

Replacement Local Development Plan 2018-2033

Background Paper

## **BP6: Site deliverability assessment**



**Deposit Plan**

**December 2025**



**Mae'r ddogfen hon ar gael yn Gymraeg hefyd.**

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## 1 Introduction

This is one of a number of background papers which accompany the deposit Replacement Local Development Plan (RLDP). This report details the process undertaken for assessing sites submitted for potential inclusion in the LDP, known as 'candidate sites'. Sites have been subject to a detailed site assessment process, the purpose of which is to identify the most suitable sites for inclusion in the RLDP to meet the identified site needs for residential, employment and other uses.

A list of all submitted sites, including their individual reference numbers, can be found in Figure 2 of this document. Their location can also be found on the [candidate sites map](#).

The detail contained in this paper is the result of previous frontloading, consultation and discussion with developers, landowners, statutory stakeholders, community infrastructure providers and public utility companies, the results of which have informed the overall deliverability of the proposed allocated sites. The paper concentrates on deliverability, infrastructure requirements and phasing of the development over the RLDP period 2018 - 2033. Gathering and understanding detailed evidence up front and early in the plan making process is essential to inform the delivery of the Conwy RLDP.

This paper is designed to show that there has been a clear and transparent assessment process undertaken in identifying potential site allocations; this process is set out in section 3. Section four of this report lists the development requirements over the plan period. Section five lists all candidate sites submitted to the RLDP process and the stage they reached in the process. Sections 6-9 details the reasons for sites being removed at each stage sites were removed from the process, and reasons for removal.

Section 10 details 'pipeline' allocations which are previous LDP allocations currently in the planning process, with all deliverable sites considered for allocation listed in section 11. Full details about the deliverable sites including site plans and consultee comment summaries and justification for allocation (where appropriate) can be found in sections 12-18. A summary of the site assessments is in appendix one and appendix two contains the preferred sites assessment tables.

This paper has been updated during the RLDP process and previous versions are superseded by this Deposit version.

## 2 Deliverability and infrastructure

When identifying sites to allocate in the RLDP, it is very important to ensure that the site assessment process is robust so that the most appropriate sites are selected for allocation. This will also ensure that sites allocated in the RLDP are deliverable and can come forward in accordance with the trajectory set out in BP7. The term deliverability means how realistic it is for a site to actually be developed during the RLDP period; taking account of **physical deliverability** and **financial viability**. Sites should address the points set out below:

### What is a physically deliverable site?

- The site is in a sustainable location, which fits in with the spatial strategy of the RLDP.
- Development of the site would be acceptable in terms of national planning policy, and other relevant policy and legislation (e.g. Habitat Regulations).
- The development would not have an unacceptable impact on the local area, such as
- The site is available now, or will be available at an appropriate point within the Plan Period, phased accordingly and the landowner has demonstrated a willingness to bring forward the site for development.
- The site is free from major constraints which make the site incompatible with development proposals
- Where constraints exist, such as infrastructure, access, ground conditions, landscape, heritage designations, flood risk issues and pollution, these can be overcome by appropriate control through the planning process.
- If the site is in public ownership it is identified in a published disposal strategy with a clear commitment to bring the site forward at a point in time, including where relevant, available funding streams.
- What is the planning history and/or does it benefit from an extant planning permission, or is it identified as an allocation? Sites with a positive planning history may be relevant and could be considered suitable for development, although it will be necessary to assess whether circumstances have changed which would alter their suitability. Sites with previous refusals are not automatically unsuitable – this depends on the refusal reasons and context. Previous LDP allocations will not generally be rolled forward for re-allocation unless there has been significant progress towards development.

### What is a financially deliverable site?

- There is development potential for the proposed use. The site is generally attractive to the market (both private and/or public sector) for development at the proposed location.
- The site can accommodate the broad levels of affordable housing, other policy requirements and infrastructure costs set out by the LPA.

- Where there are financial shortfalls inhibiting development from coming forward, funding mechanisms are, or can be, secured to make the site financially viable.
- A candidate site can be considered viable if, after considering the broad known costs, the value/return on the development is sufficient to provide both an adequate profit margin for the developer and an uplift in land value sufficient to encourage the land owner to sell.

## **Infrastructure (Public and Community)**

Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. Infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them.

Planning authorities should, in conjunction with key providers, take a strategic and long term approach towards the provision of infrastructure as part of plan making. This may involve collaboration between planning authorities and key infrastructure providers to ensure infrastructure provision is sustainable, fit for purpose and can be co-ordinated and timed to support placemaking aspirations. This BP is the result of such investigation and negotiation through the frontloading process.

Development should be located so that it can be well serviced by existing or planned infrastructure. In general this will involve maximising the use of existing infrastructure or considering how the provision of infrastructure can be effectively co-ordinated to support the RLDP. Infrastructure choices should support decarbonisation, socially and economically connected places and the sustainable use of natural resources.

Where shortfalls in physical, social or environmental infrastructure have been identified as part of this site deliverability assessment, the RLDP will seek to resolve or mitigate negative impacts through appropriate planning obligation requirements.

### 3 Candidate site assessment process

#### Site search sequence

An essential component for a sustainable place is where development is to be located. As well as ensuring all services needed for the expectant levels of growth are provided, an important consideration is ensuring that sites are located to minimise the need to travel, reduce reliance on the private car and increase walking, cycling and use of public transport. In line with PPW, when identifying sites in their development plans planning authorities should consider Previously Developed Land (PDL) and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage. It is recognised, however, that not all sites of this nature are suitable for all types of development. Appendix 1 provides a definition of PDL.

Where it can be demonstrated that there is no previously developed land or underutilised sites (within the authority or neighbouring authorities), consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements. The identification of sites in the open countryside, including new settlements, must only be considered in exceptional circumstances.

Locational and site choices also need to be made within the context of an understanding of both economic and market conditions. Consideration should be given to whether specific interventions from the public and/or private sector, such as regeneration strategies or funding, are required to help deliver the strategy and specific development proposals.

Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor's surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport. Additionally, higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools.

To apply these considerations to the submitted RLDP candidate sites, the site assessment process was followed as set out below.

#### Stage 1: Site submission and initial assessment

**Purpose: To identify sites that are unsuitable for allocation, using existing available data to highlight constraints at a high level.**

Sites are submitted to the authority for consideration for inclusion in the RLDP, either through the online site submission form, by email or by post, as detailed on the [RLDP website](#).

Sites will normally be suggested by site owners or their agent, however third parties may also submit sites – although support of the landowner will be required for a site to be allocated. At stage 1, only basic details of a site are required, i.e. location plan. If the proposer wishes to provide additional supporting information or evidence to this will be

beneficial. Proposers are not asked to specify the type of use they would like on their site should it be included in the RLDP; this is because it will be for the LDP process to identify which sites are needed for what purpose, depending on the preferred spatial strategy and growth requirement. Once site assessments are complete

## **Stage 1 assessment**

The purpose of the stage 1 assessment is to undertake an initial desk-top analysis of the sites, using known constraint or designation information. The key purpose is to identify sites that are undevelopable due to the presence of significant constraints; in particular flood risk zones. In addition, this stage will filter out sites that are too small to allocate. The threshold for allocation of housing sites is 10 dwellings, or approximately 0.3 ha. Sites that are below this threshold will still be assessed and if appropriate may be included within settlement boundaries to provide windfall opportunities during the LDP period. So any sites that are either too small, or have constraints which would make development clearly contrary to national guidance, will be removed. All others that have some potential for development (even those that have numerous constraints, if there is a possibility that they could be overcome) will move forwards to the next stage, for consultation with statutory bodies, etc.

Constraints may prevent a site from being used for one purpose (e.g. housing) but still suitable for other uses. This is something that will be considered later on in the process. Once the complete list of developable sites and their relative constraints are known, the best sites in each location can be allocated for the purposes to which they are best suited.

Key things to be considered:

- Size – is the site large enough for allocation?
- Location – is the site well related to existing settlements?
- Constraints, such as:
  - Flood risk<sup>1</sup>
  - Environmental designations such as SSSI, SAC, etc.
  - Open space
  - Listed buildings/Conservation area
  - Agricultural Land classification

Where this assessment indicates that a site is undevelopable, it will be removed from the site assessment process, and the proposer will be informed of this decision and the reasons for the site's removal. Otherwise the proposer will be informed that the site will be progressed to stage 2 assessment.

## **Stage 2: Consultation with statutory bodies**

**Purpose: to seek the views of statutory bodies on the suitability of proposed sites for allocation and determine whether, based on the comments received, the sites should progress to Stage 3.**

At this stage, sites will be sent to a range of consultees, including utility providers, NRW, relevant Council departments. Dependent on the results of this, sites may be deemed unsuitable for development, or further information may be requested from

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<sup>1</sup> Note that in line with TAN15 development (in particular highly vulnerable development) should be directed away from Zones 2/3 and greenfield sites within Defended Zones as shown on the [Flood Map for Planning](#).

the applicants to demonstrate whether the site is developable. Constraints that are identified will be explored in further detail, to determine whether the issues can be overcome.

If identified constraints make a site undeliverable, it will be removed from the candidate sites process. If the stage 2 assessment shows that a site is deliverable, or that there is potential for constraints to be overcome, it will be progressed to the next stage.

Previously allocated sites which have not been developed and where there has been insufficient progress to justify re-allocation (in line with the Development Plans Manual) will also be removed at this stage.

### **Stage 3: Further site assessment**

#### **Purpose: to seek additional information and refine site assessment**

Further information may be needed about overcoming known constraints following the stage 2 assessment, or resolving issues raised as part of the Preferred Strategy consultation. This will involve further dialogue with consultees and site proposers to ensure that there is enough information for stage 4. This may also involve revising site boundaries from those originally submitted to take account of constraints (e.g. heritage or biodiversity). Further sites may be removed at this stage if it becomes clear that constraints cannot be overcome, or if evidence is not provided which would be required to demonstrate whether sites are deliverable.

### **Stage 4: Ranking of deliverable sites**

#### **Purpose: to rank suitable sites in order of preference.**

At this point, all relevant information about sites should be available from the earlier stages, to enable officers to rank sites in order of preference, based on criteria including deliverability and sustainability to ensure that the most suitable sites are selected for allocation. Once the preferred strategy has been agreed, and the number of dwellings required on new sites will be known; this will allow the most suitable sites to be allocated to meet the identified housing need. Remaining sites that are considered deliverable will be ranked in order of preference to help site selection should they be required in the future.

### **Stage 5: Deposit Plan**

#### **Purpose: to place the RLDP on Deposit for public consultation.**

A full draft of the RLDP will be placed on 'Deposit' and made available for public viewing and consultation. Prior to submission of the RLDP to WG and the Planning Inspectorate. The Deposit plan will include all sites that are proposed for allocation.

## **Employment site assessment process**

The selection of potentially suitable employment sites for allocation in the RLDP took place in parallel to the general candidate site assessment as detailed in this background paper.

At the initial stage, a shortlist of sites was drawn up for consideration by the RLDP Employment and Skills officer working group (a technical group set up consisting of council officers including; planning policy, development management, economic regeneration and estates management.) The shortlist of sites was compiled to include sites that had been

submitted by the landowner/agent specifically for commercial/employment or mixed use, plus those sites that were in line with the findings of Background Paper

19 Commercial Market Analysis in terms of their location, or where they could be complementary to a proposed housing allocation.

The shortlist was determined as follows:

**Figure 1 – Shortlist of potential employment candidate sites**

Site no	Site name
22	Bay Trading Estate, Kinmel Bay
30	Former goods yard, Llandudno
34	Land adj Premier Inn, Llandudno Jct
35	Adj Mochdre Commerce Park
56	Land to the East of the A470, Llanwrst
67	Brodnant Farm, Pabo Lane Llandudno Jct
79	Land Adj Abergele BP
91	Land off Pentwyn Rd, Llanrhos
92	North of Quinton Hazel
103	Land at Bryniau (triangle field), Llandudno
115	Llanddulas Quarry (area 1)
115	Llanddulas Quarry (area 2)
115	Llanddulas Quarry (area 3)
155	Site 1 Land North of A470, Llandudno jct
156	Site 2 Land North of A470, Llandudno jct
160	Phase four, Cae'r Llynen, Esgyryn
164	East of Royal Welsh Way, Llandudno jct
183	Land at Glan Conwy Corner
185	Land off Conway Road and Llanrwst Road

Details of the above sites, relevant consultation comments and assessments can be found within this Background paper, including the reasons for removal from the candidate site process. The only sites which were deemed suitable for allocation for employment uses are those highlighted in grey, namely sites 103 Land at Bryniau and Sites 115 (Areas 1, 2 and 3) at Llanddulas Quarry. Again, full details of the site assessment process can be found earlier on in this background paper.

A number of sites that were allocated for employment within the LDP 2013-2022 have not been rolled-forward for re-allocation. The reasoning for this is covered in greater detail in Background Paper 17 Employment Land Supply. Previously allocated sites that were re-

submitted as candidate sites are also included with reasons for removal within the main section of this background paper.

## 4 Development requirements in the RLDP

Land use requirements throughout the RLDP period are set out in detail in other background papers – in particular BP7 Housing Land Supply and BP17 Employment Land Supply. These set out requirements for 7.14 hectares of employment land and 4,300 new dwellings over the plan period 2018-2033. It is important to note that much of the expected supply of employment and housing land is expected to come from existing sources – through developments completed since 2018, and committed supply, i.e. sites granted planning permission.

In order to meet the total development requirement over the plan period, additional sites will be allocated. A summary of the existing sources of supply and allocation requirement for employment and housing land is set out below.

### **Employment**

Total RLDP requirement:	16.4 hectares
Existing sources of supply:	9.26 hectares
Allocation requirement:	7.14 hectares

### **Housing**

Total RLDP requirement:	3,600
Plus 20% contingency:	4,300
Existing sources of supply:	2,980
Allocation requirement:	1,320

This background paper identifies additional deliverable housing sites, however only those sites required to meet the RLDP requirements as set out above will be allocated for development. The remaining deliverable sites are classed as 'ranked' sites as set out in sections 5 and 11.

Development is to be distributed across the plan area according to the RLDP spatial strategy, as set out in BP2 and the Preferred Strategy. 90% of total growth is apportioned to the Coastal Development Strategy Area (CDSA) and 10% to the Rural Development Strategy Area. Housing provision is further subdivided in the CDSA to four sub-areas (West, Creuddyn, Central and East), with sites allocated appropriately to meet this spatial distribution.

## 5 Candidate sites

This table lists all candidate sites that have been submitted and considered as part of the RLDP process, and their current status in line with the site assessment process.

Site ref.	Location	Strategy area	Assessment
1	Land to the rear of Dolwen View, Bwlch y Gwynt, Llysfaen	Central	Removed at stage 2
2	Land off Nebo Road, Llanrwst	Rural	Ranked site
3	Land at Caeffynnon, Ffordd Brenig, Cerrigydruddion, Corwen	Rural	Developed/Removed at stage 2
4	Hafod y Coed, Trefforis Road, Dwygyfylchi.	West	Ranked site (Housing)
5	Land at Pen y Waen Farm, Old Highway, Colwyn Bay LL28 5UY.	Central	Removed at stage 2
6	East of Limpley Lodge, Craigside.	Creuddyn	Removed at stage 2
7	Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside.	Creuddyn	Removed at stage 2
8	Tan y Graig Road, Llysfaen.	Central	Removed at stage 2
9	Llanrwst Road, Upper Colwyn Bay.	Central	Removed at stage 2
10	Gwellyn Avenue, Kinmel Bay.	East	Removed at stage 1
11	Johnson Woodcraft site, Cader Avenue, Kinmel Bay.	East	Removed at stage 1
12	Cader Avenue, Kinmel Bay.	East	Removed at stage 1
13	Chester Avenue, Rhyl. LL18 5LA	East	Removed at stage 1
14	Denbigh Circle, Rhyl LL18 5HW.	East	Removed at stage 1
15	Adjacent 25 Elwy Circle, Rhyl LL18 5HF.	East	Removed at stage 1
16	Adjacent 36 Elwy Circle, Rhyl. LL18 5HF	East	Removed at stage 1
17	Land between 35 and 37 Owain Glyndwr, Kinmel Bay	East	Withdrawn
18	Land adjacent 9 Owain Glyndwr, Kinmel Bay	East	Removed at stage 1
19	Owain Glyndwr, Kinmel Bay	East	Removed at stage 1
20	Holywell Crescent, Kinmel Bay	East	Removed at stage 1
21	Tileries Estate, Kinmel Bay	East	Removed at stage 2
22	Bay Trading Estate, Kinmel Bay	East	Removed at stage 2
23	2 Douglas Road, Colwyn Bay	Central	Removed at stage 1
24	166 Old Highway, Mochdre	Central	Removed at stage 2
25	Land at Caer Ffynnon, Ffordd y Berth, Abergele	East	Developed
26	Land East of Dolgau, Dolwen Road, Old Colwyn	Central	Removed at stage 2

Site ref.	Location	Strategy area	Assessment
27	The Old Garden Centre, Dolwyd Nurseries, Dolwyd, Mochdre	Creuddyn	Removed at stage 2
28	Llannerch Road, Llanfairfechan	West	Removed at stage 1
29	Land at Gogr Ganol, Llansannan	Rural	Removed at stage 1
30	Former Goods Yard, Builders Street, Llandudno	Creuddyn	Developed
31	Land adjoining Tawelfan, Ty Du Road, Glan Conwy	Creuddyn	Ranked site (Housing)
32	Land at Ty Du Farmhouse, Ty Du Lane, Glan Conwy	Creuddyn	Removed at stage 2
33	Land at Maes y Felin, off Llanrwst Road, Glan Conwy	Creuddyn	Developed
34	Land adjacent Premier Inn, Conway Road, Llandudno Junction	Creuddyn	Removed at stage 2
35	Land adjacent Mochdre Commerce Parc, Ty Gwyn Road, Dolwyd	Creuddyn	Removed at stage 2
36	Land adjacent Llandudno Junction Industrial Estate, Conway Road, Llandudno Junction	Creuddyn	Removed at stage 1
37	Fron Heulog, Twll Llwynog, Abergele	East	Removed at stage 2
38	Land between Hawes Drive and Maes y Castell, Deganwy	Creuddyn	Removed at stage 2
39	Land adjacent to Bryn Lopus Road, Llanrhos, Llandudno (Option 1)	Creuddyn	Removed at stage 2
40	Land adjacent to Bryn Lopus Road, Llanrhos, Llandudno (Option 2)	Creuddyn	Ranked site
41	Land off Valley Road, Colwyn Bay	Central	Pipeline site (Housing)
42	Land off Iscoed, Gyffin	Creuddyn	Duplicated site
43	Land off Nebo Road, Llanrwst	Rural	Duplicated site
44	Land at Bryn Celyn, Llysfaen	Central	Withdrawn
45	Land North of Sychnant Pass Road, Conwy	Creuddyn	Removed at stage 2
46	Tal y Bont Glebe land, Tal y Bont	Rural	Removed at stage 2
47	The Stables, Colwyn Road, Llandudno	Creuddyn	Removed at stage 2
48	Tyddyn Bach, Graiglwyd Road, Penmaenmawr	West	Ranked site (Housing)
49	Pant y Fran Farm, Pentywyn Road, Deganwy	Creuddyn	Removed at stage 2
50	<b>Land on Bryn Lopus Road, Llanrhos</b>	<b>Creuddyn</b>	<b>Allocation (Housing)</b>
51	Land at Troed y Bwlch, Deganwy	Creuddyn	Removed at stage 1
52	Old Mill Road, Dwygyfylchi	West	Removed at stage 1
53	Land at Bryniau Cochion, Llysfaen	Central	Removed at stage 2
54	Derwen Park, Penrhyn Bay	Creuddyn	Removed at stage 1
55	Land to the rear of Bryn y Mor, Dolwen Road	Central	Developed

<b>Site ref.</b>	<b>Location</b>	<b>Strategy area</b>	<b>Assessment</b>
<b>56</b>	<b>Penloyn, Llanrwst</b>	Rural	<b>Allocation (Housing)</b>
57	Land at the corner of Pentwyn Road and Marl Lane, Deganwy	Creuddyn	Developed
58	Land off Aber Road, Llanfairfechan	West	Duplicated site
59	Land North West of Llys y Coed, Llanfairfechan	West	Ranked site (Housing)
60	Land North of St. Mary's and Christ Church, Llanfairfechan	West	Removed at stage 2
61	Land West of St. Mary's and Christ Church, Llanfairfechan	West	Removed at stage 2
62	Land adjacent to Castle Cove Caravan Park, Pensarn	East	Removed at stage 1
63	Land North of Coed yr Afon, Gyffin	Creuddyn	Removed at stage 1
64	Land West of Coed yr Afon, Gyffin	Creuddyn	Removed at stage 1
65	Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay	Central	Removed at stage 2
66	Peulwys Farm, Peulwys Lane, Old Colwyn	Central	Duplicated site
67	Brodnant Farm, Pabo Lane, Llandudno Junction	Creuddyn	Removed at stage 2
<b>68</b>	<b>Peulwys Farm, Old Colwyn</b>	<b>Central</b>	<b>Allocation (Housing)</b>
69	Land off Llanfair Road, Abergale	East	Ranked site (Housing)
70	Land off Llanfair Road, Abergale (Site 2)	East	Ranked site (Housing)
71	Land off Towyn Way and South of Kinmel Way, Towyn	East	Removed at stage 1
72	Land at Junction of Towyn Way West and Gors Road, Towyn	East	Removed at stage 1
73	Winllan Farm, Llanrhos Road, Penrhyn Bay	Creuddyn	Removed at stage 2
74	Land North of Sychnant Pass Road, Conwy	Creuddyn	Removed at stage 2
75	Land East of Top Llan Road, Glan Conwy	Creuddyn	Duplicated site
76	Land North of Sychnant Pass Road (Site 2), Conwy	Creuddyn	Removed at stage 2
77	Land to the South of Llanrwst Road, Upper Colwyn Bay	Central	Removed at stage 2
78	Former Windjammers Wine Bar, Towyn Road, Belgrano, Abergale	East	Developed
79	Land adjacent Abergale Business Park, Abergale	East	Removed at stage 2
80	Pentre Brian land, Bryn Rhys, Glan Conwy	Creuddyn	Removed at stage 2
81	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 1)	Rural	Removed at stage 2
82	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 2)	Rural	Removed at stage 2
83	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 3)	Rural	Removed at stage 2

Site ref.	Location	Strategy area	Assessment
84	Land off Gorwel, Llanfairfechan	West	Removed at stage 2
85	Land off Penmaenmawr Road, Llanfairfechan (Option 1)	West	Pipeline site (Housing)
86	Land off Penmaenmawr Road, Llanfairfechan (Option 2)	West	Ranked site (Housing)
87	Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn	Central	Removed at stage 2
88	Land adjoining Southerlies, Llandudno	Creuddyn	Removed at stage 1
89	Land at Fron Ganol, School Bank Road, Llanrwst	Rural	Removed at stage 2
90	Land adjoining Dolwen Road, Old Colwyn	Central	Removed at stage 2
91	<b>Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno</b>	<b>Creuddyn</b>	<b>Allocation (Housing)</b>
92	Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay	Central	Removed at stage 1
93	Land adjoining Dolwen Road (Site 2), Old Colwyn	Central	Removed at stage 2
94	East of Tan y Fedw, Trefriw	Rural	Removed at stage 1
95	Land off Tan Y Ffron, Deganwy	Creuddyn	Removed at stage 2
96	Land off Cae Tyddyn, Llanrwst	Rural	Removed at stage 2
97	Llysfaen Road, Old Colwyn	Central	Removed at stage 2
98	Maes Y Llan, Dwygyfylchi	West	Removed at stage 2
99	Former Billington's Garage, Conwy	Creuddyn	Removed at stage 1
100	Land south of The Kinmel and Kinspa, St George Road, Abergale	East	Removed at stage 2
101	Pathacres, Colwyn Bay	Central	Removed at stage 2
102	Land at Bodafon Field, Llandudno	Creuddyn	Developed
103	<b>Bryniau, Llandudno</b>	<b>Creuddyn</b>	<b>Allocation (B1 employment)</b>
104	Land by Ysgol y Creuddyn, Penrhyn Bay	Creuddyn	Removed at stage 2
105	Land nr. 4 Cromlech Road, Llandudno	Creuddyn	Removed at stage 1
106	Land on Crogfryn Lane, Llanrhos	Creuddyn	Removed at stage 2
107	Land on Queens Road, Llandudno	Creuddyn	Duplicated site
108	Land at Bryniau, nr Llandudno Hospital, Llandudno	Creuddyn	Removed at stage 2
109	Land off Conway Road, Penmaenmawr	West	Removed at stage 2
110	East of Llanrwst Road, Colwyn Bay	Central	Removed at stage 2
111	Cwm Howard, Llandudno	Creuddyn	Removed at stage 2
112	Land adjacent to Llangwstenin Hall, Llandudno Junction	Creuddyn	Removed at stage 1

<b>Site ref.</b>	<b>Location</b>	<b>Strategy area</b>	<b>Assessment</b>
113	Land at Tandderwen and off Tan Y Fron Road, Abergel	East	Pipeline site (Housing)
114	Land at Siambar Wen, Llanfair Road, Abergel	East	Removed at stage 2
<b>115</b>	<b>Llanddulas Quarry, Areas 1, 2 and 3</b>	<b>East</b>	<b>Allocation (B1, B2 &amp; B8 Employment)</b>
116	Llanddulas Quarry	East	Removed at stage 2
117	Llanddulas Quarry	East	Removed at stage 2
118	Roundabout field, Abergel	East	Removed at stage 2
119	Land North of Kinmel Manor, Abergel	East	Removed at stage 2
120	Land off St George Road, Abergel	East	Removed at stage 2
121	Plas Penrhyn, Penrhyn Bay	Creuddyn	Developed
122	Ty Mawr, Old Colwyn	Central	Removed at stage 2
123	Adjoining Ysgol Cynfran, Llysfaen	Central	Removed at stage 2
124	Off Ysguborwen Road, Dwygyfylchi	West	Removed at stage 2
125	Land fronting B5105, Cerrigydudion	Rural	Removed at stage 2
126	Gofer, Rhuddlan Road	East	Removed at stage 1
127	Clwyd Bank Road, Kinmel Bay	East	Removed at stage 1
128	Land south-west of Ffordd Berth ddu, Llanrwst	Rural	Removed at stage 1
129	Pentre Uchaf Farm, Peulwys Lane, Old Colwyn	Central	Removed at stage 2
130	Land adjoining Bodhyfryd, Llanrwst Road, Gyffin	Creuddyn	Removed at stage 2
131	BT Telephone Exchange, Colwyn Bay	Central	Removed at stage 2
<b>132</b>	<b>Education Offices, Dinerth Road, Rhos on Sea</b>	<b>Central</b>	<b>Allocation (Housing)</b>
133	Dinerth Hall Farm, Rhos on Sea	Central	Removed at stage 2
134	Social Club-Youth Centre, Llandudno Junction	Creuddyn	Removed at stage 2
135	Dexter Products, Llanfairfechan	West	Removed at stage 2
136	Bryn Hyfryd-Ffordd Tan yr Ysgol, Llanrwst	Rural	Developed
137	Site A, North of Llanrwst	Rural	Removed at stage 2
138	Site D, East of Llanrwst	Rural	Removed at stage 2
139	Site E, Adjacent to Bryn Hyfryd, Llanrwst	Rural	Removed at stage 2
140	South of the Mill, Llanddulas	East	Withdrawn
141	Pencoed Road, Llanddulas	East	Removed at stage 2
142	Adjacent to former Rectory, Llysfaen	Central	Removed at stage 2
143	Ffordd Llanelwy, Betws yn Rhos	Rural	Removed at stage 2

<b>Site ref.</b>	<b>Location</b>	<b>Strategy area</b>	<b>Assessment</b>
144	Minafon, Betws yn Rhos	Rural	Removed at stage 2
145	Off Heol Martin, Eglwysbach	Rural	Removed at stage 2
146	The Smithy, Llanfair TH	Rural	Removed at stage 2
147	Coed Digain, Llangernyw	Rural	Developed/Removed at stage 2
148	North of Llansannan	Rural	Removed at stage 2
149	Land off Llanfair Road (Site 3), Abergel	East	Developed
150	Llysfaen Road, Old Colwyn	Central	Removed at stage 2
151	Henryd Road, Gyffin	Creuddyn	Developed
152	Conwy Road, Penmaenmawr	West	Developed
153	Site C, North East of Llanrwst	Rural	Removed at stage 2
154	Land to the north east of Glan y Mor, Dwygyfylchi	West	Removed at stage 2
155	Land north of A470 and junction with Narrow Lane (Site 1), Llandudno Junction	Creuddyn	Removed at stage 2
156	Land north of A470 and junction with Narrow Lane (Site 2), Llandudno Junction	Creuddyn	Withdrawn
<b>157</b>	<b>Caeffynnon, Llanfairfechan</b>	<b>West</b>	<b>Allocation (Housing &amp; School)</b>
158	Land north of Abergel Road, Llanddulas	East	Withdrawn
159	Land south of Abergel Road, Llanddulas	East	Withdrawn
160	Phase Four, Cae'r Llynny, Off Narrow Lane, Llandudno Junction	Creuddyn	Developed
161	Land bordering Eldon Drive, Abergel	East	Developed
162	Bryn Rhodyn Farm, Old Colwyn	Central	Removed at stage 2
164	East of The Royal Welsh Way, Llandudno Junction	Creuddyn	Removed at stage 2
165	Cae Sling, Penmaenmawr	West	Removed at stage 2
166	Land adjoining Rhiwlas, Llanddoged	Rural	Removed at stage 1
167	Land West and South of the Vicarage, Llannefudd, Denbigh	Rural	Removed at stage 2
168	Land East of the Rectory, Llanfair Talhaiarn	Rural	Removed at stage 1
169	Land North East of the Rectory, Llansannan	Rural	Removed at stage 1
170	Land on North East side of Bryn Celyn, Hendre Road, Conwy	Creuddyn	Removed at stage 1
171	West of Maes Dolau caravan site, Llanrhos	Creuddyn	Removed at stage 3
172	South of Maes Dolau caravan site, Llanrhos	Creuddyn	Removed at stage 2
173	Tyn y Coed Farm, Llanrhos	Creuddyn	Removed at stage 2
<b>174</b>	<b>West of Bryn Maelgwyn Lane, Llanrhos</b>	<b>Creuddyn</b>	<b>Allocation (Housing)</b>

