiversity/nature conservation, trees/landscaping, highway safety, flood risk etc.
- 1.18. The site falls within the Urban Area settlement boundary in Colwyn Bay under DP/2. Most new development will take place within, and on the fringe of, the urban areas. Over the Plan period 85% of the housing development will be located primarily within, and on the fringe of, the urban areas to reflect the spatial priorities of contributing to the creation of sustainable communities. Urban areas will be key in the provision of a combination of market and affordable housing for local need on both allocated and windfall sites. The recent change to PPW and revocation of TAN1 have removed the previous

requirement to maintain a five year supply of housing, with monitoring now focused on housing delivery against the trajectory contained in the local development plan. The latest housing completions data available for Conwy is for 2018-19. Under the new methodology, housing completions in Conwy were 134 dwellings (30%) below the LDP annual requirement in 2018-19, and 2,078 (40%) below the cumulative LDP delivery requirement for 2007-2019. This compares to a 2.5 year supply in the last (2019) JHLAS report. Both methods demonstrate a significant shortfall in housing delivery against the Conwy LDP target. The proposal would represent a modest but significant contribution to the housing delivery targets, on a sustainable previously developed site. It is clear that weight must be given to the issue of housing under delivery in Conwy. However, it is accepted that this benefit must be balanced against other material considerations.

#### Housing mix

- 1.19. In terms of housing mix, the comments made by the Council during pre application discussions have been taken on board. The Council were supportive of the 100% affordable element of the proposals.

#### Biodiversity and Nature Conservation

- 1.20. DP/3, DP/4, NTE/1 and NTE/3 state that nature conservation is a material consideration. A bat and bird survey and a tree survey have been submitted. The bat and bird survey indicates that no evidence was recorded for the bat or bird use of the buildings to be demolished.
- 1.21. A tree report and constraints plan has been provided with the application. this new application retains the majority of the existing trees and hedgerow. the development will also provide replacement specimens in better condition, as set out in the 'Tree Survey Schedule'
- 1.22. It is also of note that the Inspector, in their appeal decision, noted that 'The Council does not raise objections in relation to ecology, subject to the imposition of a condition securing biodiversity enhancement measures. Taking account of the information contained within the appellant's Ecological Technical Note and proposed mitigation, the proposal would be acceptable with regard to ecological interests.'
- 1.23. The Inspector also raised no issues in relation to Green Infrastructure.
- 1.24. PPW requires development to deliver biodiversity enhancement over and above the mitigation requirement. The applicant has no objection to this being conditioned, should planning permission be granted. This has also been confirmed as a suitable approach by the Inspector's decision on the previous application.

## Amenity

- 1.25. DP/3 and DP/4 state that residential amenity is a material consideration. The properties that is mostly likely to be directly affected by the development are numbers 1, 2 & 3 Alexandra Road, numbers 77 and 83 Conway Road, numbers 1, 3 and 5 Grosvenor Road, numbers 116 and 118 Conway Road and Appleton Court.
- 1.26. Number 77 Conwy Road – This property is in commercial use and maintains some distance from the southeast elevation of the proposed apartment block. The proposed development will not have significant impact on this property.
- 1.27. Number 83 Conway Road, numbers 1, 3 and 5 Grosvenor Road – These two storey dwellinghouses adjoins the Western boundary of the application site. Although Western elevation of the proposed apartment block will have increased width and height compared to the existing, there will be no increased overshadowing or loss of privacy as result of the development due to the separation distances and proposed retained and new landscaping proposed. It is of note that the Western elevation has reduced openings, to reflect its relationship with the properties adjacent. Although the open dining/living room windows on the upper floors in the northwest facing elevation also fall short of the advised minimum separation distance in the householder design guide SPG and will be fitted with obscure glazing and non-opening/restrictive opening mechanism to minimise overlooking and safeguard residential amenity in the neighbouring dwellings.
- 1.28. Numbers 116 and 118 Conway Road and Appleton Court – The wider Class 1 highway Conway Road separate the front elevations of these properties and the proposed apartment block. The proposed development is unlikely to cause significant amenity impact on these properties.
- 1.29. Numbers 1 & 3 Alexandra Road – These two dwellinghouses are on the opposite side of Alexandra Road. There is a significant distance between the application site and these properties, due to the street between the application site and the properties on Alexandra Road having large front gardens.
- 1.30. Number 2 Alexandra Road – This two storey dwellinghouse adjoins the south western boundary of the proposed development and has a number of windows on the side (northeast) facing elevation. As a result of correspondence with the Council and the conclusions of the appeal to the previous application, the whole footprint of the development has been pulled forward to the Conway Road end of the site. The shared boundary with Number 2 Alexandra Road will largely be free from development and the location for parking/landscaping areas within the proposed site layout.

