

Proposed demolition of existing building and redevelopment of the site with 20 no
1-bed apartments and 4no. 1-bed walk-up apartments

Ty Gwyn Jones, Rhuddlan Road, Abergele, Conwy, LL22 7HQ

Supporting Statement

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1 Introduction

- 1.1 This supporting statement has been prepared by Civitas Planning Limited in support of a planning application made by the Applicant, Wales & West Housing Association, for the redevelopment of Ty Gwyn Jones, Abergele.
- 1.2 The application proposes the demolition of the existing building, Ty Gwyn Jones, and the redevelopment of the site through the construction of 20 no. 1-bed apartments and 4 no. 1-bed walk up apartments.
- 1.3 The proposed properties will be affordable dwellings.

2 Site Description and Application Background

- 2.1 The Application Site extends to circa 0.3ha and is occupied by a building within which are 31 no. bedsit units.
- 2.2 Ty Gwyn Jones lies on the southern side of Rhuddlan Road, to the eastern side of the settlement of Abergele.
- 2.3 The area south of the site is largely in residential use while to north lies Ysgol Emrys ap Iwan and the leisure centre. The town centre lies west of the application site along Bridge Street where there is a mix of typical town centre uses including access to essential services. The site lies outside the Conservation Area.
- 2.4 The centre of Abergele is within comfortable walking distance of the site, including a supermarket within 600m. There are bus stops located within 50m of the site.
- 2.5 The existing bedsit properties were built on the site in the 1980s. They are housed within a single building whose axis runs north-south down the site. At the northern end the building is three storeys in height, while the southern half of the building is two storeys high. The site level rises from north to south.

- 2.6 The building was constructed in brick with tiled roof and white UPVC glazing and doors. The development is of no architectural merit, being of utilitarian functional design. The periphery of the site benefits from simple domestic style soft landscaping.
- 2.7 Within the existing building are 31 bedsit apartments. These units are let at an affordable social rent. These units do not meet the current Welsh Housing Quality Standard due the size of the units and the inability to adapt the properties to meet the energy efficiency standard.
- 2.8 Wales & West Housing Association also own and manage the adjoining development of Llys Jenkin, a mixed development of apartments and semi-detached two-storey dwellings.
- 2.9 The recent planning history is as follows:
- 1/AGT/3038 - Details of 33 aged persons flats (double and 3 storey) with warden and ancillary accommodation and details of access and car parking for which planning permission was granted by the Secretary of State for Wales on appeal under ref code 1/AGT/1598: granted 27/07/1978
- 1/AGT/1598 - Erection of 34 aged people's flat unit's double and three storey and warden accommodation: allowed on appeal 17/08/1977
- 2.10 The Applicant's sought pre-application advice from the Council in 2025 (ref: DC/ENQ/33777) and the response received has informed the development of this planning proposal.

3 Proposal

- 3.1 This application proposes the demolition of the existing building and its replacement with a three-storey apartment block containing 20 no. 1-bed apartments, and a smaller 2-storey block of 4 no. 1-bed walk-up apartments.

- 3.2 The larger apartment block will be constructed in the centre of the site, the walk-up apartments will be constructed to the north of the site, adjacent to Rhuddlan Road.
- 3.3 It is proposed that vehicular access to both apartment blocks will be via the existing site access from Wenfro,
- 3.4 The existing footpath to the west of the site will be maintained.
- 3.5 Parking provision for the larger apartment block will be made within a parking court at the southern end of the site, while parking for the walk-up apartments will be located to the south of this block, between the two buildings. A total of 18 parking spaces are proposed.
- 3.6 Bin store areas will be created for each of the buildings with collection taking place from Rhuddlan Road for the northern store and from within the site for the southern store. An access road will be provided within the site with turning facilities.
- 3.7 It is proposed that the areas around the built development will be appropriately landscaped and the application proposes retaining the existing trees and existing stone wall at the site frontage.
- 3.8 It is proposed that the buildings be constructed and finished with brick, render and cladding, with dark grey tiled roof and dark grey aluminium windows reflecting the palette of materials used on the adjoining Llys Jenkin development.
- 3.9 The apartments in the larger block will be accessed via internal staircases and communal corridors. The proposed development meets space standards for affordable homes.
- 3.10 The properties will be made available as affordable social rented properties to meet general need and allocated in accordance with the local list.