Site ref.	Location	Strategy area	Assessment
175	East of Ty Derwen, Betws Yn Rhos	Rural	Removed at stage 2
176	Pabo Nurseries, Llangwstenin, Llandudno Junction	Creuddyn	Removed at stage 2
177	6 Cae Glas Crescent, Conwy Old Road, Dwygyfylchi	West	Removed at stage 1
178	Land of Maes Llan, Eglwysbach	Rural	Removed at stage 2
179	Land off Llanerch Road, Llanfairfechan LL33 0EB	West	Removed at stage 1
180	Pen y Waen Farm, site 2	Central	Removed at stage 2
181	Land off Blackmarsh Road, Mochdre	Central	Removed at stage 2
182	Heath & Ysgol Pant y Rhedyn, Llanfairfechan	West	Removed at stage 2
183	Land at Glan Conwy Corner	Creuddyn	Removed at stage 3
184	Land North of Ffordd Groesffordd, Colwyn Bay LL28 5NT	Central	Removed at stage 1
185	Land off Conway Road & Llanrwst Road Colwyn Bay	Central	Removed at stage 2
186	North East of former goods yard, Llandudno Junction	Creuddyn	Removed at stage 2
187	Land at Orme View Filling Station	West	Removed at stage 1
188	Land at Orme View Filling Station, site b	West	Removed at stage 1
189	Land at Memorial Hall, Dolgarrog	Rural	Removed at stage 1
190	Land at Llansannan	Rural	Removed at stage 1
192	Land off Llanrwst Road, Conwy	Creuddyn	Ranked site (Housing)
193	Land adjacent to Lon Olwen, Kinmel Bay, RHYL, LL18 5LQ	East	Removed at stage 1
194	Llys Branwen, Kinmel Bay, RHYL, LL18 5LY	East	Removed at stage 1
195	Land bounded by Brook Avenue, Towyn Way East and Ffordd y Berlan, Towyn	East	Removed at stage 1
196	Land off Hill View Road and Conway Road, Llanrhos	Creuddyn	Removed at stage 2
197	Land at Bryn Rhys, Glan Conwy	Creuddyn	Removed at stage 2
198	Land east of Bryn Isa, Glan Conwy	Creuddyn	Removed at stage 2
199	Land East of the Old Rectory, Glan Conwy	Creuddyn	Removed at stage 2
200	Land South of Ty Du Road, Glan Conwy	Creuddyn	Removed at stage 2
201	Land south of Ysgoldy, Glan Conwy	Creuddyn	Removed at stage 2
202	Land west of Bryn Isa, Glan Conwy	Creuddyn	Removed at stage 2
203	<b>Queens Road, Llandudno</b>	<b>Creuddyn</b>	<b>Allocation (Housing)</b>
204	<b>Llanddulas Quarry - Area 4</b>	<b>East</b>	<b>Allocation (Solar)</b>
205	The Glyn Fields, Dwygyfylchi	West	Removed at stage 1

<b>Site ref.</b>	<b>Location</b>	<b>Strategy area</b>	<b>Assessment</b>
<b>206</b>	<b>Nant y Coed, Llandudno Junction</b>	<b>Creuddyn</b>	<b>Allocation (Housing)</b>
207	Ty Hapus, Llandudno	Creuddyn	Removed at stage 2
208	Douglas Road car park, Colwyn Bay	Central	Removed at stage 1
209	Douglas Road, Colwyn Bay	Central	Removed at stage 1
210	Land off Derwen Lane, Penrhyn Bay	Creuddyn	Pipeline site (Housing)

## 6 Sites removed from the candidate sites process

Some sites have been removed from the RLDP candidate sites process, not because the sites are undeliverable, but for reasons not directly connected to the site assessment process.

### Duplicated sites

Some sites were submitted more than once – either in error, or due to overlapping sites being submitted separately. Where this has happened, only one site has generally been progressed, to avoid duplication or confusion of requests to consultees, etc. Where overlapping sites are of different sizes, the largest site has generally been retained in the site assessment process, to allow consideration of the widest range of options for development.

The following sites have been removed for this reason:

- Site 42 – Land off Isgoed, Gyffin, Conwy (part of larger site 192)
- Site 43 – Land off Nebo Road, Llanrwst (duplicate of site 2)
- Site 58 – Land off Aber Road, Llanfairfechan (duplicate of site 157)
- Site 66 – Peulwys Farm, Peulwys Lane, Old Colwyn (forms part of larger site 68)
- Site 75 – Land east of Top Llan Road, Glan Conwy (duplicate of site 31)
- Site 107 – Land on Queen's Road, Llandudno (duplicate of site 203)

### Sites withdrawn

These sites have been withdrawn by the submitter/landowner, who has requested that they no longer be considered as part of the RLDP process.

- Site 17 – Land between 35 and 37 Owain Glyndwr, Kimmel Bay
- Site 44 – Land at Bryn Celyn, Llysfaen
- Site 140 – South of The Mill, Llanddulas
- Site 156 – Land north of A470 and junction with Narrow Lane (site 2), Llandudno Junction (withdrawn in part).
- Site 158 – Land north of Abergel Road, Llanddulas
- Site 159 – Land south of Abergel Road, Llanddulas

### Sites granted planning permission/developed

The following sites have been developed, or had planning permission granted, so the principle of development has been accepted separately from the RLDP process. Residential development sites will be included in the committed RLDP housing supply and/or within the settlement boundaries as appropriate. There is no need for them to be considered any further as part of the RLDP candidate sites assessment process, unless the planning permission only relates to part of the candidate site.

Sites which have had planning application submitted, but not yet determined do not fall into this category. Previous LDP allocations subject to current planning applications may be included in the RLDP housing supply as Pipeline sites (see section 10).

- Site 3 – Land at Caeffynnon, Ffordd Brenig, Cerrigydudion, Corwen (site developed in part – 0/40770)
- Site 25 – Land at Caer Ffynnon, Ffordd y Berth, Abergele (0/48133)
- Site 30 – Former goods yard, Builder Street, Llandudno (0/48144)
- Site 33 – Land at Maes y Felin, off Llanrwst Road, Glan Conwy (0/46977)
- Site 55 – Land to the rear of Bryn y Mor, Dolwen Road, Old Colwyn (0/44859)
- Site 57 – Land at the corner of Pentywyn Road and Marl Lane, Deganwy (0/43059)
- Site 78 – Former windjammers wine bar, Towyn Road, Belgrano, Abergele (0/47217)
- Site 102 – Land at Bodafone Field, Llandudno (0/48610)
- Site 121 – Plas Penrhyn, Penrhyn Bay (0/47990)
- Site 136 - Bryn Hyfryd-Ffordd Tan yr Ysgol, Llanrwst (0/47526)
- Site 147 – Coed Digain, Llangernyw (site developed in part – 0/28173)
- Site 149 – Land off Llanfair Road (Site 3), Abergele (0/45297, 0/47520)
- Site 151 – Henryd Road, Gyffin (0/45853)
- Site 152 – Conway Road, Penmaenmawr (0/46556)
- Site 160 – Phase Four, Cae'r Llynny, Off Narrow Lane, Llandudno Junction (0/47926)

The following candidate site has received planning permission for non-residential use:

- Site 161 – Land bordering Eldon Drive, Abergele (0/50673) LDP allotment allocation, permission granted for development of an allotment garden.

If a site has been refused planning permission, this doesn't automatically make a site unsuitable for development. However the reason(s) for refusal will be considered when assessing sites.

## 7 Sites Removed at Stage 1

### Coastal Development Strategy Area: West

#### **Site 28 - Llannerch Road, Llanfairfechan**

Site is in Open Countryside and is too small to be allocated.

#### **Site 52 – Old Mill Road, Dwygyfylchi**

This is a greenfield site which falls partly within Flood Zones 2 and 3 on the Flood Map for Planning. The parts of the site outside the flood zones are further from the existing developed areas of Dwygyfylchi, so would be unsuitable for development in isolation.

#### **Site 177 – 6 Cae Glas Crescent, Conwy Old Road, Dwygyfylchi**

Too small to allocate.

#### **Site 179 - Land off Llannerch Road, Llanfairfechan**

The site is too small to be allocated

#### **Site 187 - Land at Orme View Filling Station**

Site has not been delivered during current LDP time period and has not been re-submitted for RLDP process. Considered to be undeliverable and will not be reallocated in the RLDP.

#### **Site 188 - Land at Orme View Filling Station, site b**

Site has not been delivered during current LDP time period and has not been re-submitted for RLDP process. Considered to be undeliverable and will not be reallocated in the RLDP.

#### **Site 205 - The Glyn Fields, Dwygyfylchi**

The site would be a significant extension to the village of Dwygyfylchi and encroachment into open countryside. It is some distance from the village centre and facilities and so not a sustainable location. It is adjacent to the Eryri National Park boundary, which is a sensitive landscape.

### Coastal Development Strategy Area: Creuddyn

#### **Site 36 – Land adjacent Llandudno Junction Industrial Estate, Conway Road, Llandudno Junction**

The site is a greenfield site within a C1 flood risk zone, where national guidance (TAN15) does not permit development.

#### **Site 51 – Land at Troed y Bwlch, Deganwy**

The site is too small to be included in the LDP. Subject to pre-app with Development Management the site may be suitable for development.

#### **Site 54 – Derwen park, Penrhyn Bay**

The site comprises privately owned open space. The site is too small to allocate and within the settlement boundary therefore will not form part of the LDP.

#### **Site 63 - Land North of Coed yr Afon, Gyffin**

The site is too small for inclusion in the LDP and subject to flood risk. Some development may be achievable subject to pre-app discussions with Development Management and a FCA.

**Site 64 - Land West of Coed yr Afon, Gyffin**

The site is too small for inclusion in the LDP. There may be some development potential subject to an assessment of flood risk and a pre-application enquiry with Development Management.

**Site 88 – Land adjoining Southerlies, Llandudno**

The site is too small to be allocated in the LDP.

**Site 99 – Former Billington's Garage, Conwy**

The site is too small to be included in the LDP and will be subject to a thorough design solution and FCA. Subject to a pre-app Enquiry with Development Management the site might be suitable for some form of development.

**Site 105 – Land nr. 4 Cromlech Road, Llandudno**

The site is too small to be allocated in the LDP.

**Site 112 – Land adjacent to Llangwstenin Hall, Llandudno Junction**

The site is separated from the existing settlement pattern and affects an area of designated Ancient Woodland, and SSSI. Development of the site would undoubtedly have negative landscape, ecological and biodiversity impacts and therefore not considered suitable to take forward.

**Site 170 - Land on North East side of Bryn Celyn, Hendre Road, Conwy**

Site is affected by C2 Flood risk and too small to allocate in the RLDP.

**Site 184 – Land north of Ffordd Groesffordd, Glan Conwy**

The site is too small for a housing allocation

**Coastal Development Strategy Area: Central**

**Site 23 – 2 Douglas Road, Colwyn Bay**

The site is too small to be allocated in the LDP. It is possible the site could come forward for windfall development subject to further discussions / assessment from Development Management colleagues.

**Site 92 – Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay**

This is a greenfield site which falls within the Flood Map for Planning Defended Zone, therefore in line with TAN15 new development should not be located here.

**Site 208 – Douglas Road car park, Colwyn Bay**

The site is too small to be allocated in the LDP. It is possible the site could come forward for windfall development subject to further discussions / assessment from Development Management colleagues.

**Site 209 – Douglas Road, Colwyn Bay**

The site is too small to be allocated in the LDP. It is possible the site could come forward for windfall development subject to further discussions / assessment from Development Management colleagues.

## **Coastal Development Strategy Area: East**

### **Site 10 – Gwellyn Avenue, Kinmel Bay**

This is a brownfield site within a C1 flood risk zone which falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National guidance (TAN15) does permit development on such sites subject to a flood consequence assessment which demonstrates the consequences of flooding are acceptable. Advice previously received from NRW indicates that development in this area would have an unacceptable level of flood risk.

### **Site 11 – Johnson Woodcraft site, Cader Avenue, Kinmel Bay**

This site is to be retained as a safeguarded employment site in the RLDP. See Background Paper 67 for evidence base.

### **Site 12 – Cader Avenue, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 13 – Chester Avenue, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 14 – Denbigh Circle, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 15 – Adjacent to 25 Elwy Circle, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 16 – Adjacent to 36 Elwy Circle, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

#### **Site 18 – Land adjacent 9 Owain Glyndwr, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

#### **Site 19 – Owain Glyndwr, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

#### **Site 20 – Holywell Crescent, Kinmel Bay**

The site is within the settlement boundary and too small to allocate. This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

#### **Site 62 – Land adjacent to Castle Cove Caravan Park, Pensarn**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

#### **Site 71 – Land off Towyn Way and south of Kinmel Way, Towyn**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

#### **Site 72 – Land at junction of Towyn Way West and Gors Road, Towyn**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 126 – Gofer, Rhuddlan Road**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 127 – Clwyd Bank Road, Kinmel Bay**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 193 – Land adjacent to Lon Olwen, Kinmel Bay**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 194 – Llys Branwen, Kinmel Bay**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

### **Site 195 – Land bounded by Brook Avenue, Towyn Way East and Ffordd y Berlan, Towyn**

This is a greenfield site within the C1 flood risk zone as shown on the TAN15 Development Advice Maps. It falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National planning guidance (TAN15) does not permit development on greenfield sites within flood zones – even where they are defended by substantial flood defence infrastructure.

## **Rural Development Strategy Area**

### **Site 29 – Land at Gogr Ganol, Llansannan**

The site is too small to consider for allocation. Also, under the RLDP strategy is it not proposed to allocate sites in Tier 2 villages such as Llansannan.

### **Site 94 – East of Tan y Fedw, Trefriw**

This is a greenfield site, part of which falls within the C2 flood risk zone which in accordance with national guidance TAN15 should not be developed. Part of the site is outside of this flood zone and may be suitable for development, but is too small to be allocated in the RLDP.

**Site 128 - Land south-west of Ffordd Berth ddu, Llanrwst**

The land is a greenfield site within the C2 flood risk zone where, in line with National Guidance TAN15 development should not be permitted. In addition the land is provisionally classified as Grade 3a best & most versatile agricultural land which is protected from development by PPW10 3.54. The site was previously considered for inclusion in the LDP, however was ruled out due in part to the impact on views across the Conwy Valley into the Snowdonia National Park.

**Site 166 – Land adjoining Rhiwlas, Llanddoged**

The site is too small to be allocated in the Local Development Plan, as sites would normally be identified to provide a minimum of 10 dwellings. The site may be suitable for development subject to relevant local and national planning policies.

**Site 168 – Land east of the Rectory, Llanfair Talhaiarn**

The site is separated from Llanfair Talhaiarn by agricultural land and as such its development would represent an incursion into the open countryside.

**Site 169 - Land North East of the Rectory, Llansannan**

This is a greenfield site within a C2 flood risk zone, where in accordance with TAN15 development should not be permitted.

**Site 189 – Land at Memorial Hall, Dolgarrog**

Site has not been delivered during current LDP time period and is within the settlement boundary so could come forward for employment uses without the need for allocated. For these reasons, the site will not be reallocated in the RLDP.

**Site 190 – Land at Llansannan**

Site has not been delivered during current LDP time period and has not been re-submitted for RLDP process. Considered to be undeliverable and will not be reallocated in the RLDP.

## 8 Sites Removed at Stage 2

### Coastal Development Strategy Area: West

#### **Site 60 - Land North of St. Mary's and Christ Church, Llanfairfechan**

Insufficient highway infrastructure due to single vehicle road width, insufficient visibility splays. Heritage designations are likely to affect the site.

#### **Site 60 - Land West of St. Mary's and Christ Church, Llanfairfechan**

Site 60 has been removed due to insufficient highway infrastructure from single vehicle road width, insufficient visibility splays. Heritage designations are likely to affect the site. Other access option would be off Caeffynnon Road, but the cemetery occupies the land required to allow access, and therefore, it is a landlocked site with no appropriate access options.

#### **Site 84 – Land off Gorwel, Llanfairfechan**

Insufficient highway infrastructure due to single vehicle road width and insufficient visibility splays.

#### **Site 98 – Maes y Llan, Dwygyfylchi**

The site is currently in use as a playing field. Background Paper 28 Recreational Spaces Assessment shows a deficit for this typology. Development of this land would need replacement provision to be provided, as per requirements in national planning policy.

#### **Site 109 – Land off Conway Road, Penmaenmawr**

Highway access to this site is poor due to the topography and retaining wall present here. In addition, the site falls within the Green Wedge, which it is intended to retain in this location.

#### **Site 124 – Off Ysguborwen Road, Dwygyfylchi**

There are no significant constraints to development in planning terms, however there are ongoing discussions between the owner (CCBC) and potential developer. As a previous LDP allocation which has not yet come forward, it is considered that adequate progress has not been made to justify re-allocating this site.

#### **Site 135 – Dexter Products, Llanfairfechan**

Site unlikely to be considered deliverable. The site is an allocation in the current LDP and has not come forward for development.

#### **Site 154 – Land to the north east of Glan y Mor, Dwygyfylchi**

The only adjoining roads are unsuitable for access one is a private unadopted road – Gwel Y Mor and the other Glan- Yr-Afon Road has insufficient highway infrastructure frontage for two way flow leading to the site that cannot easily be resolved due to existing physical constraints.

#### **Site 165 – Cae Sling, Penmaenmawr**

This site was previously allocated for a cemetery extension, however burial grounds are not being allocated in the RLDP. The site is owned by the Council and within the Green Wedge

so is not available for other development and can be safeguarded for use as a cemetery without being allocated.

#### **Site 182 – The Heath and Ysgol Pant y Rhedyn, Llanfairfechan**

The site was submitted as a potential primary school site. This has not been identified as a preferred location by CCBC and the land at Caeffynnon (site 157) has been allocated for a new school in the RLDP. The Heath is presently for sale, and being located within the settlement boundary of Llanfairfechan both sites could be developed as windfall sites during the course of the RLDP period. Due to uncertainty over deliverability, the site cannot be allocated.

### **Coastal Development Strategy Area: Creuddyn**

#### **Site 6 – East of Limpley Lodge, Craigside.**

Background Paper 29 assessed Green Wedges and recommended that the site is not allocated and remains as Green Wedge.

#### **Site 7 – Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside.**

Background Paper 29 assessed Green Wedges and recommended that the site is not allocated and remains as Green Wedge.

#### **Site 27 – The old garden centre, Dolwyd nurseries, Dolwyd, Mochdre**

Dolwyd is not identified as a settlement in the RLDP settlement hierarchy and the site falls outside the settlement boundary of Mochdre. The site is also within the designated Green Wedge.

#### **Site 32 – Land at Ty Du Farmhouse, Ty Du Lane, Glan Conwy**

There are a number of constraints relating to this site, in particular access to the highway network and the proximity of listed buildings. While it is possible that these could be overcome, development of this site could realistically only be achieved following highway improvements to Top Llan Road & Ty Du Road, involving sites 31 & 33. As such these other sites would need to be developed prior to this site being considered. Site 32 would therefore not be developed within the RLDP period.

#### **Site 34 – Land adjacent to Premier Inn, Conway Road, Llandudno Junction**

Site affected by flood risk and 2 large diameter pressurised sewers (rising mains) cross the site. This leaves only a small part <1ha which is too small for allocation.

#### **Site 35 – Land adjacent to Mochdre Commerce Park, Ty Gwyn Road, Dolwyd**

The site falls mainly within the Zone 3 (Rivers) and Defended Zone (Sea) on the Flood Map for Planning, with only small parts of the site potentially available for development. The site also falls within the Green Wedge. A review of that has been carried out (BP27) and it has been decided that the site should remain within the Green Wedge therefore not included in the RLDP.

#### **Site 38 – Land between Hawes Drive and Maes y Castell, Deganwy**

The site is within Green Wedge. A review of that has been carried out (BP27) and it has been decided that the site should remain within the Green Wedge therefore not included in the RLDP.

#### **Site 39 - Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)**

Development of the western part of this site is unlikely to be acceptable due to the impact on the Green Wedge. Another, smaller site (40) has been submitted and will be considered further as part of the RLDP process. Site 39 has been removed to avoid duplication.

#### **Site 45 – Land North of Sychnant Pass Road, Conwy**

This site is in an extremely sensitive location due to the proximity of Eryri National Park and the World Heritage Site of Conwy Castle and town walls. It has not been adequately demonstrated that the visual impact of developing this site would be acceptable.

#### **Site 47 – The Stables, Colwyn Road, Llandudno**

Background Paper 29 assessed Green Wedges and recommended that the site is not allocated and remains as Green Wedge. Highway layout designs have been submitted and the access is deemed acceptable on highway grounds although it would see a long section of wall reduced in height to 1m, visibility splays of 120m and a central turning lane needed. It is not intended to include the site in the RLDP.

#### **Site 49 – Pant y Fran Farm, Pentywyn Road, Deganwy**

The site is separated from the built environment and settlement boundary with poor access. The site is not needed as part of the LDP as less-constrained sites are available. Subject to policy and issues being addressed it might be possible for a small scale development to come forward as part of windfall in the future. Mitigation needed to satisfy Cadw.

#### **Site 67 – Brodnant Farm, Pabo Lane, Llandudno Junction**

As site 7 Background Paper 29 assessed Green Wedges and recommended that the site is not allocated and remains as Green Wedge. In addition, there are concerns over access to the site; it is separated from the main built-up part of Llandudno Junction and part of the site falls within the TAN15 Defended Zone.

#### **Site 73 – Winllan Farm, Llanrhos Road, Penrhyn Bay**

The site forms green wedge on which a previous appeal has dismissed a development scheme. BP29 Green Wedge Assessment suggested that the site remains as green wedge therefore it is not intended to include the site as an allocation in the RLDP.

#### **Site 74 – Land North of Sychnant Pass Road, Conwy**

This site is in an extremely sensitive location due to the proximity of Eryri National Park and the World Heritage Site of Conwy Castle and town walls. It has not been adequately demonstrated that the visual impact of developing this site would be acceptable.

#### **Site 76 – Land North of Sychnant Pass Road, Conwy**

This site is in an extremely sensitive location due to the proximity of Eryri National Park and the World Heritage Site of Conwy Castle and town walls. It has not been adequately demonstrated that the visual impact of developing this site would be acceptable.

#### **Site 80 – Pentre Brian land, Bryn Rhys, Glan Conwy**

The site has unsuitable highway access, and there are also concerns relating to biodiversity loss on this site.

### **Site 95 – Land off Tan y Fron, Deganwy**

The site is currently in use as a playing field. Background Paper 28 Recreational Spaces Assessment shows a deficit of 3.45 hectares for this typology. Development of this land would need replacement provision to be provided, as per requirements in national planning policy.

### **Site 104 – Land by Ysgol y Creuddyn, Penrhyn Bay**

Evidence has not been submitted to demonstrate acceptability of the site, particularly in terms of highway access and impact on BMV. It should be noted that the site partly overlaps site 210 which is subject to a planning application.

### **Site 106 – Land on Crogfrynn Lane, Llanrhos**

Background Paper 29 assessed Green Wedges and recommended that the site is not allocated and remains as Green Wedge.

### **Site 108 – Land at Bryniau, nr Llandudno Hospital, Llandudno**

Access unachievable without major works and/or use of 3<sup>rd</sup> party land. In addition, BP/29 Green Wedge Assessment proposed retaining the majority of this site within the green wedge, limiting the developable area.

### **Site 111 – Cwm Howard, Llandudno**

Access unachievable without major works and/or use of 3<sup>rd</sup> party land.

### **Site 130 – Land adjoining Bodhyfryd, Llanrwst Road, Gyffin**

Satisfactory highway access cannot be achieved to this site, based on comments received from CCBC Highways.

### **Site 134 – Social Club/Youth Centre, Llandudno Junction**

Part of the site has already been developed. Part of the remaining site falls within TAN15 flood zone 3. As a previous LDP allocation there has not been sufficient progress to justify re-allocating the site in the RLDP. As it falls within the settlement boundary of Llandudno Junction it may come forward as a windfall development, subject to all planning matters being resolved.

### **Site 155 - Land north of A470 and junction with Narrow Lane (Site 1), Llandudno Junction**

The site will not be included in the RLDP due to sustainability and access issues and overall need. The mains sewer is on the opposite side of the A470.

### **Site 156 – Land north of A470 and junction with Narrow Lane (Site 2), Llandudno Junction**

The owners requested that the part of the site, which includes the access point, is removed from consideration. The remaining lands are not accessible or have not been shown to be. The area is also separated from the settlement area therefore not considered suitable.

### **Site 164 – East of the Royal Welsh Way, Llandudno Junction**

The site is not included in the RLDP due to sustainability issues, along with access and infrastructure connection.

### **Site 172 – South of Maes Dolau caravan site**

The site forms part of the green wedge and BP29 recommended that the site remains with the green wedge. The site extends the settlement into open countryside which would exacerbate coalescence therefore it is not intended to include the site in the RLDP.

#### **Site 173 – Tyn y Coed Farm, Llanrhos**

The site forms part of the green wedge and BP29 recommended that the site remains with the green wedge. The site extends the settlement into open countryside which would exacerbate coalescence therefore it is not intended to include the site in the RLDP.

#### **Site 176 – Pabo Nurseries, Llangwstenin, Llandudno Junction**

It is not intended to include the site in the RLDP as an allocation due to highway concerns, green wedge and recent appeal decision. The site also falls within the TAN15 Defended Zone as shown on the Flood Map for Planning

#### **Site 181 – Land off Blackmarsh Road, Mochdre**

Access to the site is complex, along an unadopted road, over third party land and a watercourse. Although it's possible these issues could be overcome, the timescales likely to be involved make the site undeliverable as an RLDP allocation.

#### **Site 186 – North East of former goods yard, Llandudno Junction**

This site will be deallocated. It's in the current LDP as an employment allocation and is council owned, but no progress has been made to bring it forward. It's also within the settlement boundary so could come forward without the need for allocation.

#### **Site 196 – Land off Hill View Road and Conway Road, Llanrhos**

The site is within Green Wedge. A review of that has been carried out (BP27) and it has been decided that the site should remain within the Green Wedge therefore not included in the RLDP.

#### **Site 197 – Land at Bryn Rhys, Glan Conwy**

The site is considered unsuitable due to sustainability, highways safety, heritage impact and a mains water easement. These issues would reduce the site area and conflict with local and national policies. If adjacent sites came forward with an acceptable access to the A470 then the sites may be acceptable but further assessment as discussion with NMWTRA is needed.

#### **Site 199 – Land east of the Old Rectory, Glan Conwy**

The site is considered unsuitable due to sustainability, highways safety, heritage impact and a mains water easement. These issues would reduce the site area and conflict with local and national policies. If adjacent sites came forward with an acceptable access to the A470 then the sites may be acceptable but further assessment as discussion with NMWTRA is needed.

#### **Site 198 – Land east of Bryn Isa, Glan Conwy**

Removed at stage 2 due to access constraints. If adjacent sites came forward with an acceptable access to the A470 then the sites may be acceptable but further assessment as discussion with NMWTRA is needed.

#### **Site 200 – Land south of Ty Du Road, Glan Conwy**

The site is considered unsuitable based on comments received relating to sustainability, highways safety, ecology and heritage impact.

#### **Site 201 – Land south of Ysgoldy, Glan Conwy**

Site is likely unsuitable due to insufficient highway infrastructure between the site and the A470 (Llanrwst Rd) with multiple physical constraints. Site access road is of poor quality rural infrastructure. No non-motorized/footway routes exist for pedestrians. No known public transport connections to proposed site would make site likely have an over-reliance on cars for transportation.

The belt of trees bisecting the site is possibly an ancient woodland relic and links to a large area of scrub (recently cleared) to the north. Badger activity is likely across the site. Woodland to the west and south needs buffering from development footprint. Creation of native woodland planting along the north-eastern border of the site would improve woodland connectivity in the area.

The site is therefore considered unsuitable due to highway, sustainability and biodiversity interest.

#### **Site 202 – Land west of Bryn Isa, Glan Conwy**

Removed at stage 2 due to access constraints. If adjacent sites came forward with an acceptable access to the A470 then the sites may be acceptable but further assessment as discussion with NMWTRA is needed.

#### **Site 207 – Ty Hapus, Llandudno**

The site performs well in terms of sustainability (location and use of PDL). However objections have been received from NRW in relation to a proposed development on this site, due to flood risk. This raises concerns over deliverability and makes the site unsuitable for allocation in the RLDP.