- 1.31. A Daylight and Sunlight Assessment has also been submitted, which demonstrates that the proposed development will have no adverse impact on the daylight and sunlight exposure into neighbouring properties.
- 1.32. It is therefore concluded that the proposed design is in compliance with DP/3 and DP/4.

#### *Design*

- 1.33. When compared to the previously refused scheme, the design of the development has been altered significantly to address the concerns related to the design, massing and siting of the proposed development. The details of the design development are discussed within the Design and Access Statement.
- 1.34. The new scheme has evolved with liaison and feedback from the planning department. Previous concerns have now been addressed through these design changes. The proposal is therefore now compliant with Policies DP/3, DP/4 and DP/6

#### *Highways*

- 1.35. DP/3, DP/4, STR/2 and STR/3 require development to address highway related matters such as access, parking, travel mitigation, etc. STR/4 supports non-motorised travel. STR/2 and the associated SPG LDP2 – Parking Standards set out parking requirements for different land uses.
- 1.36. The parking standards SPG requires the provision of one resident parking space (no less than 2.6m x 4.8m each) per bedroom and up to three parking spaces for each apartment, together with one visitor parking space per five apartments within the curtilage of the development, unless under provision is justified by sustainability score calculation in accordance with the Parking Standards SPG. Even where the maximum sustainability standards are achieved, there is a minimum requirement of one resident parking space per apartment.
- 1.37. Given the above, it is accepted that the provision of 13 no. on-site parking spaces in this scheme below the parking standards, however, this is justified by sustainability score calculation within the Highways Assessment provided with the application. There were no highways objections to the previous application based on this reduced parking requirement and evidence provided by the applicant.
- 1.38. In order to facilitate active travel the development scheme will provide secured sheltered cycle storage, as shown on the plans.
- 1.39. Ducting for the provision of charging points for electric cars in the future will be installed as part of the development.
- 1.40. Waste storage areas have been provided within the site layout also.

## Drainage

- 1.41. NTE/8 and NTE/9 require adequate surface water and foul water drainage facilities to serve the development. Policy NTE/8 sets presumption in favour of sustainable drainage systems for the disposal of surface water, and Policy NTE/9 requires the provision of foul drainage to an adopted sewer wherever possible.
- 1.42. Foul and surface water disposal is proposed via discharge into public sewers; in the case of surface water, this is to be attenuated to allow discharge at a betterment to existing. The application is supported by a full drainage scheme for foul and surface water and this has been submitted as part of the application documents.
- 1.43. Surveys and requests to Dŵr Cymru have been carried out to ascertain capacity for the above, and have been provided with the application. Please see associated documents.

## Conservation Area and Heritage Impact

- 1.44. Pwllcrochan Conservation Area is located within a 100metres of the application site. Special consideration must be given to the desirability of preserving or enhancing the character and appearance of the conservation area. This has been assessed fully in the heritage statement provided with the application.
- 1.45. As set out in the heritage statement, the proposal is not considered to have a significant detrimental impact upon the visual amenity of the locality or the character and appearance of the conservation area.
- 1.46. Furthermore, it has been confirmed by an Inspector that 'Section 160 of the Historic Environment (Wales) Act 2023 sets out the duty on decision- makers to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas (CA). Given the separation distances, the proposal would have limited intervisibility with the Pwllcrochan CA and would therefore preserve its character and appearance. For the same reason, the setting of the CA would also be preserved, as required by PPW paragraph 6.1.14.'

## Welsh Language and Cultural Identity

- 1.47. A Linguistic Assessment has been provided with the application. The Assessment has therefore established that in relation to matters of population characteristics, quality of life, economic factors, infrastructure supply, social and culture and aspects the perceived impacts of the proposal are neutral and positive. Further details are within the assessment itself.



## Conclusion

- 1.48. To conclude, the previous reasons for refusal have been fully addressed with the significantly amended design. The new design addresses the concerns raised by the Council and the Inspector during the previous application process. The newly proposed scheme has had heavy involvement with the Council, providing their feedback and comments at every design stage.
- 1.49. It is also again reiterated that this scheme is designed to meet a very specific and acute need for affordable housing in this area.
- 1.50. In light of the above, it is therefore kindly requested that planning permission is granted for this much needed, urgent development.