4 Policy Context

- 4.1 The proposed redevelopment of the site for residential use, is compliant with national and local planning policy. The application site constitutes previously developed land situated within the urban settlement limit of Abergele. Policies DP/2 and HOU/1 of the Conwy Local Development Plan (2013) set out the presumption in favour of residential development on suitable sites within the urban areas.
- 4.2 The Local Plan acknowledges that a shortage of affordable housing to meet local need is one of the most pressing priority issues the County Borough faces and the Applicant proposes that the dwellings will be provided as affordable rented units, and that there will be secure mechanisms in place to ensure that these properties are accessible to persons who cannot afford market housing. Wales & West Housing Association are a well-established and experienced provider in the delivery of such affordable rented units within the region and across the country. The provision of affordable dwellings to meet general needs on this site is compliant with development plan policy HOU/2.
- 4.3 The application proposes 24 number residential units, far exceeding the minimum development density that policy HOU/3 seeks to achieve and the provision of 1-bed apartments accords with policy HOU/5 as the evidence demonstrates that there is a demand for affordable properties of this type. As of 1 September 2026 there were 237 persons on the Local List who had registered interest in a 1-bed flat in Abergele. The proposed development will make a modest contribution in responding to this identified and existing unmet need. Housing Strategy were consulted during the pre-application advice request and having quoted similar unmet need figures no objections were raised to the proposed mix.
- 4.4 Comments were received at pre-application advice stage which have informed the design of the proposal and the layout of development on site. Planning policies DP/3 and DP/4 require proposals to have regard to the impact on the visual amenity of the locality. The proposed development, in terms of style and use of materials, is reflective of the more recent development at Lllys yr Ysgol and Lllys Jenkins to ensure that the development is harmonious and doesn't unacceptable affect the visual character of the area.

- 4.5 The development seeks to retain trees and the existing stone wall at the site frontage, and this will assist with visual continuity. The application site has been subject of a Tree Survey and the Arboricultural Impact Assessment found that the proposal requires the removal of 3 category C trees and 1 category B tree. These trees are heavily screened from public viewpoints beyond the site boundary and their removal would not result in any material change to the wider landscape character or setting. Additional planting is proposed on site to offset their loss and provide a more cohesive long-term landscape structure.
- 4.6 Policy also requires consideration be given to the effect of a proposed development on residential amenity of nearby occupiers and future occupiers. Care has been taken with the placement of windows to ensure that appropriate separation distances are maintained and that opportunity for overlooking is not introduced. The proposed development is sited closer the boundary with the existing properties on Maes-Y-Dre than the existing development and this application is therefore accompanied by a sunlight and daylight assessment which demonstrates that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the Vertical Sky Component daylight test in respect of windows 1 & 7 at Oaklea House. In the opinion of the professional assessor, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4 of the report, the proposed development is acceptable in terms of daylight and sunlight.
- 4.7 The Application Site lies outside the Abergele Conservation Area, but policy CTH/2 requires that consideration must be given to the desirability of preserving or enhancing the character and appearance of the conservation area. Consideration must also be given to if the proposal will affect the setting of the Schedule Ancient Monument located 160m south-east of the Site.
- 4.8 We are of the view that the proposed development will not affect the setting of either the Schedules Ancient Monument or the Conservation Area. The existing Ty Gwyn Jones building is architecturally typical of the 1980s. It is of a bland, non-descript design with limited visual interest. The building doesn't present an active frontage to the street and doesn't contribute positively to the character of the area. The proposed replacement buildings have far greater visual

interest through use of fenestration and openings, and a varied material palette. The proposed buildings are orientated across the site and will have improved presence within the streetscene. The retention of the trees and stonewall at the frontage will assist with assimilation. The proposed development is not considered to adversely affect heritage assets and therefore complies with CTH/2.