### **Coastal Development Strategy Area: Central**

#### **Site 1 - Land to the rear of Dolwen View, Bwlch y Gwynt, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

#### **Site 5 - Land at Pen y Waen Farm, Old Highway, Colwyn Bay LL28 5UY**

Highways concerns regarding number of dwellings, length/width of cul-de-sac and access from Ffordd Triban.

#### **Site 8 – Tan y Graig Road, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

#### **Site 9 – Llanrwst Road, Upper Colwyn Bay**

Problems with visibility splays, narrow carriageway. Not suitable.

#### **Site 24 – 166 Old Highway, Mochdre**

Insufficient Highway infrastructure leading to site that cannot easily be resolved due to existing physical constraints. Insufficient visibility requirements. The site is also constrained in terms of biodiversity/ecology value.

### **Site 41 – Land off Valley Road, Colwyn Bay**

Previous LDP allocation, part of site already developed. Remaining developable site being assessed under planning application reference 0/52376 and included in RLDP housing supply as a pipeline allocation.

### **Site 53 – Land at Bryniau Cochion, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

### **Site 65 - Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay**

Site not suitable due to insufficient Highway Infrastructure.

### **Site 77 - Land to the South of Llanrwst Road, Upper Colwyn Bay**

Insufficient highway infrastructure due to single vehicle road width, insufficient visibility splays.

### **Site 87 - Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn**

The planning appeal (0/48167) for a site directly opposite this site has recently been dismissed on grounds of unsustainable location and landscape impact which is a material consideration.

### **Site 90 - Land adjoining Dolwen Road, Old Colwyn**

The planning appeal (0/48167) has recently been dismissed on grounds of unsustainable location and landscape impact which is a material consideration.

### **Site 93 - Land adjoining Dolwen Road (site 2), Old Colwyn**

The planning appeal (0/48167) has recently been dismissed on grounds of unsustainable location and landscape impact which is a material consideration.

### **Site 97 – Llysfaen Road, Old Colwyn**

This contingency site has not been delivered for housing during the LDP timeframe and forms part of the open spaces assessment.

### **Site 101 – Pathacres, Colwyn Bay**

Insufficient Highway infrastructure leading to site that cannot easily be resolved due to existing physical constraints. Insufficient visibility requirements.

### **Site 110 – East of Llanrwst Road, Colwyn Bay**

A development as large as perhaps 10 properties would likely be objected to by the Highway Authority as links to the site for pedestrian movement would be insufficient and unlikely to be resolvable easily.

There is an existing Public Right of Way between properties 161-167 that links through the site to Honeysuckle Lane which is a Bridleway. No vehicular access through Honeysuckle Lane due to its status and is too narrow. The roadway fronting properties 155-161 is a private unadopted road. There is likely to be an issue with achieving desired driver's visibility onto Llanrwst Road due to third party land (control) i.e. the land adjacent the carriageway. Lack of footway provision at the existing junction.

### **Site 116 – Land at Llanddulas Quarry, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

**Site 117 – Land at Llanddulas Quarry, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

**Site 122 – Ty Mawr, Old Colwyn**

This is a Council-owned site which is allocated in the current LDP but has not yet been disposed of to a developer or RSL. With a lack of certainty over delivery, it is not considered appropriate to consider the site for re-allocation. It would not meet guidance from WG about rolling forward previous allocations.

**Site 123 – Adjoining Ysgol Cynfran, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

**Site 129 – Pentre Uchaf Farm, Peulwys Lane, Old Colwyn**

Highway objection – site unsuitable due to length of existing Meadowbank cul-de-sac

**Site 131 – BT Telephone Exchange, Colwyn Bay**

Site has not come forward within LDP timeframe and has not been re-submitted. Previous agent has been contacted but no response has been received. The site should be removed as a housing allocation from the LDP process on deliverability grounds.

**Site 133 – Dinerth Hall Farm, Rhos on Sea**

Site has not come forward within LDP timeframe and has not been re-submitted. The site should be removed as a housing allocation from the LDP process on deliverability grounds.

**Site 142 – Adjacent to former Rectory, Llysfaen**

As per the Preferred Strategy paragraph 2.63, Llysfaen is classified as a Tier 2 village therefore no land allocations are planned in the RLDP.

**Site 150 – Llysfaen Road, Old Colwyn**

Site has not come forward within LDP timeframe and has not been re-submitted. The site should be removed as a housing allocation from the LDP process on deliverability grounds.

**Site 180 – Pen y Waen Farm, site 2**

Visual impact - landscape and skylining issues. Access to, and parts of site appear significantly constrained by trees. Due to its length the delivery of the highways access will likely pose viability problems for the development of the site as a whole considering the affordable housing and other s.106 contributions that will be necessary. The site is mostly 3a category 'good quality agricultural land.'

**Site 181 – Land off Blackmarsh Road, Mochdre**

Access to the site is complex, along an unadopted road, over third party land and a watercourse. Although it's possible these issues could be overcome, the timescales likely to be involved make the site undeliverable as an RLDP allocation.

**Site 185 – Land off Conway Road & Llanrwst Road, Colwyn Bay**

The site is steeply sloping and located within a Green Wedge.

## Coastal Development Strategy Area: East

### **Site 21 – Tileries Estate, Kinmel Bay**

This is a brownfield site within a C1 flood risk zone which falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National guidance (TAN15) does permit development on such sites subject to a flood consequence assessment which demonstrates the consequences of flooding are acceptable. Advice previously received from NRW indicates that development in this area would have an unacceptable level of flood risk.”

### **Site 22 – Bay Trading Estate, Kinmel Bay**

This is a brownfield site within a C1 flood risk zone which falls within Rivers and Sea Zone 3 and TAN 15 Defended Zones in Flood Map for Planning (FMfP). National guidance (TAN15) does permit development on such sites subject to a flood consequence assessment which demonstrates the consequences of flooding are acceptable. Advice previously received from NRW indicates that development in this area would have an unacceptable level of flood risk.”

### **Site 37 – Fron Heulog, Twll Llwynog, Abergel**

Residential development in Abergel is restricted by the capacity of the highways network and the fact that other sites closer to the town centre and adjacent the settlement boundary may come forward for development first. This site extends further into the countryside than other candidate sites (sites 2 and 69), representing ribbon development along Llanfair Road and is therefore not considered to be sustainable in terms of access to services and facilities.

### **Site 79 – Land adjacent to Abergel Business Park, Abergel**

No further residential development allowed in this locality until town centre highway issues are resolved. Not required for any other use. Would require a setting assessment in line with Cadw guidance due to setting of listed building Hen Wrych.

### **Site 100 – Land south of The Kinmel and Kinspa, St George road, Abergel**

Site is physically separated from the settlement boundary. No further residential development allowed in this locality until town centre highway issues are resolved. Not required for any other use.

### **Site 114 – Land at Siambar Wen, Llanfair Road, Abergel**

Residential development in Abergel is restricted by the capacity of the highways network and the fact that other sites closer to the town centre and adjacent the settlement boundary may come forward for development first. This site extends further into the countryside than other candidate sites (sites 70 and 69), representing ribbon development along Llanfair Road and is therefore not considered to be sustainable in terms of access to services and facilities. Site not required for any other use.

### **Site 118 – Roundabout Field, Abergel**

It has been confirmed there will be no Growth Deal funding to deliver the wider employment/commercial elements of the Abergel Strategic site, for which, it was proposed

this site would provide the necessary access. This site is therefore no longer required for allocation and will be de-allocated in the RLDP.

#### **Site 119 – Land north of Kinmel Manor, Abergele**

It has been confirmed there will be no Growth Deal funding to deliver the employment/commercial elements of the site. Therefore the site is undeliverable and will be deallocated in the RLDP.

#### **Site 120 – Land off St George Road, Abergele**

It has been confirmed there will be no Growth Deal funding to deliver the employment/commercial elements of the site. Therefore the site is undeliverable and will be deallocated in the RLDP.

#### **Site 141 – Pencoed Road, Llanddulas**

The site is allocated in the current LDP but has not been brought forward for development.

### **Rural Development Strategy Area**

#### **Site 3 - Land at Caeffynnon, Ffordd Brenig, Cerrigydruddion, Corwen**

Part of the site has planning permission. Under the RLDP Tier 2 Main Villages will not have sites allocated.

#### **Site 26 – Land east of Dolgau, Dolwen Road, Old Colwyn**

The planning appeal (0/48167) for a site directly opposite this site has recently been dismissed on grounds of unsustainable location and landscape impact which is a material consideration.

#### **Site 46 - Tal y Bont Glebe land, Tal yBont**

Although the site appears to be well located for development, Tal y Bont/Castell is classified as a Tier 2 Main Village in the RLDP Preferred Strategy where sites will not be allocated for residential or employment development. However policies are intended to support small scale development on suitable sites to meet local need, subject to all material considerations.

#### **Site 81 - Land opposite Maes Yr Afon,Pentrefoelas (Parcel 1)**

As an infill site consisting of Previously Developed Land, redevelopment of this site (avoiding protected trees) would appear to be acceptable in principle subject to all material considerations. Pentrefoelas is classified as a Minor Village where it is not proposed to allocate any sites for residential or employment development in the RLDP, so the site will not be taken any further in this process.

#### **Site 82 - Land opposite Maes Yr Afon,Pentrefoelas (Parcel 2)**

As a Minor Village, it is not proposed to allocate sites for residential or employment development in Pentrefoelas. As an infill site within the village this may be appropriate in policy terms for small-scale development subject to all material considerations although under the sequential approach site 81 would be preferred due to it being PDL. Any proposals for development are likely to be constrained by topography and the presence of a sewer.

**Site 83 - Land opposite Maes Yr Afon, Pentrefoelas (Parcel 3)**

Access to this site would be dependent on sites 81 or 82. As a Minor Village, it is not proposed to allocate sites for residential or employment development in Pentrefoelas, therefore this site will not be taken any further through the RLDP process.

**Site 89 - Land at Fron Ganol, School Bank Road, Llanrwst**

Flood risk concerns in relation to this site mean that in line with TAN15 national guidance only a small part would be developable. This upper part of the site would appear as inappropriate development separated from the built-up area of Llanrwst.

**Site 96 - Land off Cae Tyddyn, Llanrwst**

The site is owned by Cartrefi Conwy who are considering options to bring forward this site, but may be for less than 10 dwellings, making it too small to allocate. The site will remain in the settlement boundary, so can come forward as a windfall site at any time.

**Site 125 – Land fronting B5105, Cerrigydron**

Under the RLDP sites will not be allocated in Tier 2 Main Villages.

**Site 137 - Site A, North of Llanrwst**

As an allocation in the current LDP there has been no progress towards development. With a lack of certainty over delivery, it is not considered appropriate to consider the site for re-allocation.

**Site 138 - Site D, East of Llanrwst**

The site is allocated in the current LDP and whilst the landowner has shown some interest in developing the site, a number of constraints including highways, flood risk, listed buildings and in particular sewerage network have so far stopped development progressing. With a lack of certainty over future delivery, it is not considered appropriate to re-allocate the site.

**Site 139 - Site E, Adjacent to Bryn Hyfryd, Llanrwst**

The site is allocated in the current LDP and whilst the landowner has shown some interest in developing the site, a number of constraints including highways, flood risk, listed buildings and in particular sewerage network have so far stopped development progressing. With a lack of certainty over future delivery, it is not considered appropriate to re-allocate the site.

**Site 143 – Ffordd Llanelwy, Betws yn Rhos**

The site is allocated in the current LDP but has not been brought forward for development. It is not proposed to allocate sites in Tier 2 villages in the RLDP.

**Site 144 – Minafon, Betws yn Rhos**

The site is allocated in the current LDP but has not been brought forward for development. It is not proposed to allocate sites in Tier 2 villages in the RLDP.

**Site 145 – Off Heol Martin, Eglwysbach**

The site is allocated in the current LDP but has not been brought forward for development. It is not proposed to allocate sites in Tier 2 villages in the RLDP.

**Site 146 – The Smithy, Llanfair TH**

The site is allocated in the current LDP and to date there has been no interest in developing the site. It is not proposed to allocate sites in Tier 2 Villages in the RLDP.

**Site 147 – Coed Digain, Llangernyw**

The site is allocated in the current LDP and beyond the part of the site with extant permission there has been little interest in developing the site. It is not proposed to allocate sites in Tier 2 Villages in the RLDP.

**Site 148 - North of Llansannan**

The site is allocated in the current LDP and to date there has been no interest in developing the site. It is not proposed to allocate sites in Tier 2 Villages in the RLDP.

**Site 153 - Site C, North East of Llanrwst**

As an allocation in the current LDP there has been no progress towards development. With a lack of certainty over delivery, it is not considered appropriate to consider the site for re-allocation.

**Site 162 – Bryn Rhodyn Farm, Old Colwyn**

The planning appeal (0/48167) has recently been dismissed on grounds of unsustainable location and landscape impact which is a material consideration.

**Site 167 - Land West and South of the Vicarage, Llannefydd, Denbigh**

Llannefydd is classified as a Minor Village in the RLDP Settlement Hierarchy, where it is not proposed to allocate any sites for residential or employment development. In addition, vehicle and pedestrian access to this site appears to be poor.

**Site 175 – East of Ty Derwen, Betws yn Rhos**

Betws yn Rhos is classified as a Tier 2 Main Village where it is not proposed to allocate sites for residential or employment development. Small-scale development on suitable sites may be supported through the RLDP period subject to all material considerations.

**Site 178 – Land off Maes Llan, Eglwysbach**

It is not intended to allocate sites in Tier 2 villages in the RLDP strategy.

## 9 Sites Removed at Stage 3

### **Site 171 – West of Maes Dolau caravan site**

This site was included as part of the Llanrhos Strategic Site in the RLDP Preferred Strategy. Following review of Preferred Strategy consultation representations, it is not intended to include this site in the RLDP due to the impact on Green Wedge, heritage assets and extension into open countryside which would exacerbate coalescence of settlements in this area.

### **Site 183 – Land at Glan Conwy Corner**

As part of the LDP review process, CCBC commissioned landscape consultants to look at certain sites within the green wedge (site 183 being one of them) to explore whether these sites should remain, or be removed from the green wedge designation in the Replacement LDP. The outcome from this study is that the green wedge in this particular location should remain. There are a number of other constraints that would affect the future development of the site, namely, presence of a high-pressure gas main and small area of flood risk towards the north-western part of the site. However it is the green wedge designation that is the primary reason for removal from the candidate sites process.

## 10 Pipeline Sites

Pipeline sites are current LDP allocations which are subject to planning applications which are not yet determined. These have not been included in the ranking of deliverable sites, as the development of these sites are subject to the planning process, rather than the RLDP.

Due to the timing of planning applications, and LDP allocation status of these sites, it is reasonable to assume that the applications will be approved prior to RLDP Examination. In this case they will form part of the housing commitments in the land supply at RLDP adoption.

In the event that the sites do not receive planning permission ahead of RLDP Examination, this may be evidence of deliverability issues with the site. The Council will then need to consider if there is sufficient progress made on the site to justify rolling forward the allocation to the RLDP, in line with the guidance in the Development Plans Manual. If not, the site will be removed and make use of ranked sites to meet the RLDP housing requirement.

### **Site 41 – Heol Dirion, Colwyn Bay**

- 28 dwellings
- Planning application 0/52376
- Application registered
- Expected to be presented to planning committee in November 2025

### **Site 86 – Land off Penmaenmawr Road, Llanfairfechan (Option 2)**

- 56 dwellings
- Planning application 0/51305
- Application registered
- No date yet for planning committee

### **Site 113 – Land at Tandderwen and off Tan Y Fron Road, Abergel**

- 277 dwellings
- Planning application 0/51041
- Application registered
- Expected to be presented to planning committee in November 2025

### **Site 210 – Land off Derwen Lane, Penrhyn Bay**

- 152 dwellings
- Planning application 0/51939
- Application supported at planning committee in October 2025, subject to S106

## 11 Deliverable Sites and land use requirements

All sites that have not been removed at earlier stages remain as potentially deliverable sites. They are ranked, based on the outcome of the site assessment process. The highest ranked sites are allocated for development in order to meet the need for site allocations identified in the RLDP, as outlined in section 4. The remaining sites are ranked as potentially deliverable sites, but are not required for development in the RLDP. If, following Deposit consultation or as part of Examination in Public it becomes clear that additional sites are required to meet land use requirements for the RLDP, the highest ranked sites within each strategy area will be those considered first.

Housing sites are split between the different sub-areas, with sites ranked within each area.

For land uses other than housing (employment, education, cemetery), all deliverable sites have been allocated, therefore there are no unallocated ranked sites for these purposes.

Sites have been allocated in the Deposit Plan to meet the land-use needs of the RLDP, and to take account of constraints identified as part of the site assessment process. This means that in some cases, the boundaries of sites don't exactly match the sites submitted as part of the candidate sites process.

The individual sites are listed below based on their ranking. Further detail which explains this ranking is provided in the following chapters.

### Land use: Housing

#### Coastal Development Strategy Area - West

1. Site 157 - Caeffynnon, Llanfairfechan (allocated for housing and education)
2. Site 59 – Land North West of Llys y Coed, Llanfairfechan
3. Site 86 – Land off Penmaenmawr Road, Llanfairfechan
4. Site 48 - Tyddyn Bach, Penmaenmawr
5. Site 4 – Hafod y Coed, Dwygyfylchi

#### Coastal Development Strategy Area - Creuddyn

1. Site 206 - Nant y Coed, Llandudno Junction (allocated)
2. Site 203 – Queen's Road, Llandudno (allocated)
3. Sites 91, 50, 174 – Pentywyn Road, Llanrhos (allocated)
4. Site 40 – Land adjacent to Bryn Lopus Road, Llanrhos
5. Site 192 – Land off Llanrwst Road, Conwy
6. Site 31 – Land adjoining Tawelfan, Ty Du Road, Glan Conwy

#### Coastal Development Strategy Area - Central

1. Site 132 – Former education offices, Dinerth Road, Rhos on Sea (allocated)
2. Site 68 - Peulwys Farm, Old Colwyn (allocated)

#### Coastal Development Strategy Area - East

1. Site 70 – Land off Llanfair Road, Abergele (site 2)
2. Site 69 – Land off Llanfair Road, Abergele

## Rural Development Strategy Area

1. Site 56 - Penloyn, Llanrwst (allocated)
2. Site 2 - Nebo Road, Llanrwst

## Land use: Employment

1. Site 115 – Llanddulas Quarry areas 1, 2 and 3 (allocated)
2. Site 103 - Bryniau, Llandudno (allocated)

## Land use: Other

- Site 204 Llanddulas Quarry Area 4 – allocated for solar

## Preferred Strategy sites

In accordance with the [Development Plans Manual](#), 5 proposed significant allocations were included in the Preferred Strategy. These were at Llanfairfechan, Llanrhos, Old Colwyn, Abergele and Llanrwst. By virtue of the scale of development proposed and the importance of these sites to the overall RLDP strategy, consultation at an early stage was required on these proposed sites.

The Preferred Strategy identified deliverability issues, infrastructure needs and phasing requirements, which has been further refined as part of the Deposit RLDP preparation process. Since consultation on the Preferred Strategy, it became clear that the Abergele South East strategic employment site is undeliverable, due to the costs involved in providing access to the site. A bid for funds from the North Wales Growth Deal was unsuccessful, and there are no alternative funding streams currently available to meet the financial shortfall. The Abergele strategic site is therefore no longer deliverable and has been removed from the candidate sites process. An alternative site at Llanddulas Quarry has been submitted by the landowners and provides the opportunity to deliver a significant amount of employment land previously proposed at Abergele, and in addition provide a strategic allocation for solar energy to help meet the targets identified in the Local Energy Action Plan (LEAP).

## 12 Deliverable housing sites: West

<b>Site 157: Caeffynon, Llanfairfechan</b>
<b>Ranking: 1 (allocated)</b>
<b>Coastal Development Strategy Area: West</b>
<b>Site Overview</b>
10.4 hectares, consisting of: 145 residential units (including affordable housing for local need) Primary school Recreational Spaces Green Infrastructure Active Travel Linkages
<b>Site map</b>
<b>Site context and character</b>
A greenfield site with no existing buildings. Topography is generally level to the north with higher levels to the south. The southern element will require the construction of retaining walls. The site is surrounded by existing trees/woods which would be retained as part of the development. Neighbouring uses to the east include residential/extra care, church and infrastructure and employment to the south. The topography of the site has influenced density and location of the proposed new homes.
<b>Location and accessibility</b>
Llanfairfechan is the most western urban settlement within the County Borough. The town is in a sustainable and accessible location, located strategically along the A55 dual carriageway and rail line allowing excellent access to the higher order urban areas within the County Borough and wider links. The proposed greenfield Strategic Site sits adjacent to the western edge of the settlement and is well located in terms of linkages via active travel modes to the wider community. The site is served by public transport services and capable of introducing further sustainable travel infrastructure to support the housing.
<b>Site ownership and developer interest</b>

<b>Site 157: Caeffynnon, Llanfairfechan</b>
The site is within a single ownership, and under option to developers keen to bring the site forward.
<b>Planning history</b>
0/32335 - residential application on part of site. Refused
0/34178 - residential application on part of site. Dismissed at appeal
<b>Site constraints and Consultee comments</b>
<b>Highways</b>
<b>CCBC Highways:</b>
Access for housing should be provided via Caeffynnon Road. Access to the primary school should be provided via Aber Road. Improvements to visibility splays will be necessary.
Active travel – routes linking to the public rights of way network (off Caeffynnon Road) and nearest bus stops (Rhandir Hedd Cemetery and Bont Newydd) must be provided:
<b>WG Transport:</b>
Without further information it is difficult to speculate a response. At full planning we would require an appropriate Transport Assessment which considers the effect the proposals would have on the capacity of the trunk road junction(s) for each development. The minimum it should include are AADT figures, AM and PM Peak flows and queue lengths. It should also consider permitted developments within the area. Any mitigation required for the sites would be at the expense of the developer.
<b>Flood risk</b>
<b>Stage 2 Strategic Flood Consequences Assessment:</b>
Overview of flood risk
<ul style="list-style-type: none"> <li>The primary risk of flooding to the site is from surface water and small watercourses though risk is isolated to one area of ponding.</li> <li>The northern half of the site is at risk of groundwater emergence at the surface.</li> <li>The site is at very low risk of flooding from fluvial and tidal flooding.</li> <li>The site is not modelled to be at risk of flooding from reservoirs.</li> </ul>
TAN-15 (March 2025)
<ul style="list-style-type: none"> <li>TAN-15 appears to suggest that the proposed mixed use housing and primary school development would be justified and appropriate at this site.</li> <li>The site is located within Flood Zone 1 for Rivers and the Sea.</li> <li>An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site is managed through the use of SuDS.</li> </ul>
Conclusion
<ul style="list-style-type: none"> <li>It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.</li> </ul>
<b>Natural Resources Wales Development and Flood Risk:</b>
It is understood that part of the site has suffered from surface water/pluvial flooding in the past. We understand that your colleagues in the (now) Environment, Roads and Facilities team carried out works to reduce flood risks on this site in the late 1990's. As such, we would advise that your Authority as the Lead Local Flood Authority will need to consider Surface water flooding in considering inclusion of the site.
<b>Education</b>
CCBC Education Services are proposing a new school, amalgamating primary provision in Llanfairfechan as part of the Sustainable Communities for Learning Programme for the County Borough. Land will be allocated on part of the RLDP Llanfairfechan strategic site to accommodate this (subject to Cabinet decision 16/07/2024). Discussions with the developer and landowner are ongoing. (Background Paper BP45)
<b>Health</b>
Plas Menai Surgery: Capacity to be monitored as part of the RLDP process. Financial contributions towards increasing physical capacity space at the existing surgery site will be sought at planning application stage from residential sites in Llanfairfechan and Penmaenmawr if evidence indicates it is necessary. (Background Paper BP44)
<b>The Welsh Language</b>
Llanfairfechan has been identified as a Welsh Language Sensitive Area in the RLDP (policy PL/7). An impact assessment for the site has been prepared. Mitigation measures are suggested and will be required to be provided as part of the development of the site. These measures will be secured via planning condition or legal agreement.
<b>Ecology and biodiversity</b>
<b>CCBC Countryside:</b>

### Site 157: Caeffynnon, Llanfairfechan

1. Maintaining existing woodlands and tree lines as contiguous unfragmented features in the landscape would be key for ecological resilience in this location. Opportunities should be sought through landscaping design to join isolated parcels of ancient woodland with native woodland and/or hedgerow planting also.
2. Given the proximity of confirmed Lesser Horseshoe and Brown Long eared bat roosts as European protected species whom will use the woodlands, streams and hedgerows for foraging and dispersing through the landscape, I would recommend bat activity survey be included in a Protected Species Survey for the land. Polecat has been recorded on a camera trap in the Bryn y Neuadd Grounds to the north in recent years, another species which will be commuting and dispersing through this habitat. Pied Flycatcher as a priority species may be breeding within the woodland also.
3. I advise a minimum 15m buffer (construction exclusion zone) for the Ancient Woodland parcels. I would further advise that the existing woodlands are not managed as recreational or formal play spaces to conserve the ground flora and minimise levels of disturbance, need for tree works and damage to priority species and habitat. It would be preferable if woodland parcels are to be included within the application site boundary that they are brought under a long-term positive conservation management schedule controlled through a S106 planning obligation. This could potentially provide a biodiversity enhancement to development schemes.
4. There is a record for overwintering Curlew and badgers may use fields for foraging from cover of adjacent woodland. I recommend a Preliminary Ecological Assessment, Protected Species Survey (including but need not be restricted to bat activity, overwintering bird survey, badgers) and adherence to the stepwise approach laid out in PPW12 to influence concept design for any development. If work proposed to any trees then arboricultural impact assessment, method statement and tree planting plan required as necessary (including assessment for potential bat roosting features).
5. A lighting plan should be designed to follow [dark skies planning guidance](#) and in particular be designed to maintain woodland/hedgerow as dark corridors free of artificial light spill at night to protect their ecological functionality.

#### CCBC Tree Officer:

No TPO's on site at present. Proposed site shows woodland strip along Caeffynnon Road and adjacent to Llannerch Road included. The likelihood is that this woodlands would be TPO'ed if the site went ahead. There are just a couple of open growing oaks in the middle of the site that we would also TPO. The woodland strips along Aber Road are also important and should be retained. I think even with the described TPO's there would still be quite a large developable area.

#### Natural Resources Wales:

There is a SINC in the southern part of the site along with Coed Nant y Felin (broadleaved woodland) and Llannerch grassland and woodland (neutral grassland and mixed woodland). There is also restored ancient woodland present on site. We recommend you seek further advice from your own ecologist as to whether any development should avoid areas of neutral grassland and woodland.

#### Landscape

##### LANDMAP:

Geological Landscape – Medium. Landscape Habitats – Medium. Visual and Sensory – Medium.

Historic Landscape – Medium. Cultural Landscape Services – High.

##### Natural Resources Wales Landscape:

We have no in principle issue with regards to effects on the setting of Snowdonia National Park. However, a well-considered indicative masterplan for the site would be required to ensure the development fits within its landscape and settlement edge context.

The landscape issues for consideration are:

a) Conserving the setting of Snowdonia National Park.

This is a large site located within open countryside to the south western edge of the town. Whilst not abutting the boundary of Snowdonia National Park, development of the site would be seen from the North Wales Path, bridleway and adjacent areas of open access land at Garreg Fawr within the National Park. There is mature woodland along some sections of the site's south eastern boundary, but there are other open sections where the development edge next to open fields could appear stark and the elevated views over the site would mean the roofscape and density of development would have particular effect on views.

b) Development form and fit

The roof scape of new housing and the school, and denseness of development would be clearly seen from the National Park. The proposed number of houses and large site area has the potentially to appear as an urban extension to Llanfairfechan.

C) Conservation of natural/heritage features of the site

### Site 157: Caeffynnon, Llanfairfechan

The site contains open grassland, a single mature tree and even contours and gentle landfall across the site. Woodland edges along the site boundary, stone wall and hedgerow boundaries along Aber Road and the mature field tree appear to be the only natural/ landscape elements of the site that need to be accounted for in a future planning layout. Constraints to new development are therefore limited, which gives further concerns that a dense urban form would be forthcoming. We would recommend that before Draft Deposit Stage you:

- Assess how development density, pattern and building heights can best fit the site within available views (including views from Snowdonia National Park);
- Allow sufficient space in the development for strategic tree planting along boundaries, within public open space and along streets to break up the urban form of the development;
- Plan adequate space for the field tree, root protection zones of woodland trees, place these areas within the public open space network to allow their co-ordinated management and remove conflict with private dwellings and gardens. The planning of SuDs within public open space will further influence the greenspace/ built form layout and planning for biodiversity.

#### Heritage

An ASIDOHL has been prepared for the site, which concludes that there would be no significant impact on the Registered Historic Landscape

#### CCBC Conservation:

The site is in close proximity to the Hut Circles near Wern Newydd (scheduled monument CN250), and approximately 600m from Carreg Fawr hut groups, fields and cairns (scheduled monument CN185).

The site is within the North Arllechwedd Registered Landscape of Outstanding Historic Interest and opposite Bryn-y-Neuadd Registered Historic Park and Garden. The Llanfairfechan Town centre Conservation Area is located immediately to the North. HIS required to assess impact on the above heritage assets

#### Heneb:

The site is within the North Arllechwedd Registered Landscape of Outstanding Historic Interest and opposite Bryn-y-Neuadd Registered Historic Park and Garden. The site is approximately 60m from Hut Circles near Wern Newydd, scheduled monument CN250, and approximately 600m from Carreg Fawr hut groups, fields and cairns, scheduled monument CN185. A further hut settlement is immediately to the south of the site (PRN 9372) and earthworks of a former field system can be identified across the site. A possible Roman road also crosses the site (NPRN 405337). There is a high potential for further prehistoric or Roman period archaeology.

Fairly significant restraint

Archaeological assessment and evaluation would be required to determine the archaeological resource of the site, as well as to assess the impact of proposals on the settings of the nearby designated sites. ASIDOHL may be required. Cadw should be consulted on proposals for this site.

#### Cadw:

CN185 Garreg Fawr Hut Groups, Ancient Fields and Cairns

CN250 Hut Circles near Wern Newydd

PGW (Gd) 3(CON) Bryn-y-Neuadd (grade II)

The site is approximately 55m from Hut Circles near Wern Newydd (scheduled monument CN250), and approximately 625m from Carreg Fawr hut groups, fields and cairns (scheduled monument CN185). However, intervening topography, buildings and vegetation will block or significantly screen development in this area in views from the scheduled monument. Consequently it is unlikely that development in this area will have an adverse impact on the setting of the scheduled monuments.

The site formed part of the parkland to Bryn-y-Neuadd and forms an important part of the setting of the registered park and garden. However, the candidate site is not proposed for inclusion in the statutory boundary.

The site is within the North Arllechwedd Registered Landscape of Outstanding Historic Interest, but the overall impact will not be significant.

This candidate site can be included in the LDP.

#### Agricultural land classification

##### WG Land Quality Advisory Service:

Predictive Grade 3a

LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV.

An ALC survey has been undertaken for this site, demonstrating ALC grades of 3b and 4. Also refer to BP70.

#### Minerals and waste

##### Regional Minerals & Waste Planning Service:

Part safeguarded, 80% unconstrained by minerals or waste policy. Not suitable for mineral working

<b>Site 157: Caeffynnon, Llanfairfechan</b>	
<b>Utilities</b>	
<b>Water</b>	<p>Water supply: The water network is expected to be able to supply this site. 100mm &amp; 150mm diameter watermains crossing the site.</p> <p>Public sewerage: The sewerage network is expected to be able to accommodate this site.</p> <p>WwTW catchment: Llanfairfechan WwTW has capacity to accept this site.</p>
<b>Electricity</b>	
<b>Scottish Power Energy Networks:</b>	No SPEN assets identified within this area.
<b>Gas</b>	
<b>Wales &amp; West Utilities:</b>	<p>Maps show a high pressure gas pipeline crosses the site.</p> <p>There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. The pipe in question is the Bodfari-Rhosgoch high pressure main. It has a building proximity distance (BPD) of 15m, apart from the section between SJ 087710 and SH 412907, which has a BPD of 48m. Ahead of any proposed works, please contact us as a site visit may be necessary.</p>
<b>NWCREPS:</b>	<p>Confirm the presence of the high pressure gas pipeline and re-iterate the need for the developer to work with the pipeline operator (WWU) prior to development in order to manage the potential risk presented by the pipeline.</p>
<b>Telecommunications</b>	
<b>Zayo:</b>	Communications assets identified along Aber Road. Guidance available for contractors regarding development in the vicinity of communications apparatus. Up to date utility plans must be sought prior to commencing excavation.
<b>Development requirements</b>	
<b>Planning Obligations</b>	<p>Affordable Housing - Target of 50% (73). Minimum 30% (44) in line with policies HS/3 and HS/4</p> <p>Education – financial contribution required towards provision of primary school places to meet the needs of the development. If housing development comes forward and the need for any housing development to take account of the primary school allocation.</p> <p>Welsh language – Mitigation is required as the site falls within a Welsh Language sensitive area (PL/7).</p> <p>Recreational space – on-site recreational space and a financial contribution are required.</p> <p>Other planning obligations in line with relevant policies</p>
<b>Infrastructure and Placemaking</b>	
<ul style="list-style-type: none"> <li>Access for housing should be provided via Caeffynnon Road. Access to the primary school should be provided via Aber Road. Improvements to visibility splays will be necessary.</li> <li>Active travel routes linking to the public rights of way network (off Caeffynnon Road) and nearest bus stops (Rhandir Hedd Cemetery and Bont Newydd) must be provided:</li> <li>A water mains crosses the site. An appropriate easement will be required and the site layout should reflect this.</li> <li>A high capacity gas pipeline crosses the site. An appropriate easement will be required.</li> <li>the site must be designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality, including from Eryri National Park.</li> <li>Archaeological features are highly likely to be present at the site. An archaeological assessment will be required at planning application.</li> <li>Existing woodlands (to include along Caeffynnon Road, adjacent to Llannerch Road and along Aber Road) and tree lines must be maintained as continuous unfragmented features in the landscape. The two open growing oaks must be retained. Opportunities should be sought through landscaping design to join isolated parcels of ancient woodland with native woodland and/or hedgerow planting. A buffer (construction exclusion zone) of 15 metres for the Ancient Woodland parcels will be required.</li> </ul>	
<b>Phasing</b>	<p>This site is available and can come forward for housing development without delay. Housing can be delivered during the period 2028-33. Phasing of delivery of the new primary school on the Education allocation is subject to funding being agreed by CCBC and WG.</p>
<b>Site summary and rationale for ranking</b>	<p>This site is ranked 1 within the West sub-area and allocated for development because it has the capacity to deliver all housing allocation requirements, and a new primary school which will benefit the community of Llanfairfechan. There are some constraints which can be addressed through appropriate design and layout of the development and</p>

**Site 157: Caeffynnon, Llanfairfechan**

professional input (e.g. heritage and landscape) as part of the planning process. The site benefits from having landowner and developer keen to bring forward the site, and other development options within the sub-area would require multiple sites to meet the dwelling requirement, adding complexity and risk to deliverability.

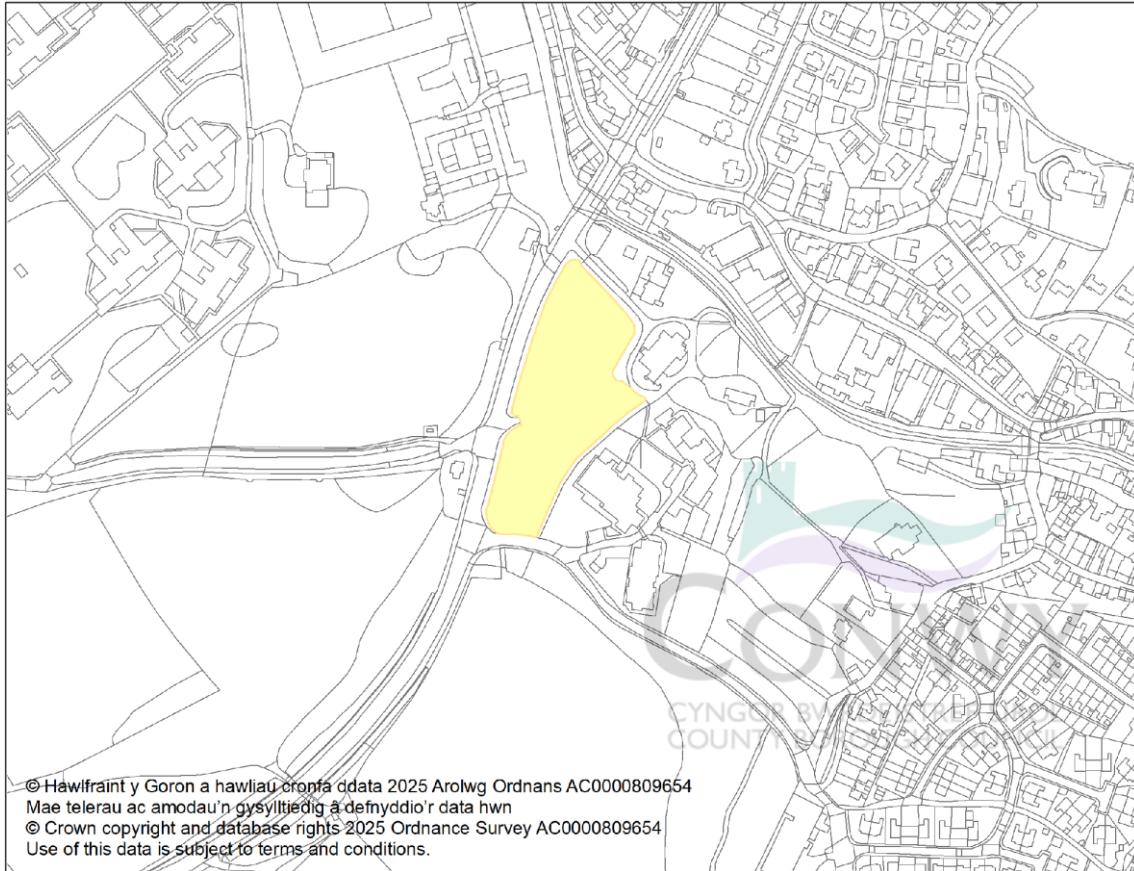
**Site 59: Land North West of Llys y Coed, Llanfairfechan****Ranking: 2 (not allocated)****Coastal Development Strategy Area: West****Site Overview**

0.88 hectares, with potential to provide:

Up to 35 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This is a gently sloping greenfield site adjacent to Aber Road currently used for grazing. To the rear of the site but partly screened by mature trees are Llys y Coed extra care residential facility and the Grade II listed Christ Church. The site was formerly part of the park land of Bryn y Neuadd (now hospital); the entrance to which is opposite the site.

**Location and accessibility**

The site is a short distance from the centre of Llanfairfechan with access to local amenities. There are bus stops immediately outside the site providing public transport to local destinations, whilst the railway station is approx. 800m away. The A55 is within easy reach for easy travel by private vehicle along the north Wales coast and beyond.

**Site ownership and developer interest**

### **Site 59: Land North West of Llys y Coed, Llanfairfechan**

The site was submitted on behalf of the landowner and proposed for 100% AH development to be delivered by an RSL. An RSL has shown some interest in developing the site, although the site is not being actively promoted and does not fall within the PDP. An agricultural tenancy is in place on the site, although the submission indicates that this can be ended and the site could be developed within 5 years.

#### **Planning history**

No recent planning history.

#### **Site constraints**

The site formed part of the parkland to Bryn-y-Neuadd and forms an important part of the setting of the registered park and garden which is located across Aber Road. There are listed buildings in the immediate vicinity including St Mary and Christ Church, Church Cottages and a war memorial. It is also located within the Llanfairfechan Town Centre Conservation Area. HIS required to asses the impact on the known designated assets in the immediate area.asses the impact on the known designated assets in the immediate area.

Grassland appears to be of negligible interest but the mature trees towards the eastern boundary are of value and should be retained.

A Flood Consequences Assessment would be required due to the presence of surface water and small watercourses flood zones 2 & 3 to the west of the site adjacent to Aber Road. The site is outside any rivers & sea flood zones, therefore in principle it is considered suitable for allocation in respect of TAN15.

Access would be directly from Aber Road. No concerns regarding vehicular or pedestrian access.

Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply

#### **Utilities**

Low pressure gas pipeline, telecommunications duct and low and high voltage underground electricity cables are adjacent to the site. Foul sewers cross the site.

No significant issues with utilities identified in relation to this site subject to standard measures during construction, and easements/diversions if required.

#### **Development requirements**

A heritage impact assessment would be needed to inform design, layout and density on this site. Any development must have regard to and avoid harm to the heritage assets nearby. Financial contribution required towards provision of primary school places to meet the needs of the development. Planning obligations would be required in relation to this development, with affordable housing (minimum 30%) and financial contributions in line with relevant policies.

#### **Site summary and rationale for ranking**

The site is well located in respect of the centre of Llanfairfechan, and having been submitted for a 100% AH development scores well for sustainability. There are some heritage constraints in respect of the Conservation Area, adjoining listed building and the historic parkland of Bryn y Neuadd, but subject to Heritage Impact Assessment and appropriate layout and materials, the heritage constraint need not prevent development. This site is considered deliverable although timing is uncertain due to the agricultural tenancy. It is ranked 2 after the proposed residential/school allocation on the adjoining site.

**Site 86: Land off Penmaenmawr Road, Llanfairfechan (option 2)****Ranking: 3 (not allocated)****Coastal Development Strategy Area: West****Site Overview**

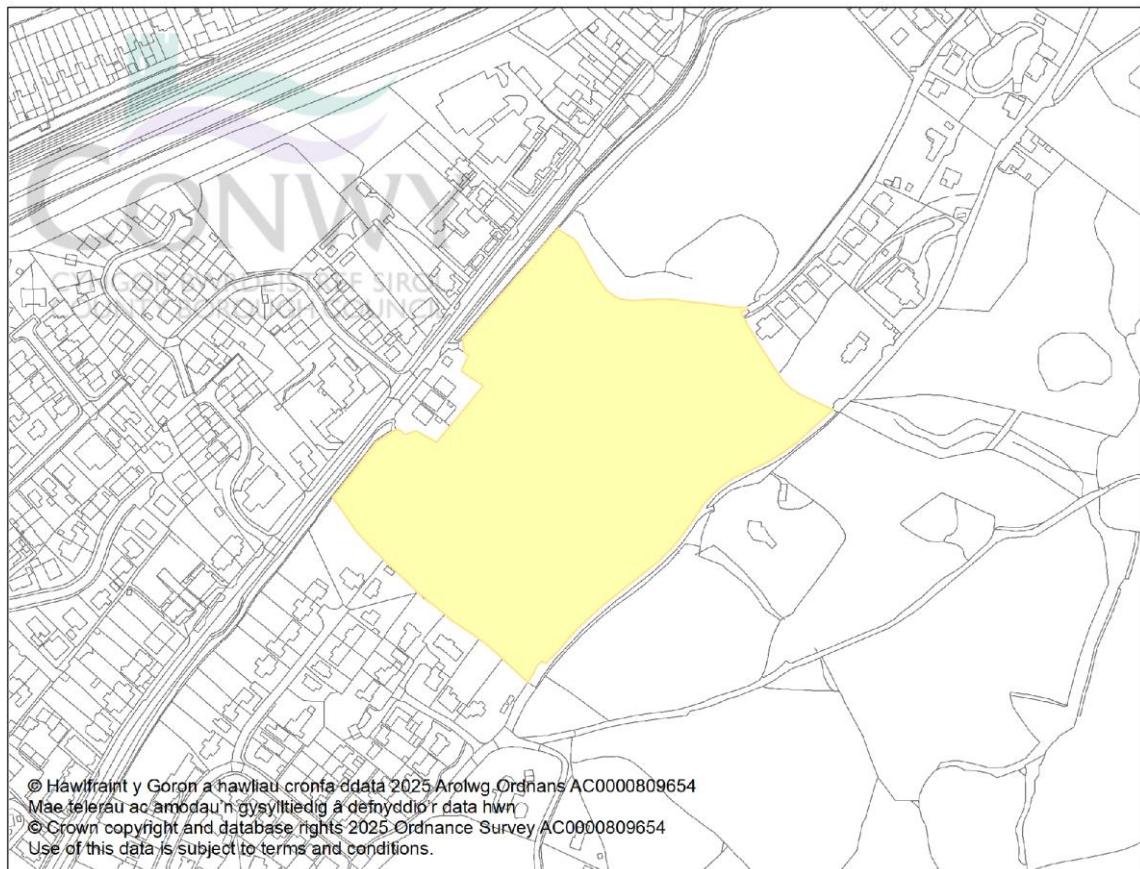
4.4 hectares, with potential to provide:

Up to 110 residential units (subject to site constraints)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This is a greenfield site sloping upwards from Penmaenmawr Road in the northwest. It is bounded by existing development to the NW and SW, by residential LDP allocation (currently grazing land) to the NE and agricultural land to the SE. Due to the slope, the top of the site commands extensive views across Traeth Lavan towards Anglesey, and the topography would limit the potential density of this site.

**Location and accessibility**

The site is well located in proximity to existing services in Llanfairfechan, being opposite the current junior school (Pant y Rhedyn) and less than 400m to the centre of the village at its closest point. Bus stops can be found on Penmaenmawr Road immediately adjoining the site and Plas Menai GP surgery is 100m away. There may be potential for this site to be accessed through the adjacent site (LDP allocation subject to a current planning application) or via a new access directly from Penmaenmawr Road. A public right of way runs through and above the site between Penmaen Park and The Close.

**Site ownership and developer interest**

The site was submitted on behalf of the landowner (also owner of the adjacent allocated site) and there has been some developer interest in bringing the site forward.

**Planning history**

No recent planning history.

**Site constraints**

### **Site 86: Land off Penmaenmawr Road, Llanfairfechan (option 2)**

Development proposals would need to be sympathetic to the Registered Historic Park and Garden and would need to be supported by a Heritage Impact Assessment. Cadw's Inspector of Historic Areas must be consulted on any proposals for this site. Archaeological assessment is likely to be required to inform upon the buried potential.

Access to be via Ffordd Penmaenmawr away from existing junctions. Active Travel connections to the village and school sites would be required. The land proposed for the development has a high gradient increase which should be factored into non-motorized infrastructure design. A traffic Impact assessment would be required.

The fields are improved and of negligible botanical interest, but are used as a high tide roosting site by wading birds in particularly in winter. Compensation for the loss would need to be achieved but this is not straightforward, as these fields are clearly favoured over others. Scattered trees should be retained. There are a few individually growing trees and the larger group in the centre of the site which, at present, are not protected by way of a Tree Preservation order but which would be if the site was proposed for development. The site is outside any flood zones, therefore in principle it is considered suitable for allocation in respect of TAN15.

Site previously surveyed and report validated by WG. Site is confirmed ALC Subgrade 3b (non-BMV).

#### **Utilities**

Water mains and sewers cross the site. Easements and/or diversions may be required subject to layout. No significant utilities concerns regarding this site

#### **Development requirements**

A heritage impact assessment would be needed to inform design, layout and density on this site. Any development must have regard to and avoid harm to the heritage assets nearby. Financial contribution required towards provision of primary school places to meet the needs of the development. Planning obligations would be required in relation to this development, with affordable housing (minimum 30%) and financial contributions in line with relevant policies.

#### **Site summary and rational for ranking**

There are some constraints relating to heritage and biodiversity in this location, which would need to be overcome in order for this site to be developed. The outcome of the planning application on the neighbouring site may also affect deliverability. Although these matters weigh against the site, the proximity to the village centre and local amenities make this a relatively sustainable location. It is considered a deliverable site should it be required, but lower ranked than some others within the West sub-area.

**Site 48: Tyddyn Bach, Graiglwyd Road, Penmaenmawr****Ranking: 4 (not allocated)****Coastal Development Strategy Area: West****Site Overview**

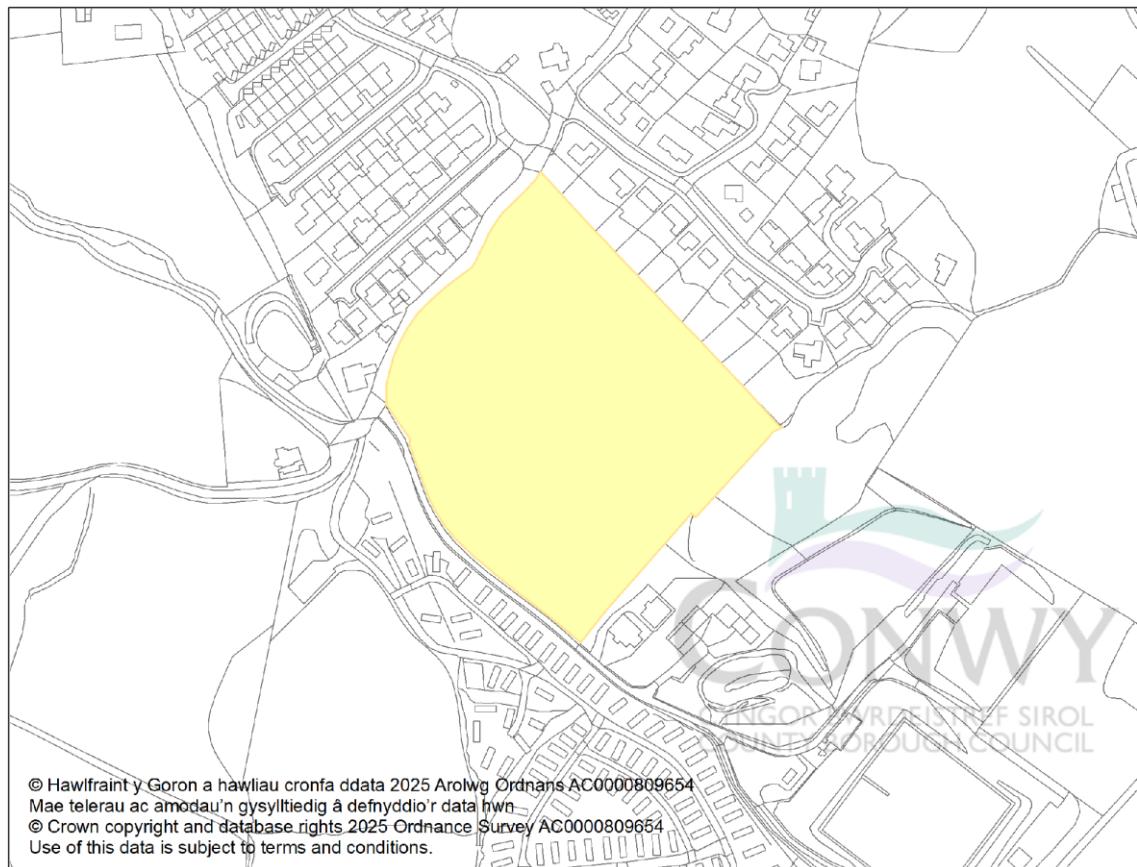
2.95 hectares, with potential to provide:

Up to 85 residential units (subject to site constraints)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This site is made up of two distinct parcels; Tyddyn Bach and its curtilage, and the field behind. Tyddyn Bach is an imposing building rising above Graiglwyd Road, with a large garden to the rear. The remainder of the site comprises former parkland with a number of mature trees, roughly square in shape rising up to the southeast from Graiglwyd Road. Gardens to the rear of Parc Foel Lus are to the NE, Graiglwyd fishery and caravan site are to the south.

**Location and accessibility**

Penmaenmawr is one of the two urban settlements within the West sub-area. It is strategically located on the A55 expressway with good road and rail links along the north Wales coast, with a mainly traffic-free active travel route running east towards Conwy and west to Penmaenmawr and beyond to Bangor. This site is at the top of the settlement, which may make non-motorised journeys to public transport or active travel routes unattractive to some users due to steep gradients.

**Site ownership and developer interest**

The landowner submitted the site to the RLDP process and is keen to bring it forward for residential development. A developer is involved and some progress has been made towards an application.

**Planning history**

- 4/18304 - To alter and extend guest house for use as a respite centre

### **Site 48: Tyddyn Bach, Graiglwyd Road, Penmaenmawr**

- 21168 - Construction of car park (amended scheme) (Refused)
- 0/22509 - Relocation of parking space (amended scheme granted under code: 4/18304)
- 0/42071 - Proposed change of use of former respite centre into holiday accommodation (Approved)

#### **Site constraints**

Vehicular access to the site is challenging, and development would require provision of footways and road widening, including removal of the retaining wall to provide visibility splays and safe pedestrian access. Tyddyn Bach has a recorded bat roost. The grassland appears to be of negligible interest but the mature and veteran trees are of high biodiversity value. The site is covered by a Tree Preservation Order. The trees are predominantly individually growing trees randomly growing throughout the field or forming linear groups on the west of the site.

#### **Utilities**

Low voltage and high voltage underground cables and a low pressure gas main are present in Graiglwyd Road. A water main crosses the site. A water supply HMA would be required for this site.

#### **Development requirements**

A Hydraulic Modelling Assessment is required to establish provision of a water supply to the site.

Protected species survey required in relation to the site.

Details of proposed access would be required to demonstrate how safe vehicular and pedestrian access to the site can be provided.

Planning obligations would be required in relation to this development, with affordable housing (minimum 30%) and financial contributions in line with relevant policies.

#### **Site summary and rationale for ranking**

The site is considered generally deliverable, although constrained due to access and significant number of mature trees within the site, which are protected by TPO. These factors make the site lower ranked than some other sites within the west sub-area. It is proposed to include part of the site (Tyddyn Bach and curtilage) within the RLDP settlement boundary in line with the review as set out in BP3.

## Site 4: Hafod y Coed, Trefforis Road, Dwygyfylchi

**Ranking:** 5 (not allocated)

**Coastal Development Strategy Area:** West

### Site Overview

1.5 hectares, with potential to provide:

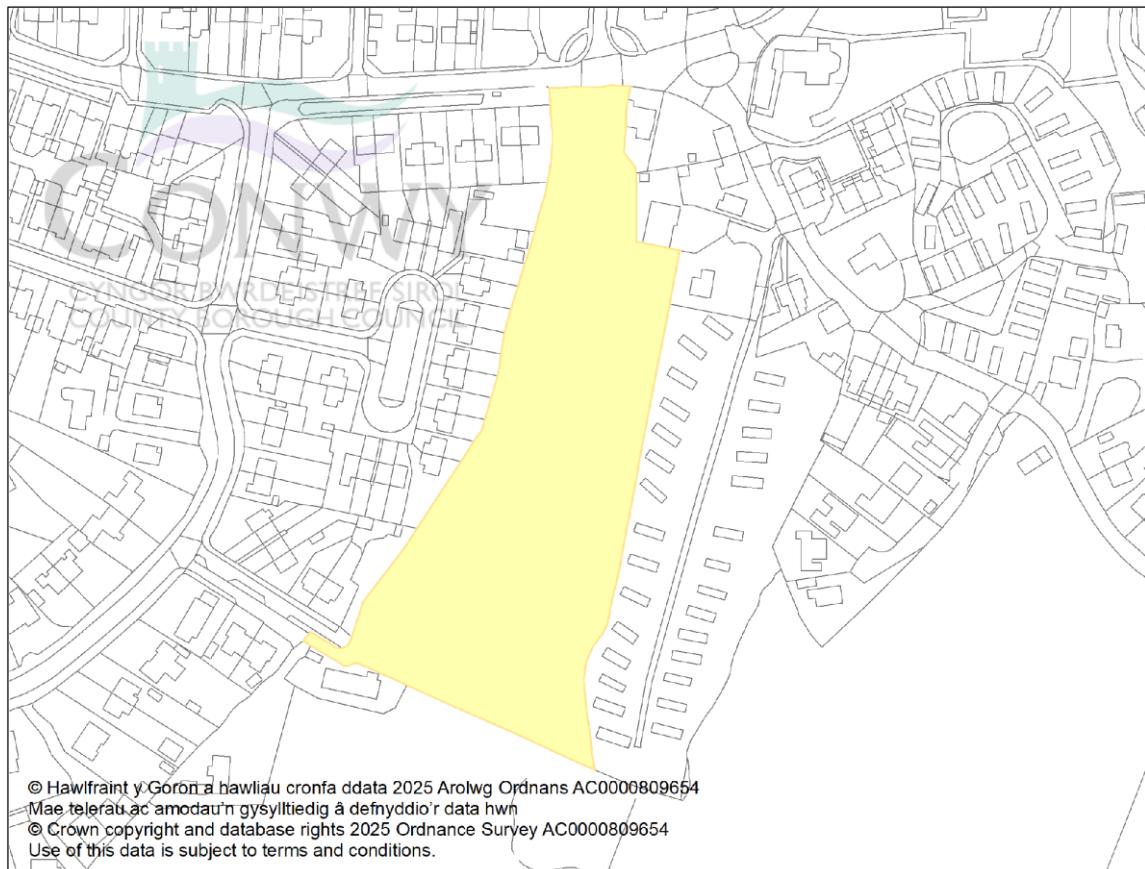
Up to 30 residential units (subject to site constraints)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

### Site map



### Site context and character

This site is made up of a large garden and former plant nursery associated with the dwelling at Hafod y Coed. The site falls between existing residential development and the neighbouring Rose Villa caravan park. Although the site can be considered previously developed land in part, there is substantial vegetation cover and biodiversity interest on the site.

### Location and accessibility

Dwygyfylchi is a Tier 1 Main village with good bus and car access to local services in the urban settlement of Penmaenmawr, where the nearest railway station can be found for good railway access along the north Wales coast. Dwygyfylchi also benefits from good access to the A55 for regional road transport towards Bangor, Conwy and beyond. The site is well located in relation to the settlement of Dwygyfylchi, with bus stops and the community hall immediately outside the site on Ysguborwen Road, and the local convenience store and Ysgol Capelulo also within short walking distance on Trefforis Road.

### Site ownership and developer interest

Development of the site is supported by the site's owner. It has previously been considered by CCBC Education for a new school site as part of the modernisation programme. This was not progressed, making the site available for residential development if required.

### Planning history

## **Site 4: Hafod y Coed, Trefforis Road, Dwygyfylchi**

No recent planning history.

### **Site constraints**

Much of this site is occupied by mature trees, with very limited open space for siting residential development. The addition of a few properties is likely to have little discernible effect upon the elevated views from Eryri NP, as long as they are carefully sited to retain existing trees. Although there are no TPO's currently on the site, it seems to have quite good tree cover so likely to result in new TPO's which would affect the developable footprint.

Vehicular access should be on to Trefforis Road due to limited visibility to Ysguborwen Road and proximity to existing junctions. Improvements to access and active travel provision would be required.

The site is outside any flood zones, therefore in principle it is considered suitable for allocation in respect of TAN15.