- 4.9 Policies NTE/1 and NTE/3 seek to conserve and enhance biodiversity. The Application Site has been subject to ecological impact assessment and found to comprises habitats of ecological value including native hedgerows and trees. The site was determined to have potential for amphibians, bats and birds and subsequent bat surveys did not confirm the presence of roosting bats within the Site however common pipistrelles were recorded commuting and foraging.
- 4.10 The EclA recommends that a Precautionary Working Method Statement, Construction Environment Management Plan, tree replacement and invasive species management plan are necessary to mitigate impacts. The Applicant is content that these recommendations be appropriate secured by condition. The Application is also supported by a Green Infrastructure Statements which records how the proposed Landscaping Scheme will enhance habitat functions within the site by providing seasonal and evergreen foliage and creating a variety of habitat niches including tree canopies, hedge and shrub cover, seed and pollen producing grasses and flowers. Tree and hedge species included within the proposals will include species providing nectar and pollen for bees and the many other types of pollinating insects.
- 4.11 The proposed sustainable drainage system (SuDS) in the form of rain gardens and a swale will be sown with a wildflower and grassland meadow mixture, allowing for the natural colonisation by plants while also performing an important drainage function. Soakaways are not a viable option given the underlain clay therefore its proposed that surface water be discharge an an existing sewer in Rhuddlan Road; this has been agreed in principle with Dwr Cymru. As required by policy NTE/8 the submitted drainage scheme demonstrates that higher preference drainage options are unfeasible.
- 4.12 The drainage scheme also demonstrates that foul drainage to an adopted sewer can be provided in accordance with policy NTE/9.

- 4.13 The Application Site has been the subject of a desktop contaminated land assessment that informed a Conceptual Site Model and need for subsequent site investigation and intrusive ground survey. The applicant is content that conditions are used to secure the appropriate investigative, monitoring and any remedial schemes required to ensure the site is suitable for the proposed development.
- 4.14 This application proposal would see the demolition of properties that don't meet current housing quality standards and their replacement with dwellings that do conform. The proposed properties will be built to a significantly higher construction standards and will have significantly better thermal performance properties. The properties have been orientated to allow for south facing solar active roof and elevation and the incorporation of renewable energy technologies into the design reflects the requirements of policy DP/3 and NTE/6. The installation of low-flush toilets within the properties will also assist with water conservation in accordance with NTE/10.
- 4.15 Policies DP/3, DP/4, STR/2 and STR/3 require development proposals to address highway impacts, travel mitigation and parking arrangements.
- 4.16 Policy STR/2 and the Parking Standards SPG require 1 no. resident space per each 1 bed-property and 1 no. visitor space per five apartments.
- 4.17 The level of parking provision on site does not meet this standard and this proposed reduction in parking standards is fully justified within the Transport Statement provided. A sustainability test has been completed in accordance with the SPG and this has found that the Application site scores a minimum of 13 sustainability points, thereby securing the highest sustainability rating available and thus the potential for consideration of reduced parking levels.
- 4.18 The Transport Statement establishes that appropriate provision can be made for site servicing and cycle parking on site and that the vehicle movements associated with the proposed development, given the existing established use, mean that there is no requirement for further detailed highway assessment.
- 4.19 The proposed development will result in some limited economic benefit, principally during the construction phase, which will generate employment opportunities, as well as necessary ongoing maintenance of the properties and their landscaping.

- 4.20 There are however longer term social, and to a less degree economic, benefits of providing good quality housing to meet affordable housing need. A person housed in a quality dwelling is far more likely to be able to obtain and retain employment. This has significant benefits to overall quality of life.
- 4.21 As required by policy CTH/5 this application is also accompanied by a Community and Linguistic Statement. Housing proposals have the potential to affect the Welsh language through altering community dynamics. For the reasons set out in the assessment made the proposed development will not result in unacceptable impacts to the Welsh language.

5 Conclusions

- 5.1 This application proposes the demolition of the existing residential building known as Ty Gwyn Jones, and proposes the redevelopment of the site through the construction of 20 no. 1-bed apartments and 4 no. 1-bed walk up apartments.
- 5.2 For the reasons set out within this statement and as addressed in the surveys and reports that accompany this planning application it is considered that the proposed development complies with the sustainability principles set out in development plan policy DP/1 and the relevant policies in the development plan and nationally that DP/1 references.
- 5.3 The proposed development complies with the development criteria set out in DP/4 and would not result in unacceptable impacts that cannot be appropriately mitigated for. The proposed development would make a positive contribution socially by replacing existing sub-standard housing with well-designed, thermally efficient dwellings that meet current quality standards.
- 5.4 For the reasons set out within this statement it is therefore respectfully requested that planning permission be granted.