Site can be considered non-agricultural (aerial photography = woodland), no ALC survey required and BMV policy will not apply.

### **Utilities**

No significant issues with utilities identified in relation to this site.

A low pressure gas main runs along the Trefforis Road driveway.

Low voltage underground electrical cables serve the dwelling at Hafod y Coed, cross the Ysguborwen Road access and run along and across the the Trefforis Road driveway.

An abandoned watermain crosses the site.

### **Development requirements**

Ecological and tree surveys would be required to assess the scale of development that could be accommodated on this site. Financial contribution required towards provision of primary school places to meet the needs of the development. Planning obligations would be required in relation to this development, with affordable housing (minimum 30%) and financial contributions in line with relevant policies.

### **Site summary and rationale for ranking**

The site is well located in respect of Dwygyfylchi, but as a Tier 1 Main Village this location is less favoured than sites in the urban settlements of Llanfairfechan and Penmaenmaewr. In addition, the trees and biodiversity interest on the site restricts the developable area and would limit the density of any development. For this reason, the site is ranked 5 in the West sub-area.

## 13 Deliverable housing sites: Creuddyn

### Site 206: Nant y Coed, Llandudno Junction

**Ranking: 1 (allocated)**

**Coastal Development Strategy Area: Creuddyn**

#### Site Overview

1.5 hectares, consisting of:

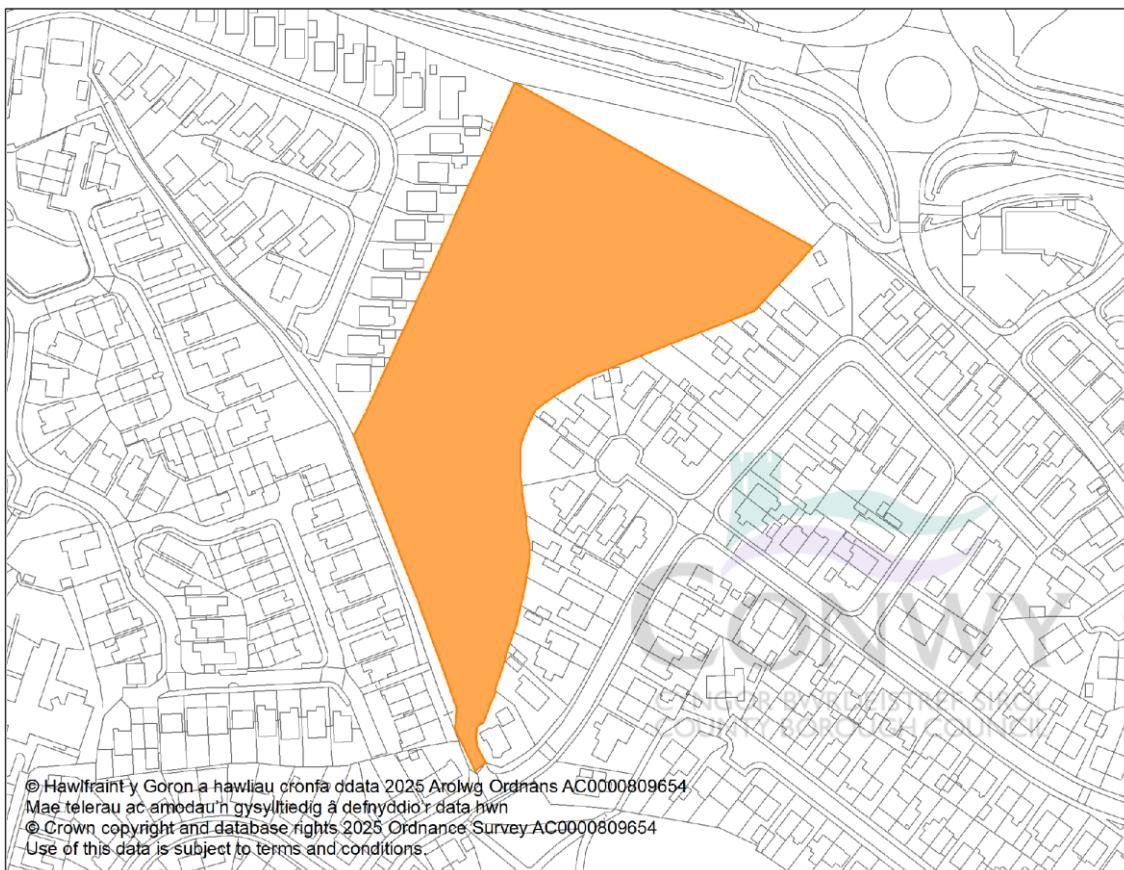
50 residential units (100% affordable housing for local need)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

#### Site map



#### Site context and character

A brownfield former school site (since demolished). The site is within the settlement boundary of Llandudno Junction, surrounded by residential development. Topography is generally level.

#### Location and accessibility

Llandudno Junction is a major urban settlement within the County Borough. The town is in a sustainable and accessible location, located strategically along the A55 dual carriageway and rail line allowing excellent access to the higher order urban areas within the County Borough and wider links. The proposed development site is well located within the settlement in terms of linkages via active travel modes to the wider community. The site is served by public transport services and capable of introducing further sustainable travel infrastructure to support the housing.

#### Site ownership and developer interest

The site is owned by the Council, but will be sold to an RSL (Cartrefi Conwy) who own a property required to form access. Pre-application work has been undertaken; Cartrefi Conwy currently progressing towards submitting a planning application which will deliver the site for 100% Affordable Housing for Local Need.

#### Planning history

Pre-application engagement has taken place for this site and the developer is preparing a planning application.

## Site 206: Nant y Coed, Llandudno Junction

Previous planning applications:

- 0/33717 Construction Of Car Park (approved with conditions)
- 0/46831 Demolition Prior Approval (Prior Approval Required)
- 0/47046 Demolition Prior Approval (Details) (Prior Approval Given)

### Site constraints and Consultee comments

#### Highways

Vehicular access to the site would be through a widened existing access off Ronald Avenue. This would be facilitated by the demolition of an existing dwelling, which is in the ownership of the developer (Cartrefi Conwy). The site will connect to the existing active travel route that runs to the western edge of the site, which provides non-motorised user access to other parts of Llandudno Junction.

#### CCBC Highways:

Response provided with suggestions re. layout and highway/active travel details and suggested conditions, but no significant concerns raised regarding the proposed development.

#### Flood risk

##### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site and surrounding areas is managed through the use of SuDS.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

#### Education

The site falls within the Ysgol Awel y Mynydd catchment, however a significant minority of pupils from within this catchment area attend Ysgol Deganwy.

Capacity will be monitored through the RLDP process for all schools. A financial contribution will be sought from developments (subject to financial viability), should capacity indicate it is necessary.

Ysgol Awel y Mynydd: Current school capacity is currently considered sufficient to accommodate any increase in pupils attending the school. (Background Paper BP45)

#### CCBC Education:

Awel y Mynydd - capacity 459, pupils on roll 402.

Deganwy – capacity 318, pupils on roll 327.

#### Health

No mitigation anticipated to be required in this area, as it is anticipated that current provision and a new Hub will meet the needs of the population. Capacity and building requirements will continue to be monitored via the RLDP process and mitigation will be sought if the evidence base indicates it is necessary.

It is not considered necessary to allocate land in the RLDP at Conwy for a new GP surgery as the preferred site falls within the settlement boundary. Land options for a branch surgery at Llandudno Junction are under consideration by BCUHB. It is not considered necessary to allocate due to the size of site required and current site options are within the settlement boundary. (Background Paper BP44)

#### The Welsh Language

The site falls within the designated Welsh Language Sensitive Area. A WLIA for the site will be required at planning application stage

#### Ecology and biodiversity

A preliminary ecological assessment has been undertaken for the site (June 2025), which states:

1 The only habitats which will be impacted by the proposal are hard-standing with vegetation encroachment, small areas of scattered scrub and degraded improved grassland of minimal ecological or biodiversity value, along with a number of trees. There will be no significant ecological impact as a result of habitat loss for the hard standing, scrub or degraded improved grassland. For any trees to be lost, new compensatory tree planting will be required.

## Site 206: Nant y Coed, Llandudno Junction

2 One invasive non-native species (INNS) was recorded onsite in the form of butterfly bush.  
 3 Recommendations are provided for any exterior lighting in order to prevent a negative impact on bat species through habitat fragmentation  
 4 Recommendations have been made to avoid any impact on terrestrial fauna and nesting birds during the works.  
 5 Biodiversity enhancements will be achieved through the eradication of the INNS recorded onsite, management of the retained green spaces as wildflower meadows and the provision of bat tubes, bee bricks and bird boxes in the fabric of the new housing.

The survey for protected species was negative, but did identify the potential for bats to be commuting and foraging around the site perimeter.

### CCBC Countryside:

Accept the standard of the submitted preliminary ecological assessment, and agree with the recommendations contained. Advise that a roosting bat and nesting bird survey be undertaken in respect of the dwelling proposed for demolition to form the access, and a bat emergence survey may also be required. Further recommendations on habitat provision, enhancements and maintenance provided.

### Heritage

The nearest listed buildings are Marle Hall and associated structures (350m NW), Plas Blodwell and former Ysgol Maelgwyn (600m W), Bodysgallen Hall and parkland (600m to parkland; 800m to hall), Pabo Hall archways and stables (750m) and Pabo Lodge (900m).

The nearest Scheduled Ancient Monuments are Conwy Castle and Town Walls (1.8km) and Deganwy Castle (2km). Due to distance and topography there is very little if any intervisibility between the site and these heritage assets.

### CCBC Conservation:

It is unlikely that the historic environment will be impacted by redeveloping this piece of land.

There is sufficient separation distance, vegetation and existing buildings to screen the site from Bodysgallen and Gloddaeth Hall.

### Agricultural land classification

Former school site – PDL. Predictive grade U with some 3a.

### WG Land Quality Advisory Service:

Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.

### Minerals and waste

The site is within the settlement of Llandudno Junction, so would be unsuitable for mineral working and is unconstrained by minerals or waste policy

### Utilities

#### Water

##### Dŵr Cymru:

The water network is expected to be able to supply this site.

Foul sewerage HMA required. No sewers crossing the site

Ganol WwTW has capacity to accept this site.

#### Electricity

##### Scottish Power Energy Networks:

Indicative plans show 33kV overhead lines and underground cables running along the public right of way to the western edge of the site, and in the SW corner of the site.

#### Gas

##### Wales & West Utilities:

An intermediate pressure main runs along (but outside) the northern site boundary. A low pressure main runs to the site entrance on Ronald Avenue. Further communication with WWU will be required to accurately locate gas infrastructure and ensure safe digging practices.

### Development requirements

### Planning Obligations

The site is allocated for 100% affordable housing for local need.

Recreational space – on-site recreational space and a financial contribution are required.

Other planning obligations in line with relevant policies

### Infrastructure and Placemaking

- Highways – a traffic impact assessment will be required. Access for housing should be provided via Ronald Avenue. This will require demolition of a dwelling to achieve a suitable access width.

**Site 206: Nant y Coed, Llandudno Junction**

- Active travel – routes linking to the public rights of way network, retail centre and community facilities and services must be considered and provided.
- Water supply and sewerage – a Hydraulic Modelling Assessment will be required to inform the planning application,
- Flood risk – a Flood Consequences Assessment (FCA) will be required to inform the planning application
- Landscape – the site must be designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality.
- Green Infrastructure and Biodiversity – statements will be required to inform the planning application.
- Welsh language – the site falls within the designated Welsh Language Sensitive Area. A WLIA for the site will be required at planning application stage

**Phasing**

The site is available and with some services in place, as a previously developed site. Due to the need for HMA and demolition to achieve access, this is expected to be delivered during 2027-29.

**Site summary and rationale for ranking**

This site is ranked 1 in the Creuddyn sub-area because it scores extremely highly in terms of sustainability and community benefit. This site consists of previously developed land (PDL) in a sustainable location within the urban settlement of Llandudno Junction. With an RSL developer keen to deliver 100% AH on this site, sites such as this are prioritised for development, in line with PPW.

**Site 203: Queen's Road, Llandudno****Ranking: 2 (allocated)****Coastal Development Strategy Area: Creuddyn****Site Overview**

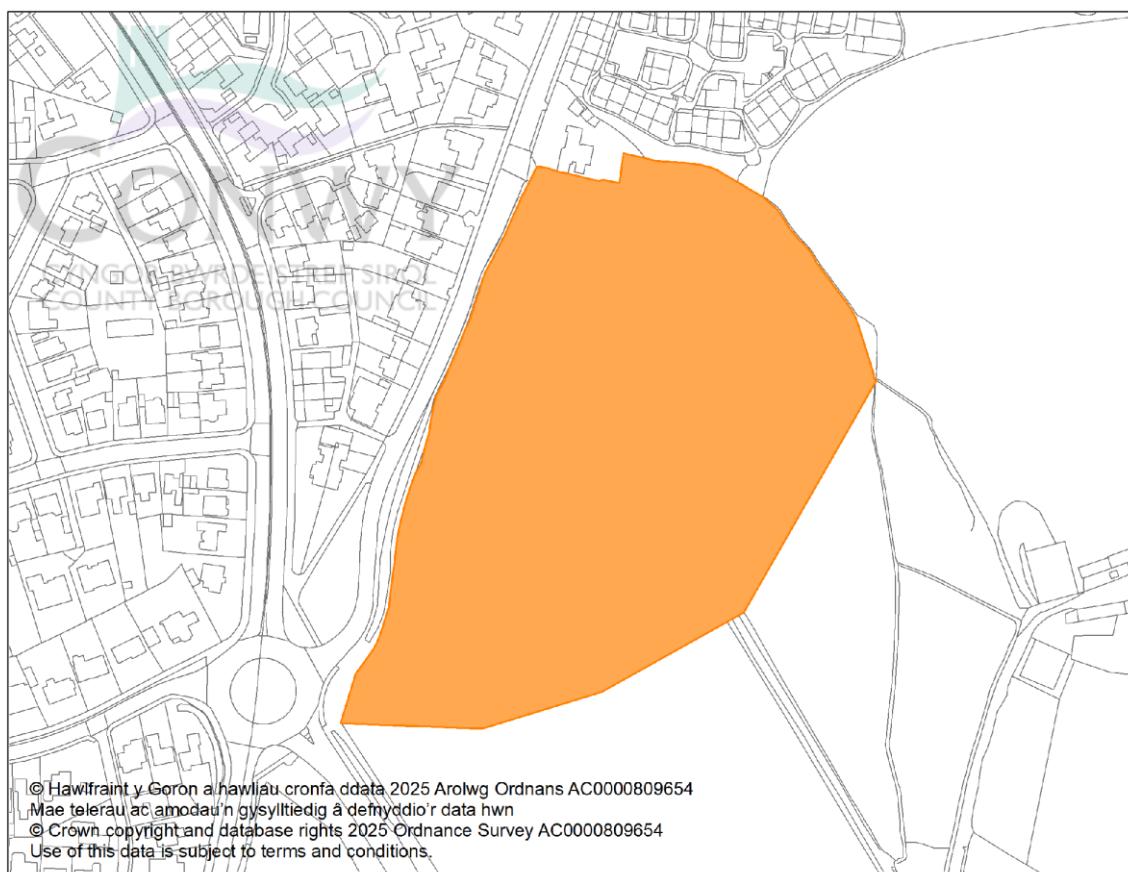
4 hectares, consisting of:

70 residential units (including affordable housing for local need)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This is a greenfield site at the edge of the urban settlement of Llandudno. The land slopes upwards from Queens Road and is bounded by residential development to the north and by agricultural land to the south and east. The site is split by the agricultural access to Fferm which is also a public right of way.

**Location and accessibility**

Llandudno is a major urban settlement within Conwy County Borough and is identified in Future Wales as a regional growth area. The town benefits from good local and regional/national transport connections, with direct trains to Manchester, and more onward connections (including to London) at Llandudno Junction. Bus services stop outside the site to provide easy access to the town centre and other local communities and there are good non-motorised user routes towards the town centre from the site. The site's close proximity to the A470 provides excellent vehicular access towards the town centre and south to the A55 for onward journeys elsewhere in north Wales.

**Site ownership and developer interest**

The site is owned by a private landowner, with an active housebuilder involved and ready to deliver the site.

**Planning history**

No recent planning history.

**Site constraints and Consultee comments****Highways**

A transport statement has been submitted in support of this application, including calculated traffic flow and the proposed site access.

## Site 203: Queen's Road, Llandudno

### CCBC Highways:

No objections in principle subject to traffic impact assessment and proposed location of access (directly onto Queens Rd away from Lon Ffwrn). Lon Ffwrn is a Public Right of way.

Active Travel improvements likely required along Queens Road and associated pedestrian crossing

### Flood risk

#### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses. The flow path along the northeastern boundary of the site will need to be retained as open channel in any future development, with any built development being directed away from this area.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site is managed through the use of SuDS.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

### Natural Resources Wales Development and Flood Risk:

No comments

### Education

#### CCBC Education:

No objection based on catchment area.

### Health

No mitigation anticipated to be required in this area, as it is anticipated that current provision and a new Hub will meet the needs of the population. Capacity and building requirements will continue to be monitored via the RLDP process and mitigation will be sought if the evidence base indicates it is necessary. (Background Paper BP44)

### The Welsh Language

Mitigation measures must be provided, in line with policy PL/7.

### Ecology and biodiversity

#### CCBC Countryside:

Aerial Imagery analysis suggests bulk of site predominantly comprises agriculturally improved grassland/Arable. Preliminary Ecological Appraisal and Protected Species Survey Required. In close proximity to Creuddyn Peninsular Woods SSSI/ SAC, there is considerable suite of protected species recorded over land directly surrounding this site. Lesser horseshoe bat maternity roost, Schedule 1 species Chough recorded using eastern field for feeding and Peregrine are known to breed locally. Hedgehog recorded locally also. Retention, enhancement and creation of natural linear features hedge tree lines and native woodland creation providing landscape connectivity would provide biodiversity benefit. It will be important to control artificial light spill by maintaining dark zones on natural linear features/woodland edge to maintain foraging /dispersal opportunities for light sensitive Lesser Horseshoe Bat species. Preliminary Ecological Assessment and Protected Species Survey required may reveal further/alternative constraints and enhancement opportunities. Consideration is required within the LDP as to how net biodiversity benefit will realistically be achieved if residential development at standard housing densities is pursued. As seen in large residential schemes approved across Conwy to date all the semi natural habitat that remains post development from a pre development baseline of agriculturally improved grassland bounded by native hedgerows tends to be some remnant boundary hedgerow and a closely mown area of amenity grassland and/or SUDs scheme as open recreational space for new householders. The site has lost its ecological functionality to many of the species that used it pre development. Huge volumes of living soil are sealed beneath grey infrastructure of the built environment and turf is imported to create gardens which are isolated from each other by impermeable boundary treatments. Overall there is a net loss in the diversity of life that the land supports. There is scope however for the creation and long term maintenance of diverse nature rich recreational spaces within and/or adjacent to candidate sites at low cost to developers and householders which deliver a real net benefit for biodiversity, wellbeing community and climate

## Site 203: Queen's Road, Llandudno

resilience by enhancing the Diversity, Extent, Condition and Connectivity of semi natural habitats and promoting the long-term ecological resilience that Planning Policy Wales seeks.

I broadly agree with the scope and recommendations of the Preliminary Ecological Appraisal. A draft Habitat Regulation Assessment for Creuddyn Peninsula Woods SAC would be required with any application given the proximity of the site to the SAC and potential for increased recreational pressure. Recreation & Construction Air quality would both be impact pathways. Retention, sufficient buffering from development and appropriate long term maintenance of species rich hedgerows, mature trees, ditch on northern boundary and ensuring drainage does not negatively impact Calcareous Carex Flush outside of survey area (between proposed site and farm buildings on Fferr lane) would be key avoidance measures for green infrastructure design. Lighting schemes should also demonstrate how retained and newly created ecological features will be maintained as functional landscape features free of artificial light spill at night. At submission I advise including a Landscape Ecological Management Plan complete with planting schedule, establishment specifications and annual maintenance schedule for all landscape/ecological features within the public realm across the development which when agreed by all parties can be scheduled as a 30year s106 planning obligation for the site. Protected species including (but need not be restricted to) potential bat roost features in trees and badger survey need to be up to date ie 18months or less at time of application submission. Include Biosecurity measures-invasive species Montbretia Crocosmia x crocosmiiflora eradication within CEMP.

### Natural Resources Wales:

No comments.

### Landscape

#### LANDMAP:

Geological Landscape – Outstanding. Landscape Habitats – Low. Visual and Sensory – Moderate.

Historic Landscape – Moderate. Cultural Landscape Services – Outstanding.

### Special Landscape Area:

The site previously fell within the Great Orme and Creuddyn Peninsula Special Landscape Area as designated in the adopted LDP. This is a locally designated landscape protection, which has been amended as part of the RLDP process to accommodate proposed allocations. Also refer to BP32.

### Natural Resources Wales Landscape:

No comments.

### Heritage

#### CCBC Conservation:

Potential impact on the setting of Fferr (3480). This may be mitigated by existing vegetation, but it will depend on the scale of any development. Unlikely to be visible from the Scheduled Ancient Monument of Coed Gaer Hut Circle (CN257). Potential impact on the setting of the RHPG at Gloddaeth (St David's College). The site is not within any identified significant view, which are located the other side of the RHPG towards Bryn Pydew. Suggest a HIA when needed.

### Heneb:

Register of Historic Landscapes, Parks and Gardens: Within Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. Gloddaeth (St David's College) Grade I Registered Historic Park and Garden (PGW\_Gd\_6\_CON) is approximately 250m south-east of the site.

#### Known and Potential Archaeology

No known constraints within the site. Coed Gaer Hut Circle (scheduled monument CN257) is located approximately 450, east of the site). Fferr farmhouse Grade II listed building (ref. 3480) is located approximately 175m east of the site.

#### Archaeological Restraint:

Minimal restraint: Conditions may be placed on planning consent. No reason for not including in LDP Cadw should be consulted in relation to setting of designated assets and Setting impact assessment may be required.

### Cadw:

This candidate site is some 300m from the boundary to the grade I registered historic park and garden at Gloddaeth (St. David's College). Views from the historic park in this direction are now blocked by trees, therefore development in this area will not have a significant impact on its setting.

The site is also inside the boundaries of the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. However it will be seen as an extension to the existing settlement along Queens Road and therefore is unlikely to have an adverse impact on the registered landscape.

## Site 203: Queen's Road, Llandudno

Officer had a look at the ASIDOHL and has determined it has been carried out following the appropriate methodology. The ASIDOHL concludes that the impact of development in the areas of Candidate Sites 103 and 203 on the registered historic landscape would be slight, which Cadw concur with this conclusion and as a slight impact is not significant, there is no historic environment reason for these two candidate sites not to be included in the deposit LDP.

### Agricultural land classification

Predictive Grade 2

### WG Land Quality Advisory Service:

Agree, as per Departmental guidance note ALC field survey required as potential BMV.

Update: Detailed ALC study has been produced and shared with LQAS

### Minerals and waste

#### Regional Minerals & Waste Planning Service:

Unconstrained by minerals or waste policy

### Utilities

#### Water

##### Dŵr Cymru:

WwTW Catchment: Ganol

Foul sewers: 225mm combined sewer nearby

Surface water sewer: 225mm surface water sewer nearby

Water main: 9" water main nearby

The water network is expected to be able to supply this site.

No watermains crossing the site.

The sewerage network is expected to be able to accommodate this site.

No sewers crossing the site.

### Natural Resources Wales Geoscience considerations:

For the sensitive aquifer at Queen's Road, as this is a greenfield development, we would seek to ensure that groundwater is protected from development activities during construction via pollution control measures/CEMP and during operation by appropriate foul and surface water drainage. This should include following the Welsh Govt circular on foul drainage, and position statements 'G' in Groundwater Protection Position Statements.

### Natural Resources Wales Foul Drainage Considerations

No comments

### Electricity

#### Scottish Power Energy Networks:

A plan has been provided by SPEN showing the location of their network in the vicinity of this site.

Low voltage underground cables are present along Queen's Road. 11kV overhead lines cross the field to the south of the site. The location of these assets are not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Gas

#### Wales & West Utilities:

Indicative maps show a low pressure main running along Queen's Road to the north of the site. Further communication with WWU will be required to accurately locate gas infrastructure and ensure safe digging practices.

### Development requirements

#### Planning Obligations

Affordable Housing - Target of 50% (35). Minimum 40% (28) in line with policies HS/3 and HS/4

Recreational space – on-site recreational space and a financial contribution are required.

Ecological management and maintenance scheme

Other planning obligations in line with relevant policies

### Infrastructure and Placemaking

- Highways – Access for vehicles and construction should be provided via Queen's Road.
- Active Travel – routes linking to the public rights of way network (off Queen's Road and improved active travel links across Wormholt Way/Conwy Road junction) and nearest bus stops must be provided
- Landscape and trees – existing trees should be retained and the site layout designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality. New tree planting will be required in line with policy NE/6.

**Site 203: Queen's Road, Llandudno**

- Archaeology – archaeological features are highly likely to be present at the site. There are also known sites in close proximity. An archaeological assessment will be required at planning application.
- Historic environment – this is a sensitive site for historic assets. Planning applications should therefore ensure that the design, scale, layout and materials of buildings and associated infrastructure minimise impact on these historic assets.
- Green Infrastructure – a GI statement will be required at application stage to demonstrate how GI assets have been retained and enhanced adding multi-functionality including community gardens, open space, woodland and active travel. Existing trees and hedgerows must be maintained as features in the landscape and to enhance habitat connectivity.
- Welsh language – mitigation measures that must be provided.

**Phasing**

This site is being promoted by an active developer, and benefits from having a range of evidence produced to support the allocation, which will also be required for a planning application. There are no significant impediments to development of this site, with development expected to commence shortly after RLDP adoption, and completions due during the period 2028-33.

**Site summary and rationale for ranking**

Llandudno is the largest settlement within the plan area and identified as a growth area within Future Wales and is an area with significant need for housing and AHLN. Development within the existing built-up area is severely constrained by land availability and flood risk. This site forms a logical extension to the town with convenient access for public transport, non-motorised travel and private vehicle. It is well-located, accessible and without significant constraints, making it the most deliverable site within Llandudno. It is therefore ranked 2 in the Creuddyn sub-area after the urban brownfield site of Nant y Coed.

**Sites 50, 91, 174 Pentywyn Road, Llanrhos****Ranking: 3 (allocated)****Coastal Development Strategy Area: Creuddyn****Site Overview**

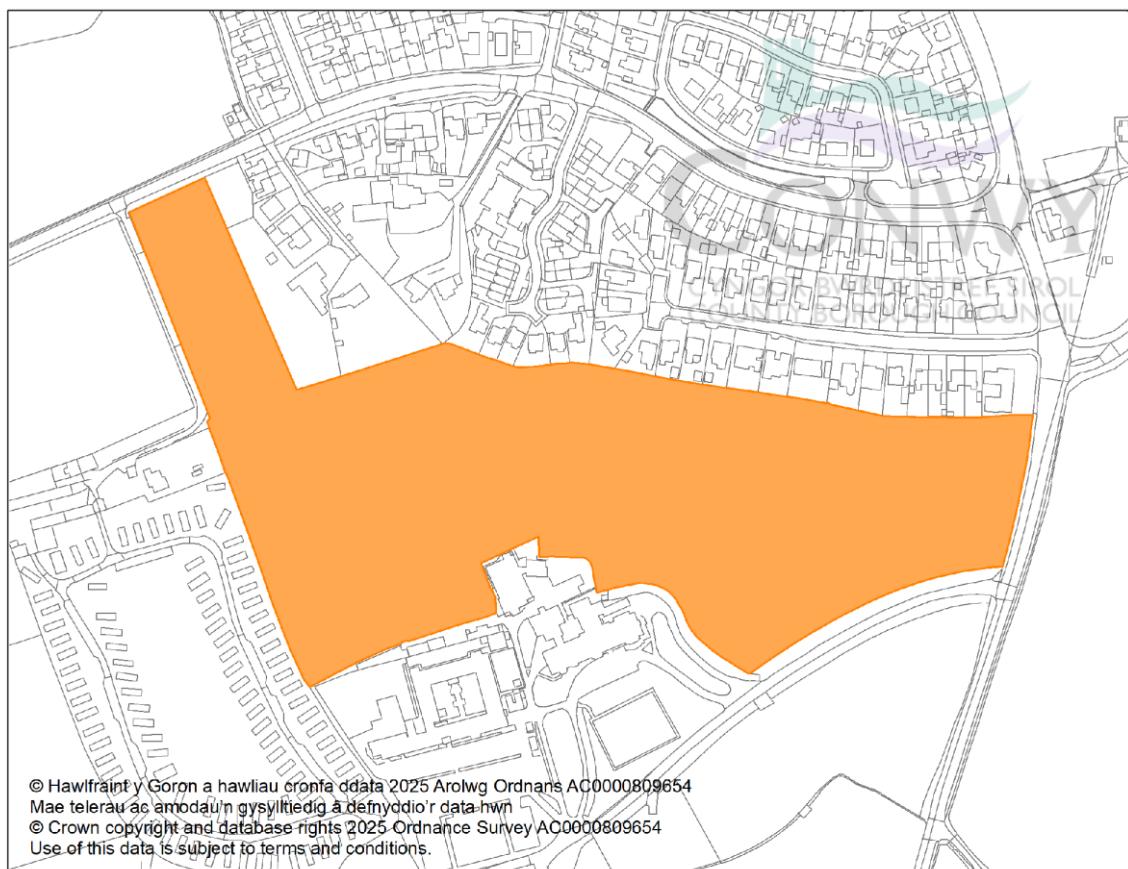
6.5 hectares, consisting of:

140 residential units (including affordable housing for local need)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

The sites are predominantly greenfield with no existing buildings, and feature gently sloping and level topography. The site mainly comprises of open pasture land featuring hedges and hedgerow trees. Important habitat features such as hedgerows and trees will be retained. Surrounding uses are mainly residential/open farm land, and an employment use to the south which incorporates a historic building. The area closest to this will require a lower density of residential units to retain some of the open character of the site and reduce the impact on the heritage asset.

**Location and accessibility**

Llanrhos is located in the Creuddyn area which extends from Conwy and Llandudno Junction to Llandudno. It benefits from close links to the A55 dual carriageway, North Wales Coastal Cycle Route and Rail Network with the nearest train stations being Llandudno Junction and Llandudno (both c.1.5 miles away.) Its central position means it is well located to access key urban centres along the coast, as well being in close proximity to town centre facilities including convenience and comparison shopping, primary and secondary schools, doctor's surgery, dentists, pharmacies, play spaces, parks and gardens. Development of this site will allow improvements to the active travel network, through provision of links between Bryn Llwyn Road and Pentywyn Road, and onwards to nearby residential areas of Deganwy.

**Site ownership and developer interest**

The site has been submitted by willing landowners who are keen to bring it forward for development. A developer is involved and the majority of the site is under option.

**Planning history**

## Sites 50, 91, 174 Pentywyn Road, Llanrhos

No recent planning history.

### Site constraints and Consultee comments

#### Highways

A transport statement has been submitted in support of this application, including calculated traffic flow and the proposed site access.

#### CCBC Highways:

No objection in principle. Active Travel improvements required to connect to residential areas. A Traffic Impact Assessment would be required.

#### WG Transport:

At full planning we would require an appropriate Transport Assessment which considers the effect the proposals would have on the capacity of the trunk road junction(s) for each development. The minimum it should include are AADT figures, AM and PM Peak flows and queue lengths. It should also consider permitted developments within the area. Any mitigation required for the sites would be at the expense of the developer.

#### Flood risk

##### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water flood risk at the site is managed through the use of SuDS.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

#### Education

Capacity will be monitored through the RLDP process for all schools. A financial contribution will be sought from developments (subject to financial viability), should capacity indicate it is necessary.

Ysgol Deganwy: land was allocated for education as part of the site allocation at Llanrhos for Preferred Strategy stage of the RLDP. Due to changes to the site size and number of new homes, it is now considered that the additional capacity required can be accommodated on the existing school site. Should it be considered that a new school is required, the RLDP policy framework for new schools will support this on land outside the settlement boundary, subject to other policies. A commuted sum will be required from the site allocation and other sites within the catchment area should there be a capacity issue in future (subject to viability). (Background Paper BP45)

#### Health

No mitigation anticipated to be required in this area, as it is anticipated that current provision and a new Hub will meet the needs of the population. Capacity and building requirements will continue to be monitored via the RLDP process and mitigation will be sought if the evidence base indicates it is necessary. (Background Paper BP44)

#### The Welsh Language

Llanrhos has been identified as being within a Welsh Language Sensitive Area in the RLDP (policy PL/7). Mitigation will be required.

#### Ecology and biodiversity

##### CCBC Countryside:

Grassland not mapped as of interest, mature hedge to the southern boundary should be retained and protected. (site 50)

The grassland is of low biodiversity value, the boundary hedges have some value, the tree lined avenue forming the southern boundary is of value, but there are no strong linkages across the site which it is imperative to retain. (site 91) Site appears to have a lot of remnant hedges. Former garden boundaries? The site should be surveyed so their value can be evaluated. In any event, mitigation for loss is likely to be difficult to achieve on site. Remnant but designated S7 orchard on site. Survey needed to determine impact and protection measures needed. (site 174)

#### Landscape

##### LANDMAP:

## Sites 50, 91, 174 Pentywyn Road, Llanrhos

Geological Landscape – Outstanding. Landscape Habitats – Medium. Visual and Sensory – Medium.

Historic Landscape – Medium. Cultural Landscape Services – Outstanding.

### Green Wedge:

The site has previously been designated a Green Wedge. The potential for the site's inclusion as an RLDP allocation has been assessed as part of background paper BP29, which found that the site could be removed from the Green Wedge to facilitate development, without an unacceptable impact on the function of the Green Wedge.

### Special Landscape Area:

The site previously fell within the Great Orme and Creuddyn Peninsula Special Landscape Area as designated in the adopted LDP. This is a locally designated landscape protection, which has been amended as part of the RLDP process to accommodate proposed allocations. Also refer to BP32.

### Heritage

An ASIDOHL has been prepared for the site, which concludes that there would be no significant impact on the Registered Historic Landscape

### CCBC Conservation:

The site is within the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. The site is in close proximity to the grade II listed Ty'n y Coed (3331). Any development will likely have some impact on the setting of this listed building. (site 91)

The site is in relatively close proximity to Deganwy Castle (scheduled monument CN016) and 480m from Bryniau Tower (scheduled monument CN201). The site is within the boundaries of the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. Minimal constraint due to existing settlement pattern and topography. (site 174)

### Heneb:

Outstanding Historic Interest. It is approximately 400m and 300m from the Essential Settings of the Registered Historic Parks and Gardens of Gloddaeth and Bodysgallen respectively. The site is adjacent to the grade II listed Tyn y Coed. It is approximately 650m from Deganwy Castle, scheduled monument CN016 and 590m from Bryniau watchtower, scheduled monument CN201. The buried archaeological potential of the site is unknown. Development proposals would need to be sympathetic to the listed building. Archaeological assessment is likely to be required to inform upon the buried potential. There is a risk of cumulative impact on the setting of nearby designated sites with development of sites 39, 57 and 108. Cadw and the National Trust should be consulted on any proposals for this site.

### Cadw:

CN016 Deganwy Castle

CN201 Bryniau Tower

The site is circa 690m from Deganwy Castle (scheduled monument CN016) and 630m from Bryniau Tower (scheduled monument CN201). It falls within the likely extent of the medieval landscape associated with Deganwy Castle. In views from the scheduled monument the development will be seen as an extension to the existing settlement of Llanrhos and therefore with appropriate mitigation measures the impact on the setting of the scheduled monuments can be reduced to an acceptable level.

The site is also inside the boundaries of the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. However it will be seen as an extension to the existing settlement at Llanrhos and therefore is unlikely to have an adverse impact on the registered landscape.

Candidate Site can be included in the LDP.

Section 6.21 of Planning Policy Wales makes it clear that if a site is allocated in the LDP than the impact on the Registered Historic Landscapes will not be a material consideration in any subsequent planning application.

Consequently there is clearly a need to fully consider the impact of any candidate site on the Registered Historic Landscapes before it is allocated in the LDP. We therefore strongly recommended that the applicant for any development inside a Registered Historic Landscapes should provide an ASIDOHL assessment showing that the proposed development will be acceptable in the Registered Historic Landscape before the candidate site is included in the LDP.

### Agricultural land classification

#### WG Land Quality Advisory Service:

Site 50 - Predictive Grade 3a/U

LQAS Comment – Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.

Site 91 - Predictive Grade 2, 3a

LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV.

## Sites 50, 91, 174 Pentywyn Road, Llanrhos

Update: Detailed ALC study has been produced and shared with LQAS (Grade 3b).

Site 174 - Predictive Grade 3a/U

LQAS Comment – Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.

Also refer to BP70.

### Minerals and waste

#### Regional Minerals & Waste Planning Service:

30% minerals safeguarding. 70% unconstrained by minerals or waste policy.

Also refer to BP37

### Utilities

#### Water

##### Dŵr Cymru:

The public sewerage network can accept the potential foul flows from the site. A water supply can be provided for the proposed site.

The Ganol WwTW catchment is likely to require improvements to accommodate growth at some point during the plan period which runs to 2033, any investment required to accommodate growth can be considered for inclusion in future AMP funding programmes. An adopted LDP helps strengthen the case Welsh Water can put forward in relation to projects requiring AMP funding.

Developers can also fund upgrades to a WwTW in advance of any AMP scheme by providing developer contributions which would be secured via a Section 106 Agreement of the Town and Country Planning Act 1990.

225mm sewer nearby.

4" & 6" water main nearby

The water network is expected to be able to supply this site.

No watermains crossing the site.

Foul sewerage HMA required.

No sewers crossing the site.

### Electricity

#### Scottish Power Energy Networks:

A plan has been provided by SPEN showing the location of their network in the vicinity of this site.

Low voltage underground cables are present along Pentywyn Road, Bryn Lupus Road and the access drive to Maes Dolau caravan site. 11kV underground cables are present along the field boundary separating the two parts of site 91, and along part of the southern boundary of the site adjoining Tyn y Coed. The location of these assets are not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Gas

#### Wales & West Utilities:

A plan has been provided by WWU showing the location of their network in the vicinity of this site. No gas pipes are shown within the site. An intermediate pressure pipe runs along Pentywyn Road and a low pressure pipe is on Bryn Lupus Road. The location of these assets are not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Development requirements

#### Planning Obligations

Affordable Housing - Target of 50% (70). Minimum 40% (56) in line with policies HS/3 and HS/4

Education – financial contribution required towards provision of primary school places to meet the needs of the development.

Welsh language – Mitigation is required as the site falls within a Welsh Language sensitive area (PL/7).

Recreational space – on-site recreational space and a financial contribution are required.

Other planning obligations in line with relevant policies

### Infrastructure and Placemaking

- Development of this site will allow improvements to the active travel network, through provision of links between Bryn Lupus Road and Pentywyn Road, and onwards to nearby residential areas of Deganwy.
- Active Travel – routes linking to the public rights of way network (off Pentywyn Road and via Bryn Lupus Road) and nearest bus stops must be provided and enhanced
- Water supply and sewerage – a Hydraulic Modelling Assessment will be required to inform the planning application
- Flood / surface water measures – managed using a approved SuDS scheme.
- Landscape and trees – existing trees should be retained and the site layout designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality. New tree planting will be required in line with policy NE/6.

## Sites 50, 91, 174 Pentywyn Road, Llanrhos

- Archaeology – archaeological features are highly likely to be present at the site. There are also known sites in close proximity. An archaeological assessment will be required at planning application.
- Historic environment – this is a sensitive site for historic assets. Planning applications should therefore ensure that the design, scale, layout and materials of buildings and associated infrastructure minimise impact on these historic assets.
- Green Infrastructure – a GI statement will be required at application stage to demonstrate how GI assets have been retained and enhanced adding multi-functionality including community gardens, open space, woodland and active travel. Existing trees and hedgerows must be maintained as features in the landscape and to enhance habitat connectivity,
- Buffer zones – A buffer (construction exclusion zone) of 15 metres for existing trees will be required. A buffer between the existing houses on St Anne's Gardens along the northern boundary and hedgerow
- Welsh language – mitigation measures must be provided, in line with policy PL/7.

### Phasing

A number of the studies required for this site (e.g. ASIDOHL, landscape assessment, ALC) have been produced in support of allocation of this site. Although there are some constraints associated with the development of this site, it is considered highly deliverable and is phased for the period 2028-33.

### Site summary and rationale for ranking

Following assessment earlier in the RLDP process, a larger strategic site was proposed for allocation in the Preferred Strategy. Taking account of the landscape and heritage constraints, and the lower population projections now being used it is considered that a reduced site would be more appropriate. It is considered that the constraints associated with this site can be overcome through careful design, layout and landscaping, with appropriate input from landscape and heritage professionals. The site is ranked 3 due to these constraints and with higher ranked sites being better connected to major urban centres, however it is assessed as a deliverable site suitable for allocation in the RLDP.

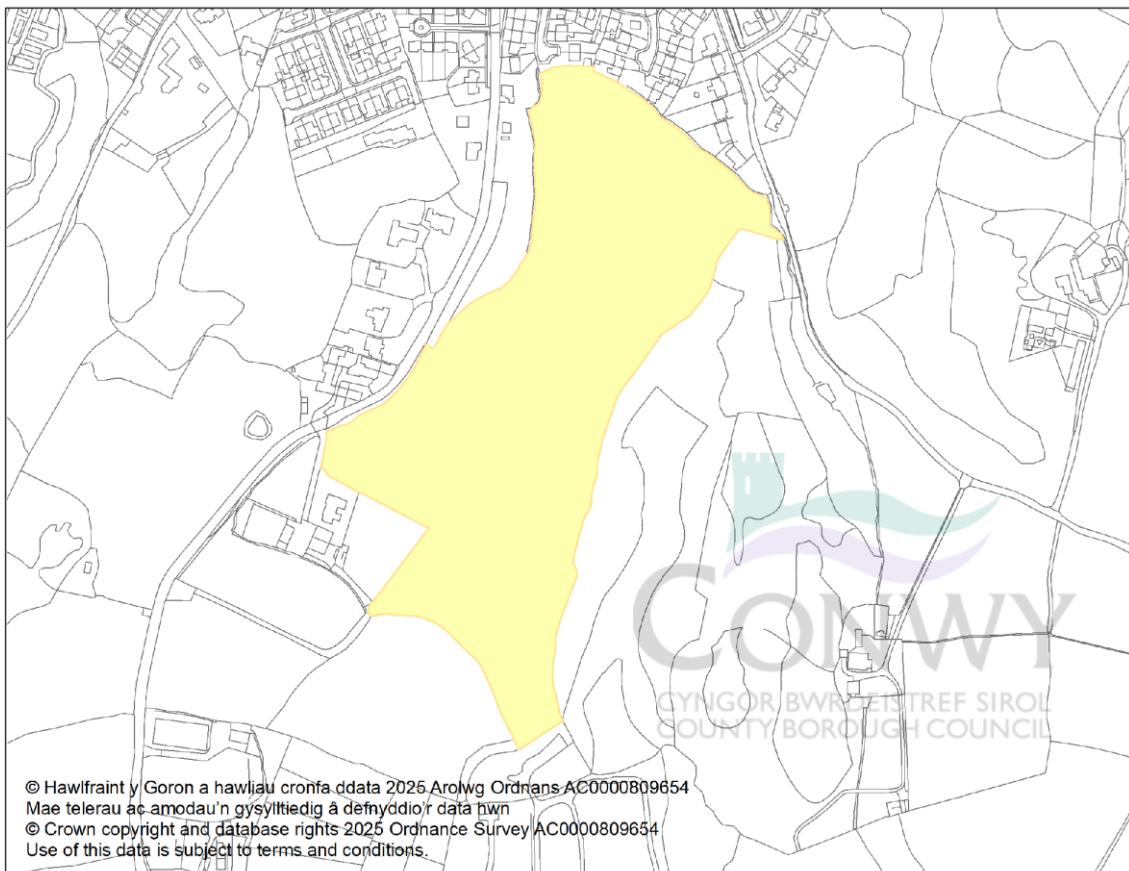
**Site 192: Land off Llanrwst Road, Gyffin, Conwy****Ranking: 4 (not allocated)****Coastal Development Strategy Area: Creuddyn****Site Overview**

4.9 hectares, with potential to provide:

Up to 100 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This is a greenfield site bordered by Llanrwst Road to the west, agricultural land and woodland to the south and east, and existing residential development to the north. The land slopes (steeply in places) from the SE to the NW corner of the site.

**Location and accessibility**

Conwy is identified as an urban settlement in the RLDP settlement hierarchy where development is generally supported, although it is not recognised at a national level as a centre for growth in the same way as other settlements within the CDSA. The site is somewhat constrained in terms of accessibility due to the medieval street layout and heritage features (town walls with narrow archways). Vehicle access to the site would be directly from Llanrwst Road, with active travel connections to be provided to Isgoed, to avoid pedestrians and cyclists having to use Gyffin Hill when travelling to/from local amenities in Gyffin or Conwy town centre. The site is well located in respect of local facilities, with a convenience store and GP surgery within 300m of the site. Ysgol Porth y Felin is approx. 600m of the site.

**Site ownership and developer interest**

The site is within private ownership and was submitted as part of the call for affordable housing-led sites.

Deliverability issues due to probate resulted in uncertainty over availability of the site. This contributed to the site not being allocated in the Deposit RLDP. It is believed that these issues have now been resolved. A developer and RSL at an advanced stage seeking to bring the site forward for 100% affordable housing and a planning application is likely to be submitted in the near future.

**Planning history**

## Site 192: Land off Llanrwst Road, Gyffin, Conwy

- 0/29606 - Residential development for affordable housing. Refused.

### Site constraints

Key considerations in this location relate to impact on heritage and landscape due to the proximity of Conwy Castle and town walls; part of the 'Castles and Town Walls of King Edward in Gwynedd' World Heritage Site. Due to its location adjacent to existing residential development, by avoiding development on the more visible higher parts of the site, it is considered that this site could be developed if supported by adequate heritage impact assessment.

Vehicle access would need to provide suitable visibility splays to Llanrwst Road. Traffic surveys will be required and some form of traffic management may be required to reduce vehicle speed.

In line with PPW, development of the site would need to demonstrate a biodiversity net benefit. A protected species survey would be required. Existing trees and hedgerows within the site provide significant habitat and should be retained wherever possible.

In addition to heritage, landscape and biodiversity considerations, topography of the site will constrain layout and density.

A Flood Consequences Assessment would be required due to the presence of surface water and small watercourses flood zones 2 & 3 to the west of the site adjacent to Llanrwst Road. The site is outside any rivers & sea flood zones, therefore in principle it is considered suitable for allocation in respect of TAN15.

The impact of development in this location on the capacity of Ysgol Porth y Felin would need to be carefully considered. Planning obligations may be required if capacity is insufficient.

The site is not predicted to contain BMV land.

### Utilities

No significant issues with utilities are identified in relation to this site.

### Development requirements

Due to the sensitive location of this site, if this site were to be required for allocation a heritage impact assessment would be needed to consider the development in more detail. This would then inform the scale, layout and landscaping of development to ensure that impact on heritage assets is acceptable.

Suitable vehicular and non-motorised access to and within the site would be required.

Planning obligations would be required in relation to this development, with on-site affordable housing (minimum of 50%) and financial contributions in line with relevant policies.

### Site summary and rationale for ranking

This site is more sensitive in terms of heritage and landscape impact than some of the other sites proposed for allocation and has been ranked lower due to deliverability concerns. The sustainable location of the site close to local amenities, and the proposed high level of affordable housing weigh in favour of development. It could form a logical extension to existing development, subject to appropriate consideration of heritage and landscape impact. Overall, it is considered a deliverable site, although not required as part of the RLDP housing supply.

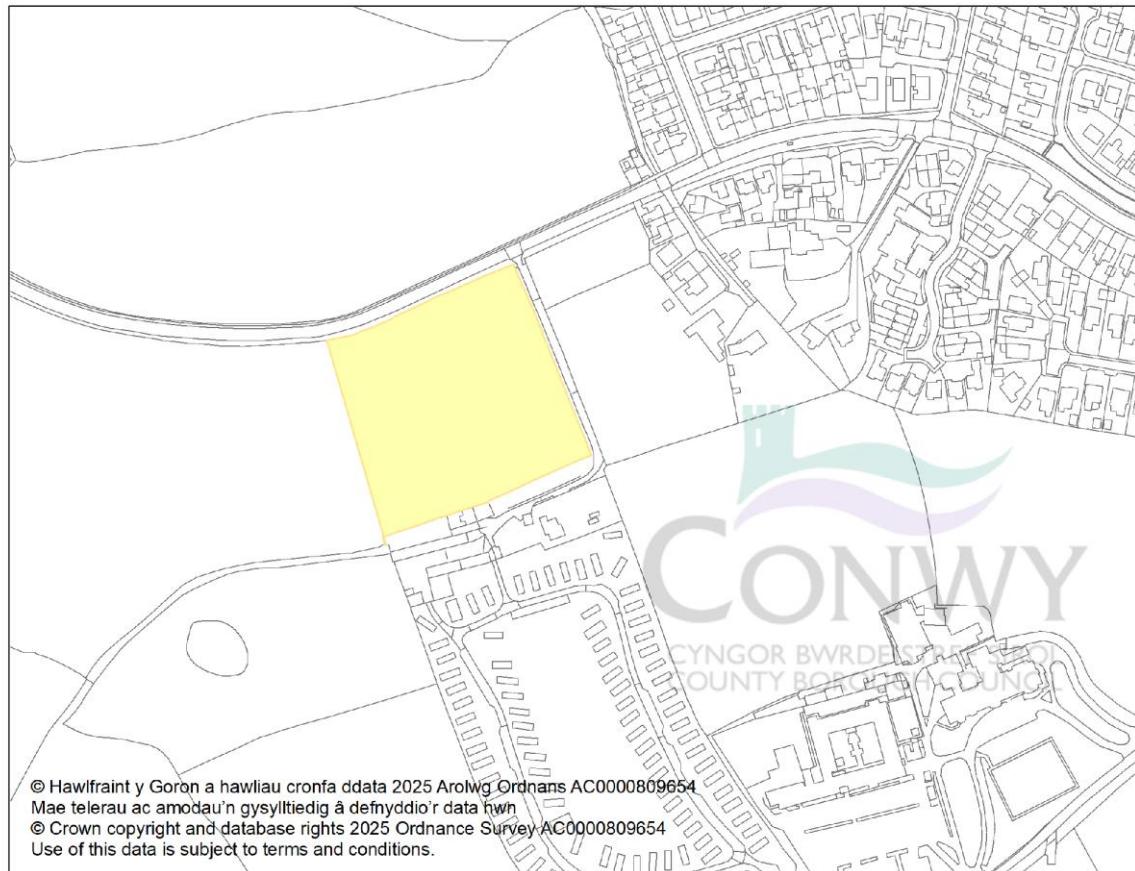
**Site 40: Land adjacent to Bryn Lapus Road, Llanrhos****Ranking: 5 (not allocated)****Coastal Development Strategy Area: Creuddyn****Site Overview**

2.4 hectares, with potential to provide:

Up to 75 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This is a level greenfield site bordered by Bryn Lapus Road to the north, agricultural land to the west, Maes Dolau caravan park to the south and its access drive immediately east. Beyond this drive are the allocated sites 50 and 174 and the built-up area of Llanrhos.

**Location and accessibility**

Vehicle access to the site would be directly from Bryn Lapus Road, which provides links to Deganwy to the west and towards the A470 to the east, for connections towards the A55 and the wider north Wales region. Llanrhos convenience store is located approx. 250m from the site and public transport towards Llandudno, Llandudno Junction or further afield towards Bangor is available from the bus stop 550m away. Active travel improvements would be required along Bryn Lapus, and connecting to any proposed routes through sites 50/174/91 towards Pentywyn Road.

**Site ownership and developer interest**

The site is within private ownership, with a landowner who is keen to bring the site forwards for development, although there is no specific developer involved at the present time.

**Planning history**

No recent planning history.

**Site constraints**

### **Site 40: Land adjacent to Bryn Lupus Road, Llanrhos**

Key considerations in this location relate to impact on heritage and landscape due to the proximity of heritage assets at Bryniau and Deganwy Castle. Due to its location separated from existing development, this site could not be developed in isolation. However if sites 50 and 174 (part of the proposed allocated) were to be developed, then subject to careful layout and design and suitable consideration of heritage impact this site could be suitable for development.

This site has been assessed as part of BP29: Green Wedge assessment which determined that it could be removed from the Green Wedge designation, should it be required for development.

A Flood Consequences Assessment would be required due to the presence of surface water and small watercourses flood zones 2 & 3 to the north-west of the site. The site is outside any rivers & sea flood zones, therefore in principle it is considered suitable for allocation in respect of TAN15.

The impact of development in this location on the capacity of Ysgol Deganwy would need to be carefully considered, with planning obligations likely to be required to support an increase in capacity.

The site is predicted to contain BMV land.

#### **Utilities**

No significant issues with utilities identified in relation to this site.

#### **Development requirements**

Due to the sensitive location of this site, if this site were to be required for allocation a heritage impact assessment would be needed to consider the development in more detail. This would then inform the scale, layout and landscaping of development to ensure that impact on heritage assets is acceptable.

Suitable vehicular and non-motorised access to and within the site would be required.

Planning obligations would be required in relation to this development, with affordable housing (minimum 40%) and financial contributions in line with relevant policies, particularly towards Education provision.

#### **Site summary and rationale for ranking**

This site is more sensitive in terms of heritage and landscape impact than the lands proposed for allocation, however on balance is considered to be deliverable. It would provide a logical extension to the proposed allocation on neighbouring land, should it be required to contribute to RLDP housing supply.

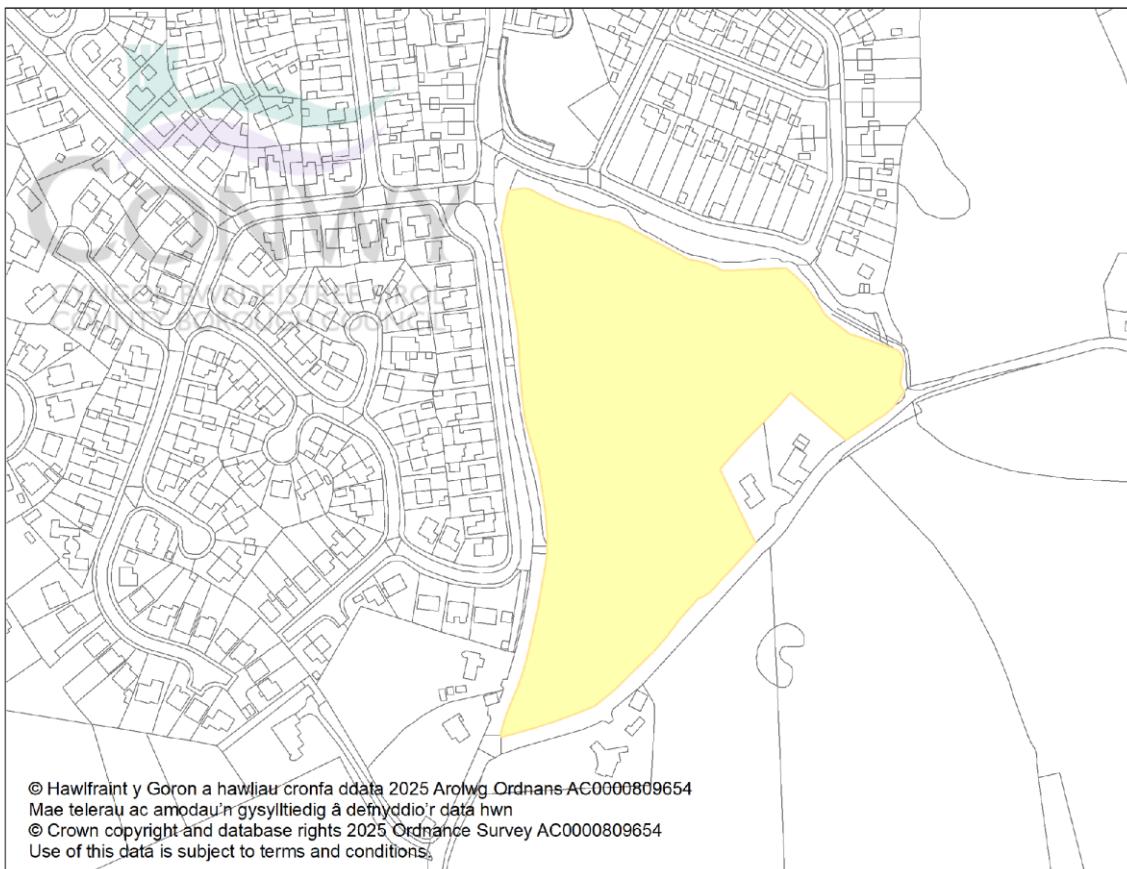
**Site 31: Land adjoining Tawelfan, Ty Du Road, Glan Conwy****Ranking: 6 (not allocated)****Coastal Development Strategy Area: Creuddyn****Site Overview**

2.8 hectares, with potential to provide:

Up to 70 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This is a gently sloping, roughly triangular greenfield site, bounded by Ty Du Road to the southeast, Top Llan Road and residential development to the west and a watercourse & Maes Hyfryd to the north. It is surrounded and crossed by hedgerows which include mature trees.

**Location and accessibility**

This site is located on the edge of the Tier 1 Main Village of Glan Conwy. Access would be via Top Llan Road in either direction; south to the A470 towards Llanrwst, or north towards the village centre. The village shop and school can be found within 500m to the north, whilst slightly further on the main road the pub, bus stops and railway station can be found.

**Site ownership and developer interest**

The site was submitted for development on behalf of the landowner both as part of the main call for sites, and the affordable housing call for site; proposing development for 50% AH. The landowner is keen to bring the site forward for development, although no developer is believed to be involved at present.

**Planning history**

0/35145 - Erection of 47 no. Dwellings and associated infrastructure (Withdrawn)

**Site constraints**

Improved agricultural fields of negligible interest but with biodiversity interest in the good, strong boundary hedges with trees, some scattered and groups of trees, and roadside trees. Some losses may be inevitable, but any layout should aim to incorporate and preserve what is there. Losses can probably be mitigated through good landscape planting. The entire site is covered by a Tree Preservation Order.

### Site 31: Land adjoining Tawelfan, Ty Du Road, Glan Conwy

No significant heritage constraints. Archaeological assessment is likely to be required to inform upon the buried potential of this site. It is possible that this would need to be followed by evaluation.

Vehicular access to the site is along Top Llan Road. Most of this is narrow with few passing places and unsuitable for significant additional vehicle traffic. A new development (Maes y Felin) is currently under construction. Once complete this will provide improved access to the north end of Top Llan Road. Impact of development on the A470 trunk road will need to be considered as part of any development proposals.

A Flood Consequences Assessment would be required due to the presence of surface water and small watercourses flood zones 2 & 3 to the north of the site. The site is outside any rivers & sea flood zones, therefore in principle it is considered suitable for allocation in respect of TAN15.

The cumulative impact of development in this location and the site at Maes y Felin (currently under construction) on the capacity of Ysgol Glan Conwy would need to be carefully considered, with planning obligations likely to be required to support an increase in capacity.

Site previously surveyed and report validated by WG. Site is confirmed ALC Subgrade 3b (non-BMV).

#### Utilities

Low pressure gas pipes are present along roads serving adjacent residential development, and across the site from Top Llan Road to Tawelfan dwelling.

High voltage underground electricity cables are present along Top Llan Road. Low voltage overhead lines overhead run along Maes Hyfryd and cross the site from north to south. High voltage overhead lines cross the northern part of the site east-west.

Hydraulic Modelling Assessment is required in relation to water supply and foul sewerage network.

#### Development requirements

Suitable vehicular and pedestrian access to the site must be provided.

The access and layout of any development must be designed to minimise any impact on protected trees within the site.

Planning obligations would be required in relation to this development, with affordable housing (minimum 35%) and financial contributions in line with relevant policies.

#### Site summary and rationale for ranking

This site is reasonably well located in relation to Glan Conwy, with easy pedestrian access to all village amenities and public transport within 750m. Protected trees and utility infrastructure constrain the layout of the site and limiting the density and therefore dwellings capacity of the site. Vehicular access is currently poor. Improvements to Top Llan Road to the north are expected to take place as part of the Maes y Felin development, but as this is outside the control of the landowner there is currently uncertainty about whether safe vehicular access can be achieved within the RLDP period. For these reasons, the site is ranked 6 within the Creuddyn area.

## 14 Deliverable housing sites: Central

### Site 132: Dinerth Road, Rhos on Sea

**Ranking: 1 (allocated)**

**Coastal Development Strategy Area: Central**

#### Site Overview

1.85 hectares, consisting of:

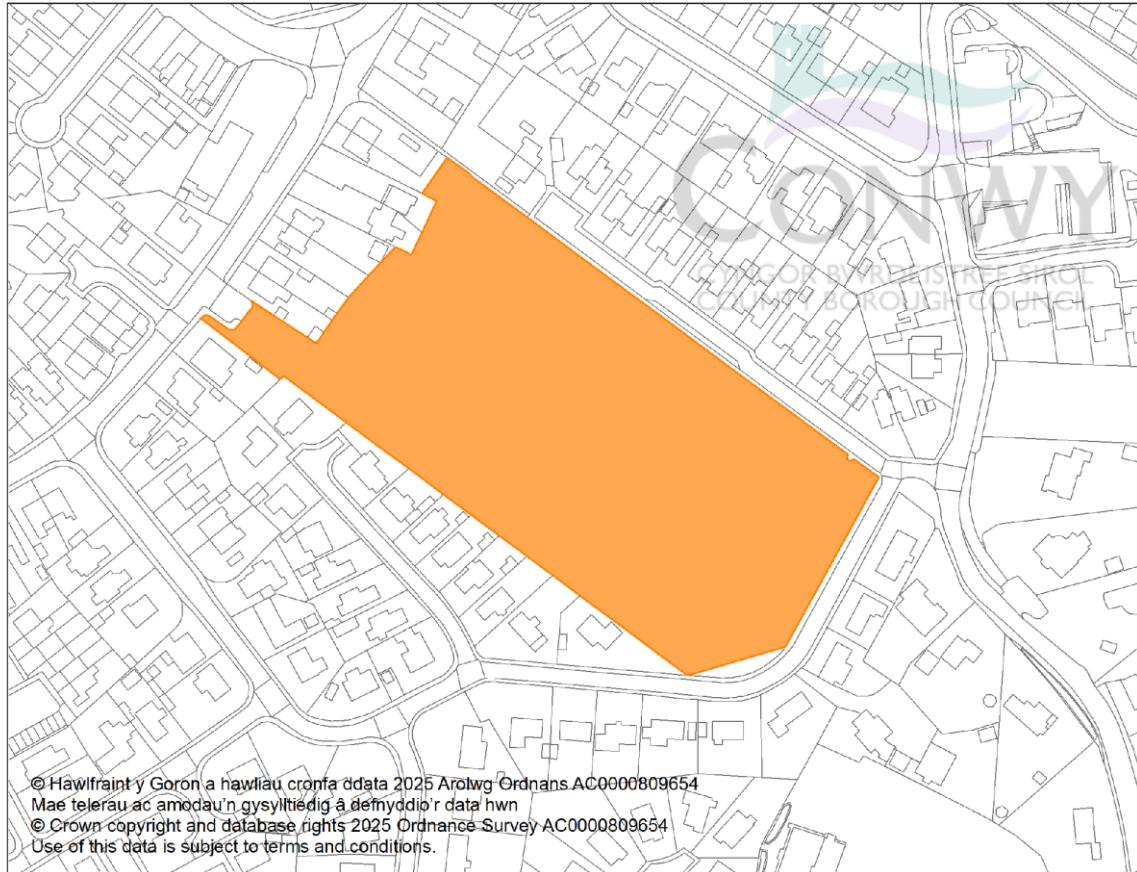
50 residential units (100% affordable housing for local need)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

#### Site map



#### Site context and character

A brownfield former office site. The site is within the settlement boundary of Rhos on Sea, surrounded by residential development. Topography is gently sloping down to the northwest. As a previously developed site, it benefits from some existing utilities and highway infrastructure.

#### Location and accessibility

The site is in a highly accessible location being within the urban area of Rhos on Sea, with a shop and bus stop within approx. 100m walk of the nearest part of the site. Ysgol Llandrillo yn Rhos and Coleg Llandrillo are approx. 500m away, making the site particularly suitable for residents without motorised transport.

#### Site ownership and developer interest

The site was formerly owned by WG and occupied by the Council, but is now vacant and has been purchased by an RSL (Cartrefi Conwy). Cartrefi Conwy have submitted a planning application which will deliver the site for 100% Affordable Housing for Local Need.

#### Planning history

Planning application ref. 0/53030 has recently been submitted, with the proposed development: Demolition of former office buildings and ancillary structures and erection of 48 no. affordable dwellings and new infrastructure including new

## Site 132: Dinerth Road, Rhos on Sea

access, footpaths, access roads, car parking, SuDS infrastructure and open space. Planning application documents and responses in some cases represent the latest available information regarding this site, so where relevant have been used in this site assessment.

Previous planning applications:

- 0/28273 Siting Of Modular Building For Use As Meeting Rooms (refused)
- 0/29005 Use Of Land For Siting Of 2 No. Portable Buildings (approved with conditions)

### Site constraints and Consultee comments

#### Highways

##### CCBC Highways:

Response provided with suggestions re. layout and highway/active travel details and suggested conditions, but no significant concerns raised regarding the proposed development.

#### Flood risk

##### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses.
- The site is at very low risk of flooding from fluvial, tidal and low risk from groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site and surrounding areas is managed through the use of SuDS.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

#### Education

Ysgol Llandrillo yn Rhos: there is currently anticipated to be sufficient capacity at the school to meet the education needs of the area. Should pupil numbers increase significantly, a financial contribution will be required from sites in the catchment area (subject to viability). (Background Paper BP45)

#### The Welsh Language

Mitigation measures must be provided, in line with policy PL/7.

#### Ecology and biodiversity

A protected species survey has been provided which identified some foraging bats (pipistrelle and soprano pipistrelle) but no emergence from the buildings on site, and due to the construction type, the existing buildings have low potential to support bats.

Nesting herring gulls were observed on the roofs of the buildings.

Recommended avoidance, mitigation, compensation and enhancement measures (in line with adopting a step-wise approach) which include details of Reasonable Avoidance Measures to reduce the impact of the works on bats and birds using the site and the immediate surrounding area are provided within the survey report.

#### Natural Resources Wales:

No objection to development. Consider that the development is not likely to be detrimental to the maintenance of the population of the [bat] species concerned at a favourable conservation status in its natural range.

#### Heritage

##### CCBC Conservation:

No objection.

The proposed development will result in limited change to the historic environment. Existing buildings, topography and distance all mitigate any impact on the setting of designated heritage assets.

#### Cadw:

Development of the site would have some impact on the scheduled monument DE071 Bryn Euryr Camp, due to the site's visibility from the hillfort which is 440m south of the site. However in the context of surrounding development this would not be an unacceptably damaging effect on the setting of the scheduled monument.

In addition, the following heritage assets are identified within 3km of the site, but will not be affected by the proposed development:

Scheduled monuments

<b>Site 132: Dinerth Road, Rhos on Sea</b>
<ul style="list-style-type: none"> <li>• CN074 Chapel at Penrhyn Old Hall</li> <li>• CN190 Ogof Pant-y-Wennol</li> <li>• DE146 Llys Euryn Medieval House, Llandrillo-yn-Rhos</li> </ul>
<b>Registered Parks</b>
<ul style="list-style-type: none"> <li>• PGW (Gd) 6(CON) Gloddaeth (St David's College)</li> <li>• PGW (Gd) 60(CON) Colwyn Bay: Cotswold, Brackley Avenue</li> <li>• PGW (Gd) 61(CON) Colwyn Bay: The Flagstaff</li> </ul>
<b>Agricultural land classification</b>
No LQAS comment, however site is situated in the urban area with no BMV identified on the predictive maps.
<b>Minerals and waste</b>
<b>Regional Minerals &amp; Waste Planning Service:</b>
Housing allocation in existing LDP. Unconstrained by minerals or waste policy
<b>Utilities</b>
<b>Water</b>
<b>Dŵr Cymru:</b>
The water network is expected to be able to supply this site. 3" diameter watermain crossing the site.
The sewerage network is expected to be able to accommodate this site. 150mm diameter foul sewer crossing the site.
<b>Electricity</b>
<b>Scottish Power Energy Networks:</b>
A plan has been provided by SPEN showing the location of their network in the vicinity of this site. Low voltage underground cables and a disused overhead line are present around and within the site. A 33kV underground cable runs along Dinerth Road in front of the site access and an 11kV underground cable is present along Princess Avenue. The location of these assets are not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.
<b>Gas</b>
<b>Wales &amp; West Utilities:</b>
A plan has been provided by WWU showing the location of their network in the vicinity of this site. The location of these assets are not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.
<b>Development requirements</b>
<b>Planning Obligations</b>
Affordable Housing – Allocated for 100% AH Recreational space – on-site recreational space and a financial contribution are required. Other planning obligations in line with relevant policies
<b>Infrastructure and Placemaking</b>
<ul style="list-style-type: none"> <li>• Highways – No highway objections in principle. Main vehicle access to development to remain on to Dinerth Road. Pedestrian accesses should connect in all directions possible in accordance with Active Travel with improvements also required to the local school sites. A Transport Statement will be required and possibly a TRO (Traffic Regulation Order) to improve visibility splay at access.</li> <li>• Active travel – routes linking to the public rights of way network, retail and community facilities and services must be considered and provided.</li> <li>• Landscape and trees – the site must be designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality. New tree planting will be required in line with policies PL/17 and NE/6.</li> <li>• Historic environment – the site is located close to the Scheduled Monuments of Llys Euryn and Bryn Euryn and therefore a Heritage Impact Assessment may be required.</li> <li>• A sewer easement/diversion may be required.</li> </ul>
<b>Phasing</b>
Development of the site is expected to progress quickly, as the RSL has purchased the site and a planning application having been submitted. The site is phased for development during the period 2023-28 to reflect the site's readiness for development.
<b>Site summary and rationale for ranking</b>
This site is ranked 1 in the Central sub-area because it scores extremely highly in terms of sustainability and community benefit. This site consists of previously developed land (PDL) in a sustainable location within the urban settlement of Rhos on Sea. With an RSL developer keen to deliver 100% AH on this site, sites such as this are

**Site 132: Dinerth Road, Rhos on Sea**

prioritised for development, in line with PPW. The site was allocated in the adopted LDP, but wasn't initially due to be progressed in the RLDP process due to lack of progress on the site. Recent significant movement involving sale of the land to Cartrefi Conwy and submission of a planning application justifies the site being re-allocated due to its deliverability and highly sustainable location. Redevelopment will not result in significant traffic, landscape or visual impact from redevelopment compared to the existing site and previous use.

**Site 68: Peulwys Farm, Old Colwyn**

**Ranking: 2 (allocated)**

**Coastal Development Strategy Area: Central**

**Site Overview**

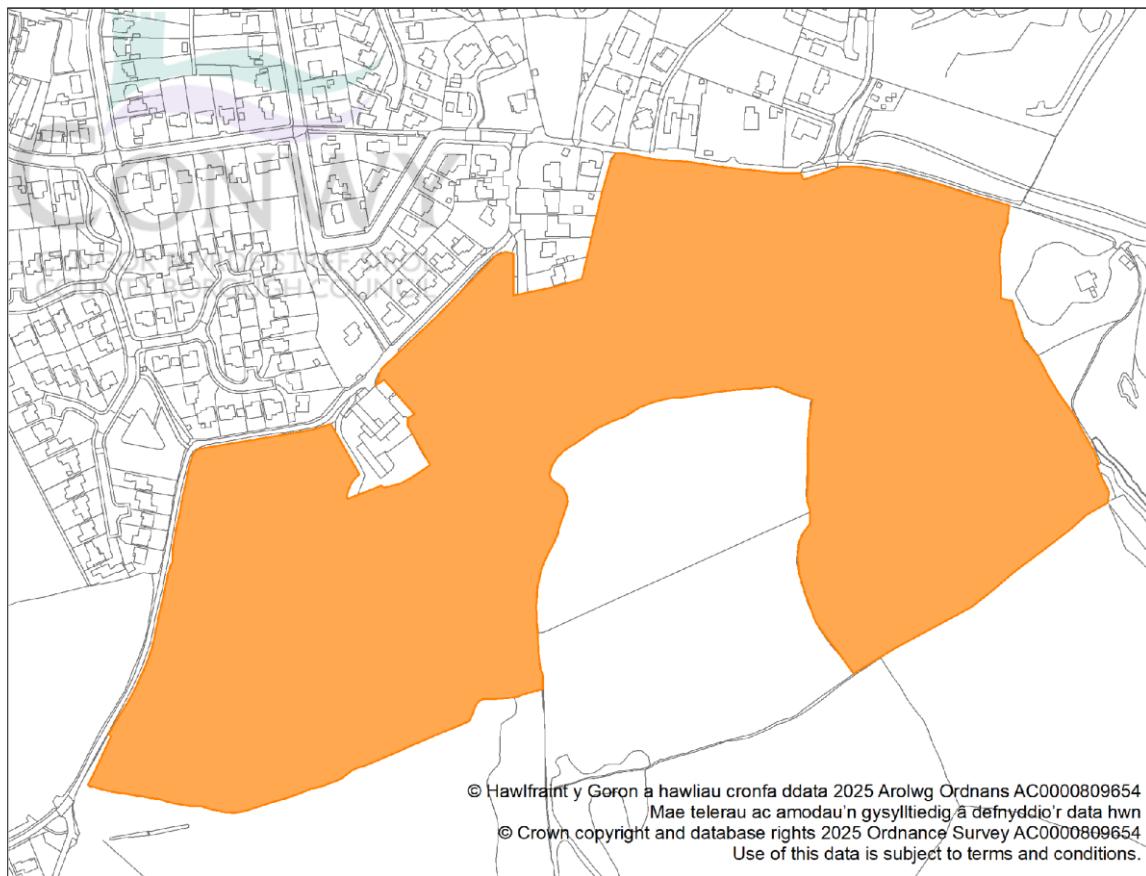
15.2 hectares, consisting of:

300 residential units (of which 250 within the RLDP period) (including affordable housing for local need)

Recreational Spaces

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

The site is greenfield with no existing buildings, and features sloping topography which rises from the west toward the east. Topography on the eastern edge of the site is particularly steep. The site mainly comprises of open pasture land featuring hedges, hedgerow trees and some woodland. Important habitat features such as hedgerows and trees will be retained as shown in the concept drawings. Surrounding uses are mainly residential, with a golf course adjoining the site to the west.

**Location and accessibility**

In terms of proximity, the site benefits from good accessibility to the strategic road, bus (0.6 mile walk to existing bus network) and cycling network and is fairly close to Colwyn Bay train station (2.5 miles from the site). Local topography is likely to be a barrier to some active travel journeys to the site. Improvements need to be made to the access approach to the site as Peulwys Lane is narrow and not suitable to accommodate further housing growth. The site

## Site 68: Peulwys Farm, Old Colwyn

therefore offers an opportunity to improve the local road network by creating a distributor road which will include improvements to Peulwys Lane in the west, traverse through the strategic site and join up again with Peulwys Lane. Improvements will also need to be made to the Marine Road roundabout junction to facilitate the development.

### Site ownership and developer interest

The site is under option to a developer who are promoting the site and keen to bring it forward for development. The developer has also purchased an adjoining piece of land necessary to facilitate access via Peulwys Lane from Llanelian Road.

### Planning history

There is limited planning history and the site does not benefit from an extant planning permission, nor is it identified as an allocation at present in the current LDP (2013).

### Site constraints and Consultee comments

#### Highways

A new spine road is proposed through the site to facilitate vehicular traffic flow through the site avoiding the single track part of Peulwys Lane. Proposed changes to the Marine Road roundabout junction have been put forward by the developer, which are required to facilitate development of the site and the resulting traffic increase. The proposed highway works have been agreed by CCBC Highways.

#### CCBC Highways:

Improvements required to Highway junctions / infrastructure leading to site from multiple directions. Actions to be determined subject to information obtained from Traffic studies. Active Travel route through the proposed site connecting to school and local bus routes will be required.

#### Flood risk

##### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The site is at very low risk of flooding from fluvial, tidal, surface water and small watercourse and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- The site is located within Flood Zone 1 for Surface Water and Small Watercourses.
- An FCA is not required for this site given it is at very low flood risk from all sources.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

#### Natural Resources Wales Development and Flood Risk:

We have no comments to make regarding this site.

#### Education

Ysgol Swn y Don: there is currently some capacity in the school and pupil numbers are projected to fall. The large strategic site allocation falls into the catchment area for this school, however, this is not the only school that pupils in the area go to. These schools also have some capacity. There is Council owned land adjacent to Ysgol Swn y Don, which could be used for an extension to accommodate more pupils if required. This land will be safeguarded for this purpose in the RLDP. Capacity will be monitored through the RLDP process for all schools. A financial contribution will be sought from developments (subject to financial viability), should capacity indicate it is necessary. (Background Paper BP45)

#### CCBC Education:

Planning obligations calculator shows primary school contribution is needed. Consultation with CCBC Education has revealed that this should be provided as a commuted sum to enable the expansion of Ysgol Swn y Don.

#### Health

Cadwgan surgery: The surgery is at capacity and there is no room to develop or extend the existing building on the current site. BCUHB are working with CCBC to facilitate the provision of clinical accommodation, possibly within an existing community asset, which could potentially facilitate the provision of clinical services by a GP practice and/or BCUHB run services in the area. Another option regarding catchment areas of surgeries (West End Medical Centre and Gwrych Practice) is also being explored. A commuted sum will be sought from new residential developments in the Old Colwyn area to facilitate this (subject to evidence and financial viability). (Background Paper BP44)

<b>Site 68: Peulwys Farm, Old Colwyn</b>
<b>The Welsh Language</b>
Mitigation measures must be provided, in line with policy PL/7.
<b>Ecology and biodiversity</b>
<b>CCBC Countryside:</b> Trees: There are several larger trees on the existing field boundaries that we would possibly look to preserve. However in general, I cannot see any significant tree issues. Generally, we would be looking to retain as much of the existing hedgerows and trees as possible. Biodiversity -Grassland all improved and of negligible interest. Several of the field boundary hedges have some fine mature trees - they look like oaks from aerials, and these are of very high biodiversity value and should be retained and incorporated into proposed layout from the outset. At least some of the hedgetines should be strengthened to provide ecological corridors across the site.
<b>Natural Resources Wales:</b> We have no comments to make regarding this site.
<b>Landscape</b>
<b>LANDMAP:</b> Geological Landscape – High. Landscape Habitats – Medium. Visual and Sensory – Medium. Historic Landscape – Medium. Cultural Landscape Services - High
<b>Natural Resources Wales Landscape:</b> We have no comments to make regarding this site.
<b>Heritage</b>
<b>CCBC Conservation:</b> The grade II listed Peulwys (14860) is closely situated to the development site. Any development should consider the impact on the setting of this listed building.
<b>Heneb:</b> This is a large site with an unquantified sub-surface potential and will require prior evaluation by desktop study, field visit and geophysical survey. There may be a setting impact for the nearby listed building and a setting assessment should be produced in accordance with Cadw guidance. Given the relatively large area of the site some form of pre-planning assessment may be required here, although at present there are only two minor sites known which may require consideration as part of the planning process.
<b>Cadw:</b> No objections from Cadw.
<b>Agricultural land classification</b>
Site has a mixture of ALC (grades 2-4), but towards the east includes some grade 2 good quality and areas 3a ALC to the west
<b>WG Land Quality Advisory Service:</b> Agree, as per Departmental guidance note ALC field survey required as potential BMV.
Update: Detailed ALC study has been produced and shared with LQAS. Also refer to BP70.
<b>Minerals and waste</b>
<b>Regional Minerals &amp; Waste Planning Service:</b> 30% hard rock and 10% sand & gravel minerals safeguarding. Adjacent to housing allocation. Not suitable for mineral allocation. Also refer to BP37..
<b>Utilities</b>
<b>Water</b>
<b>Dŵr Cymru:</b> Water supply HMA required. No watermains crossing the site. Foul sewerage HMA required. No sewers crossing the site.
A water supply can be provided to the site. Developers will be required to fund a hydraulic modelling assessment (HMA) of the sewerage network to assess its capability to accommodate additional foul flows and the findings of the HMA would inform the extent of any necessary sewerage upgrades. Any necessary improvements can be procured through the requisition provisions of the Water Industry Act 1991 (as amended).

## Site 68: Peulwys Farm, Old Colwyn

The foul flows arising from the development would flow to Ganol Wastewater Treatment Works (WwTW). Ganol WwTW is likely to require further capacity to accommodate growth at some point during the plan period which runs to 2033. Any scheme would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.

### Electricity

#### Scottish Power Energy Networks:

A plan has been provided by SPEN showing the location of their network in the vicinity of this site.

Low voltage underground cables run along Peulwys Lane and to nearby houses. 33kV overhead lines run across the central part of the site. The location of these assets are not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Gas

#### Wales & West Utilities:

A plan has been provided by W&WU showing the location of their network in the vicinity of this site. Gas pipes run below some residential streets surrounding the site, but none appear to cross the site's boundary. Gas pipe location is therefore not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Development requirements

#### Planning Obligations

Affordable Housing - Target of 50% (150). Minimum 30% (90) in line with policies HS/3 and HS/4

Recreational space – on-site recreational space and a financial contribution are required.

Other planning obligations in line with relevant policies

### Infrastructure and Placemaking

- Highways – access for the development should be provided via Peulwys Lane and onto Llanelian Road. Road widening and improvements to visibility splays may also be necessary. A Transport Assessment, to consider the wider highway network and active travel impacts will be required.
- Active Travel – routes linking to the public rights of way network (off Peulwys Lane / Llanelian Road) and nearest bus stops must be provided and enhanced in line with policy PL/1, PL/5 and the Sustainable Transport and Accessibility Strategy section of the placemaking framework.
- Utilities – a water supply can be provided to the site and a Hydraulic Modelling Assessment will be required at planning application stage to assess any necessary sewerage upgrades. There are gas pipes in the vicinity, but none appear to cross the site.
- Landscape and trees – existing trees should be retained and the site layout designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality. New tree planting will be required in line with policy NE/6.
- Archaeology – archaeological features may be present at the site. There is a known historical site in close proximity. An archaeological assessment will be required at planning application stage.
- Historic environment – The grade II listed Peulwys is close to the development site. Planning applications should therefore ensure that the design, scale, layout and materials of buildings and associated infrastructure minimise impact on this historic asset.
- Green Infrastructure - a GI statement will be required at application stage to demonstrate how GI assets have been retained and enhanced adding multi-functionality including community gardens, open space, woodland and active travel. Existing trees and hedgerows must be maintained as features in the landscape and to enhance habitat connectivity.
- Welsh language – mitigation measures must be provided, in line with policy PL/7.

### Phasing

The site is available immediately following RLDP adoption, subject to planning being granted. The developer is proposing to submit an application to run in parallel with the RLDP Examination to demonstrate deliverability and minimise delays in delivery. The site is phased for delivery during the period 2028-33, however due to the scale of development, part of the site will be built beyond the end of the plan period. All on-site affordable homes are expected to be built during the RLDP period.

### Site summary and rationale for ranking

The site is ranked 2 within the Central sub-area as a highly deliverable site with a developer actively involved, although there are some highway constraints to overcome as part of the development. This is a greenfield site located on the edge of the settlement therefore in a less sustainable location than site 132, but there are no significant biodiversity or landscape constraints preventing the site from coming forward.

## 15 Deliverable housing sites: East

### Site 70: Llanfair Road, Abergel (site 2)

**Ranking:** 1 (not allocated)

**Coastal Development Strategy Area:** East

#### Site Overview

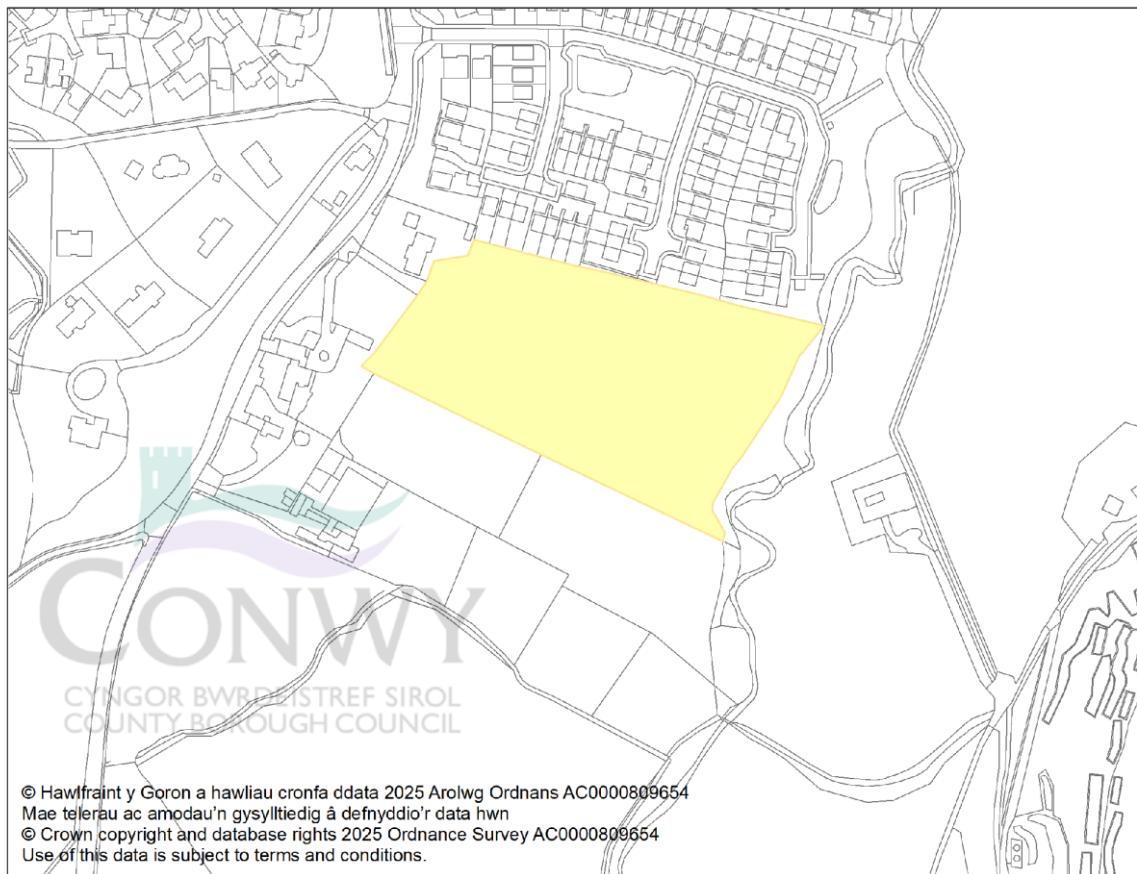
1.7 hectares, with potential to provide:

Up to 50 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

#### Site map



#### Site context and character

This is a gently sloping greenfield site to the rear of dwellings on Llanfair Road. The land slopes away from the road towards the Afon Gele which forms the eastern boundary. To the south is agricultural land (site 69) and existing residential development is to the north.

#### Location and accessibility

The site is at the southern edge of Abergel, next to a recently built housing development. Whilst active travel connections have been improved as part of the adjacent development, the site is still some distance (approx. 1,200m) from the centre of Abergel with a range of local shops and amenities. Bus services are available from Market Street to destinations including Rhyl, Llandudno and Colwyn Bay.. The GP surgery and railway station are a further 1km+ to the west and north respectively. A public footpath runs along the bottom of the site following the Afon Gele towards the town centre.

#### Site ownership and developer interest

The site is in private ownership, and was submitted on behalf of the landowner. No developer is involved at the present time.

#### Planning history

No recent planning history.

## Site 70: Llanfair Road, Abergel (site 2)

### Site constraints

As the site sits behind existing housing, access would need to be provided either directly to Llanfair Road or through the neighbouring development. This site would logically be developed with site 69. There are significant highway capacity issues within Abergel town centre. If this site were to be proposed for allocation, an up to date traffic assessment would be required to consider the impact of the proposed development on traffic flows.

The site comprises improved pasture. No significant heritage, landscape or biodiversity issues have been identified.

The lower part of the site falls within Flood Zone 3 on the Flood Map for Planning which would require a Flood Consequences Assessment, however the flood zone could easily be excluded from the site. In addition, as the Afon Gele is classed as a Main River, an unobstructed access strip of 8m is required for maintenance.

The site is predicted to consist Grade 3a agricultural land, therefore an Agricultural Land Classification survey would be required to establish whether BMV is present.

### Utilities

11kV and 33kV overhead electricity lines cross the site.

Low pressure gas pipes run to adjacent dwellings fronting Llanfair Road. A medium pressure gas pipeline runs to the east and north of the site, and an intermediate and high pressure gas pipeline runs close by (through the southeast corner of site 69). There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances.

North Wales Councils Regional Emergency Planning Service confirm the presence of the high pressure gas pipeline and re-iterate the need for the developer to work with the pipeline operator (WWU) prior to development in order to manage the potential risk presented by the pipeline.

### Development requirements

Suitable vehicular and pedestrian access to the site must be provided. Traffic assessments would be required.

The site should exclude the area within the flood zone, and a minimum 8m wide strip must remain unobstructed along the Afon Gele.

Planning obligations would be required in relation to this development, with affordable housing (minimum 20%) and financial contributions in line with relevant policies.

### Site summary and rationale for ranking

This site consists of potentially high-grade agricultural land. In addition, with highway and utility infrastructure constraints and distance from local amenities, the site doesn't perform particularly well in comparison to other sites in Conwy. However, with the limited number of deliverable sites within the East sub-area, this is ranked 1. It is not required for allocation however as RLDP housing requirements in this area have been met by other sources of supply.

## Site 69: Llanfair Road, Abergel

### Ranking: 2 (not allocated)

### Coastal Development Strategy Area: East

### Site Overview

1.9 hectares, with potential to provide:

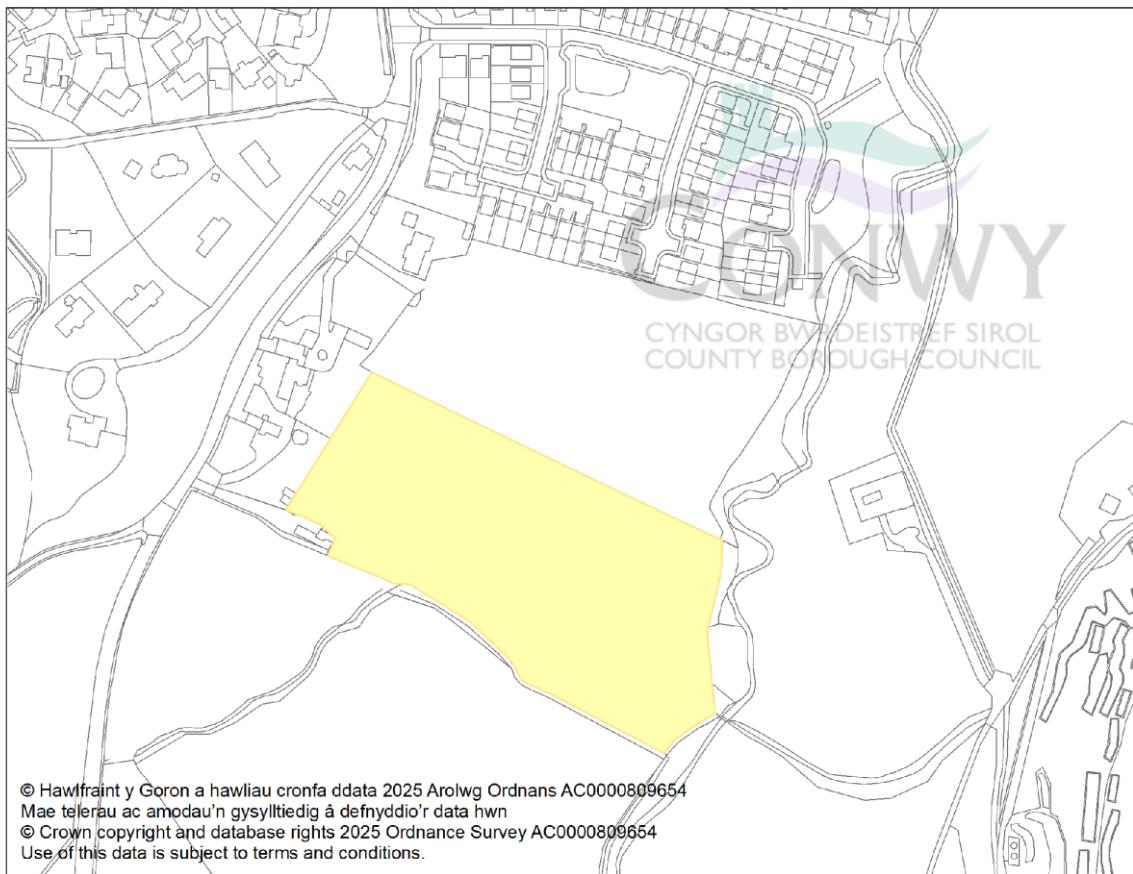
Up to 55 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

### Site map

## Site 69: Llanfair Road, Abergel



### Site context and character

This is a gently sloping greenfield site to the rear of dwellings on Llanfair Road. The land slopes away from the road towards the Afon Gele which forms the eastern boundary. To the south is agricultural land, site 70 is to the north, with existing residential development beyond.

### Location and accessibility

The site is at the southern edge of Abergel, with a recently built housing development nearby to the north. Whilst active travel connections have been improved as part of the nearby development, the site is still some distance (approx. 1,200m) from the centre of Abergel with a range of local shops and amenities. Bus services are available from Market Street to destinations including Rhyl, Llandudno and Colwyn Bay.. The GP surgery and railway station are a further 1km+ to the west and north respectively. A public footpath runs along the bottom of the site following the Afon Gele towards the town centre.

### Site ownership and developer interest

The site is in private ownership, and was submitted on behalf of the landowner. No developer is involved at the present time.

### Planning history

0/49656 - Application for retrospective consent for the use of land for equestrian purposes. Approved with conditions.

### Site constraints

As the site sits behind existing housing, access would need to be provided either directly to Llanfair Road or through the development site to the north. This site would logically be developed with site 70. There are significant highway capacity issues within Abergel town centre. If this site were to be proposed for allocation, an up to date traffic assessment would be required to consider the impact of the proposed development on traffic flows.

The site comprises improved pasture. No significant heritage, landscape or biodiversity issues have been identified. The lower part of the site falls within Flood Zone 3 on the Flood Map for Planning which would require a Flood Consequences Assessment, however the flood zone could easily be excluded from the site. In addition, as the Afon Gele is classed as a Main River, an unobstructed access strip of 8m is required for maintenance.

The site is predicted to consist Grade 3a agricultural land, therefore an Agricultural Land Classification survey would be required to establish whether BMV is present.

### Utilities

### Site 69: Llanfair Road, Abergele

11kV and 33kV overhead electricity lines cross the site.

Low pressure gas pipes run to adjacent dwellings fronting Llanfair Road. A medium pressure gas pipeline runs to the east and north of the site, and an intermediate and high pressure gas pipeline runs through the southeast corner of the site. There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances.

North Wales Councils Regional Emergency Planning Service confirm the presence of the high pressure gas pipeline and re-iterate the need for the developer to work with the pipeline operator (WWU) prior to development in order to manage the potential risk presented by the pipeline.

#### Development requirements

Suitable vehicular and pedestrian access to the site must be provided. Traffic assessments would be required.

The site should exclude the area within the flood zone, and a minimum 8m wide strip must remain unobstructed along the Afon Gele.

Planning obligations would be required in relation to this development, with affordable housing (minimum 20%) and financial contributions in line with relevant policies.

#### Site summary and rationale for ranking

This site consists of potentially high-grade agricultural land. In addition, with highway and utility infrastructure constraints and distance from local amenities, the site doesn't perform particularly well in comparison to other sites in Conwy. However, with the limited number of deliverable sites within the East sub-area, this is ranked 2. It is not required for allocation however as RLDP housing requirements in this area have been met by other sources of supply.

## 16 Deliverable housing sites: Rural

### Site 56: Penloyn, Llanrwst

**Ranking: 1 (allocated)**

**Rural Development Strategy Area**

#### Site Overview

5.6 hectares, consisting of:

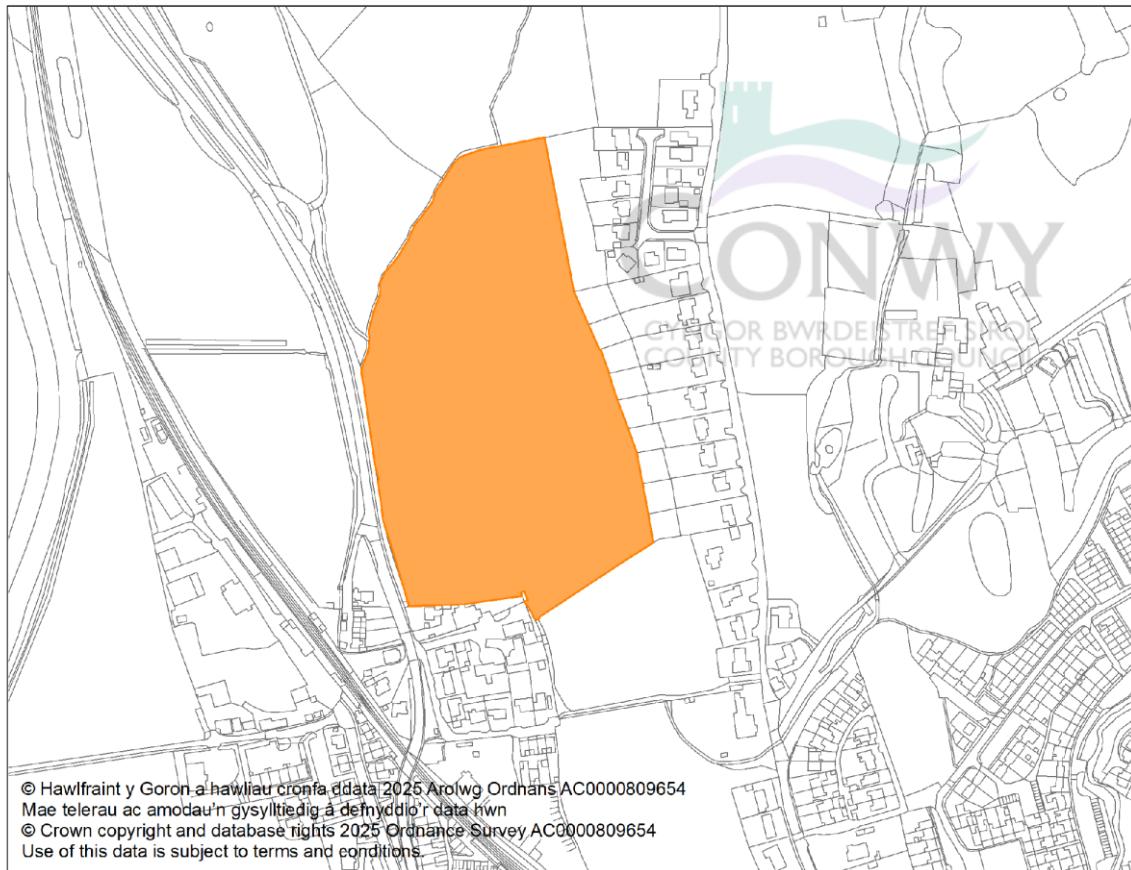
100 residential units

Recreational Spaces

Green Infrastructure

Active Travel Linkages

#### Site map



#### Site context and character

The site comprises grazing land which slopes up from the A470 towards Llanddoged Road. The land is bounded by the A470 to the west, existing commercial/residential development & agricultural land to the south, agricultural land to the north, and to the east of the site is a band of trees to the rear of houses fronting Llanddoged Road. The site forms a logical extension to existing development along both roads.

#### Location and accessibility

Llanrwst is the largest settlement in Conwy away from the coastal strip and is the only major settlement within the Rural Development Strategy Area. It is defined in the RLDP settlement hierarchy as a Key Service Centre in recognition of its strategic importance to the rural hinterland.

The site is accessed directly from the A470 Cardiff-Llandudno trunk road, which provides the main road link to the town. The nearest significant built-up areas in each direction are Llandudno Junction 12 miles to the north and Blaenau Ffestiniog 15 miles south. The A470 also provides connections to other routes via the A55 Expressway and the A5. A number of other roads converge in Llanrwst, including the A548 from Abergele & Llangernyw; B5427 from Pentrefoelas

## Site 56: Penloy, Llanrwst

& Nebo, and B5106 from Trefriw and Betws y Coed. Llanrwst is served by two railway stations, with Llanrwst North being closest to the site.

### Site ownership and developer interest

The site is all within a single ownership with no ownership/tenancy constraints preventing development. The landowner's agent has confirmed the site is viable for the proposed uses and that the site will be brought forward for development in a suitable timeframe to meet the requirements of the RLDP.

### Planning history

No recent planning history.

### Site constraints and Consultee comments

#### Highways

Main vehicular access to the site would be directly from the A470, within the 20mph zone of Llanrwst. The site is conveniently located for rail travel, the closest part of the site being 250m walking distance from Llanrwst north station. The site is approximately 700m from the town centre.

A highways technical note has been submitted, setting out key highway issues and opportunities relating to this development.

#### CCBC Highways:

- Shared routes must comply with Active Travel Wales design guidance;
- What offsite improvements are proposed for non-motorised user route to nearest bus stops / railway is proposed?
- Connectivity to the existing cycle route is required;
- What NMU improvements are proposed along Llanddoged Road to provide access to the centre of Llanrwst / Schools etc. (or parallel to said road through the fields to connect to Parry Road)?;
- Is there an option to provide pedestrian connectivity to Pen-y-Bryn?
- Is there an option to provide pedestrian connectivity to Llanddoged Road from the southern end of the site?
- Any proposal must include future connectivity at the southern end regardless if it can be provided during this development opportunity. This will enable the highway authority to ultimately provide a safe NMU shared route towards Llanrwst if the fields between the proposed site and Parry Road were ever to be developed, this would therefore require a strip of land between development plots to be secured for this purpose to connect residential areas by NMU routes (Active Travel Wales requirements).
- Pedestrian network must extend to the south west of the site to minimise length of trunk road pedestrians must travel along to access Llanrwst.
- Access to the A470 will be for Welsh Government to direct.
- All other matters are generic and would be covered by our scoping document attached i.e. junction review, capacity assessments, road safety review etc..

#### WG Transport:

At full planning we would require an appropriate Transport Assessment which considers the effect the proposals would have on the capacity of the trunk road junction(s) for each development. The minimum it should include are AADT figures, AM and PM Peak flows and queue lengths. It should also consider permitted developments within the area. Any mitigation required for the sites would be at the expense of the developer.

### Flood risk

#### Stage 2 Strategic Flood Consequences Assessment:

##### Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses. The flow path along the northwestern boundary of the site will need to be retained as open channel in any future development, with any built development being directed away from this area.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

##### TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site is managed through the use of SuDS.

### Conclusion

**Site 56: Penloyn, Llanrwst**

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

**Education**

Capacity will be monitored through the RLDP process for all schools. A financial contribution will be sought from developments (subject to financial viability), should capacity indicate it is necessary.

Ysgol Bro Gwydir: there is currently anticipated to be sufficient capacity at the school to meet the education needs of the area. Should pupil numbers increase significantly, a financial contribution may be required from sites in the catchment area (subject to viability). (Background Paper BP45)

**Health**

. (Background Paper BP44)

**The Welsh Language**

Llanrwst has been identified as a Welsh Language Sensitive Area in the RLDP (policy PL/7). Mitigation measures for the Welsh language are suggested in BP42: Welsh Language Impact Assessment and will be required to be provided as part of the development of the site. These measures will be secured via planning condition or legal agreement.

**Ecology and biodiversity****CCBC Countryside:**

Grassland appears to be of negligible interest but the belt of mature trees along the eastern boundary of the southern field should be retained, as should the several individual 'parkland' trees on the site. Planting a northward extension of the tree belt along the western boundary of the northern field would be a biodiversity and landscape enhancement and create an ecological link with woodland to the north.

**Landscape****LANDMAP:**

Geological Landscape – High. Landscape Habitats – Medium. Visual and Sensory – High. Historic Landscape – High. Cultural Landscape Services – Outstanding.

**Heritage****CCBC Conservation:**

This site is in close proximity to the grade II listed RHPG at Plas Madoc. The site is also in close proximity to the grade II listed North Llanrwst Station (3607) and Building on East Platform (3608). HIS required to assess the impact of any development on the setting of Plas Madoc RHPG and on the setting of the Railway station.

**Heneb:**

The site is adjacent to the Essential setting of Plas Madoc Grade II Registered Historic Park and Garden  
No known constraints; however there is relatively little HER data for this area other than standing buildings.

Recommendation: restraint.

Archaeological assessment is likely to be required to inform upon the buried potential of this site. It is possible that this would need to be followed by evaluation.

**Cadw:**

This candidate site is adjacent to the grade II registered historic park and garden at Plas Madoc PGW(Gd)2(CON). Development in this area will have an impact on its setting, which the LPA should value, protect, conserve and enhance.

This candidate site should not be included in the LDP unless the applicant can demonstrate that the impact of the development on the setting of the registered historic park and garden is acceptable. This will require the applicant to submit an assessment prepared by a competent and qualified expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).

Update following reduction in size of the proposed allocation

The reduction in the size of the candidate site, reduces the likely impact of development in this area on the setting of the registered Plas Madoc historic park and garden. Assuming that appropriate landscaping is included in any detailed plans for the proposed development it should be possible to reduce the impact on the setting of the RHP&G to an acceptable level. Consequently, we will not object to the inclusion of this reduced candidate site in the Conwy LDP but if it is the allocated a note should be included explaining that the impact on the setting of the RHP&G will still be a material consideration in the determination of any planning application for this site and therefore an assessment of this issue will need to be submitted with any application.

**Agricultural land classification****WG Land Quality Advisory Service:**

Detailed ALC study has been produced and shared with LQAS who have commented as follows:

The Department recommends that the ALC survey report can be accepted as a fair and accurate representation of land quality on the site (ALC Subgrade 3a, 3b and Grade 4)

<b>Site 56: Penloyn, Llanrwst</b>	
<b>Minerals and waste</b>	
<b>Regional Minerals &amp; Waste Planning Service:</b>	20% minerals safeguarding, 80% unconstrained by minerals or waste.
<b>Utilities</b>	
<b>Water</b>	
<b>Dŵr Cymru:</b>	Llanrwst WWTW. 150mm sewer nearby. 150mm surface water sewer nearby. 2" water main crossing. Water main easement/diversion required. The water network is expected to be able to supply this site. The sewerage network is expected to be able to accommodate this site. Llanrwst WWTW has capacity to accept this site.
<b>Natural Resources Wales Environment:</b>	We have received an increase in reports of storm discharges from Llanrwst sewage works. Any development and associated additional loading to the sewage works must not overload them and lead to an increase in spill frequency.
<b>Electricity</b>	
<b>Scottish Power Energy Networks:</b>	A plan has been provided by SPEN showing the location of their network in the vicinity of this site. Low voltage underground cables run along Llanddoged Road and the A470 to houses adjoining the site. No SPEN assets are identified within the site. Electricity cable location is therefore not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.
<b>Gas</b>	
<b>Wales &amp; West Utilities:</b>	A plan has been provided by W&WU showing the location of their network in the vicinity of this site. A low pressure gas pipe runs along the A470 from the south as far as the south west corner of the site. No pipes are identified within the site. Gas pipe location is therefore not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.
<b>Development requirements</b>	
<b>Planning Obligations</b>	Affordable Housing - Target of 50% (50). Minimum 40% (40) in line with policies HS/3 and HS/4 Recreational space – on-site recreational space and a financial contribution are required. Other planning obligations in line with relevant policies
<b>Infrastructure and Placemaking</b>	<ul style="list-style-type: none"> <li>Highways – Vehicular access should be provided directly from the A470. Improvements to visibility splays will be necessary.</li> <li>Active Travel – routes linking to the existing active travel route along the A470 corridor must be provided. The development must also make provision for future active travel connections, including to the southeast of the site.</li> <li>Flood / surface water measures – the site is partially within Flood Zone 3 for surface water and small watercourses. An FCA is required to demonstrate that this flood risk is managed through the use of SuDS.</li> <li>Water supply and sewage capacity – a water main crosses the site. An appropriate easement will be required, and the site layout should reflect this.</li> <li>Landscape – the site must be designed appropriately, including screening measures to ensure that the site contributes positively to viewpoints in the locality, including from Eryri National Park.</li> <li>Historic environment and archaeology – the site is in close proximity to the essential setting of Plas Madoc Grade II listed historic park and garden and the Grade II listed structures at Llanrwst North station. An archaeological assessment and heritage impact study will be required at planning application to inform the development. Planning applications should ensure that the design, scale, layout and materials of buildings and associated infrastructure minimise impact on these historic assets.</li> <li>Green infrastructure – existing trees within the site must be retained. Hedgerows must be maintained as continuous unfragmented features in the landscape, with gaps required to permit access through the site kept to a minimum.</li> <li>Welsh language – mitigation measures that must be provided, in line with policy PL/7.</li> </ul>
<b>Phasing</b>	The site is available for development immediately and is expected to be delivered during the period 2028-33, following RLDP adoption. The RSL/developer involved in the site suggests it is likely to be split into two phases due to the size of the site. This will allow new dwellings to be released gradually, which will manage potential impacts on the community.
<b>Site summary and rationale for ranking</b>	

## Site 56: Penloyn, Llanrwst

Following assessment earlier in the RLDP process, a larger strategic site was proposed for allocation in the Preferred Strategy. Taking account of the lower population projections now being used it is considered that a reduced site would be more appropriate and would significantly reduce potential impacts on heritage assets at Plas Madoc. The site is ranked 1 and allocated for development due to being highly developable, falling outside flood risk zones and is not constrained by the sewerage network, unlike sites elsewhere in Llanrwst.

## Site 2: Land off Nebo Road, Llanrwst

**Ranking:** 2 (not allocated)

**Rural Development Strategy Area**

### Site Overview

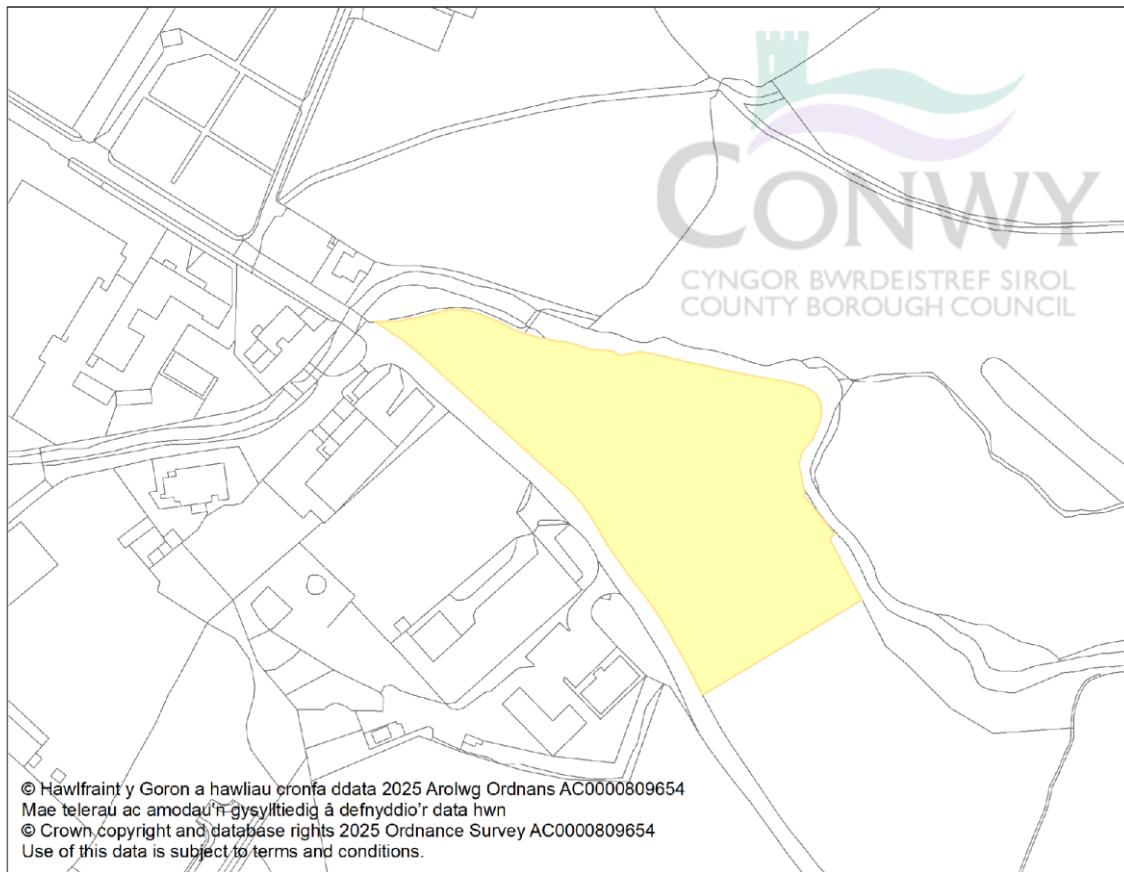
1.1 hectares, with potential to provide:

Up to 35 residential units (subject to site constraints)

Green Infrastructure

Active Travel Linkages

### Site map



### Site context and character

This is a greenfield site located at the south-eastern edge of Llanrwst. It is an undulating site, adjacent to Nebo Road to the south-west, further agricultural land to the south-east and Nant y Goron to the north, which passes under a (Grade II listed) bridge (Pont Cae Melwr) adjacent to the site. Immediately across the road is established agricultural and office development, which fall within the RLDP settlement boundary.

### Location and accessibility

Llanrwst is the largest settlement in Conwy away from the coastal strip and is the only major settlement within the Rural Development Strategy Area. It is defined in the RLDP settlement hierarchy as a Key Service Centre in recognition of its strategic importance to the rural hinterland.

The site lies on Nebo Road, with Ysgol Dyffryn Conwy (secondary school) and some local employers close by. The site has good vehicular access to the A470 for onward travel along the valley. This site is approx. 1,300m from the Square

<b>Site 2: Land off Nebo Road, Llanrwst</b>
(Llanrwst town centre) with a range of local amenities. Bus stops can be found on the A470 1100m away, and the Llanrwst railway station is approx. 1500m away on A548 (Denbigh Street).
<b>Site ownership and developer interest</b>
The site is in private ownership, with owners who are keen to bring the site forward for development. It was submitted for the Affordable Housing-led call for sites, therefore it has been proposed to deliver a minimum of 50% affordable housing on the site. A developer is interested in the site on behalf of an RSL.
<b>Planning history</b>
No recent planning history.
<b>Site constraints</b>
Grade II listed buildings Cae Melwr and the associated agricultural range and Pont Cae Melwr are in close proximity. Outside of Llanrwst Conservation Area. HIS recommended The field is of low biodiversity interest and there are no noteworthy species records, but the tree lined Nant y Goron is of much higher biodiversity value, forming an unbroken habitat corridor to the east of Llanrwst. Essential that this corridor is not impacted by development. The north and western part of the site closest to Nant y Goron falls within Flood zones 2/3 on the Flood Map for Planning. An FCA will be required at planning application stage.
<b>Utilities</b>
The nearest sewers lie to the north of the site but there are flooding incidents downstream of this sewer leg and a HMA would be required. A point of connection could be offered to the west however this would require laying a substantial distance of new sewers to reach that point. A low voltage underground cable and overhead line run along Nebo Road. A 33kV overhead line crosses the middle of the site.
<b>Development requirements</b>
Development of this site must ensure protection of the habitat corridor along Nant y Goron. Development of the site should seek to locate dwellings outside of the flood zones. FCA required. HMA required in respect of foul sewerage. Access to the site must make suitable provision for vehicle and non-motorised users across Pont Cae Melwr Heritage impact assessment required. Planning obligations would be required in relation to this development, with affordable housing (minimum 50%) and financial contributions in line with relevant policies.
<b>Site summary and rationale for ranking</b>
Although the site is some distance from the local amenities in the centre of Llanrwst, the site does benefit from its location close to Ysgol Dyffryn and nearby employers on Nebo Road. The site is somewhat more constrained than site 56, therefore is ranked 2 within the RDSA. The main constraints to development are the foul sewage connection which requires modelling, and a new connection may be required some distance from the site. Potential impact on heritage assets, in particular Pont Cae Melwr, will require careful consideration.

## 17 Deliverable employment sites

### Site 115: Llanddulas Quarry areas 1, 2 and 3

Ranking: 1 (allocated)

Coastal Development Strategy Area: Central/East

#### Site Overview

20.8 hectares, consisting of:

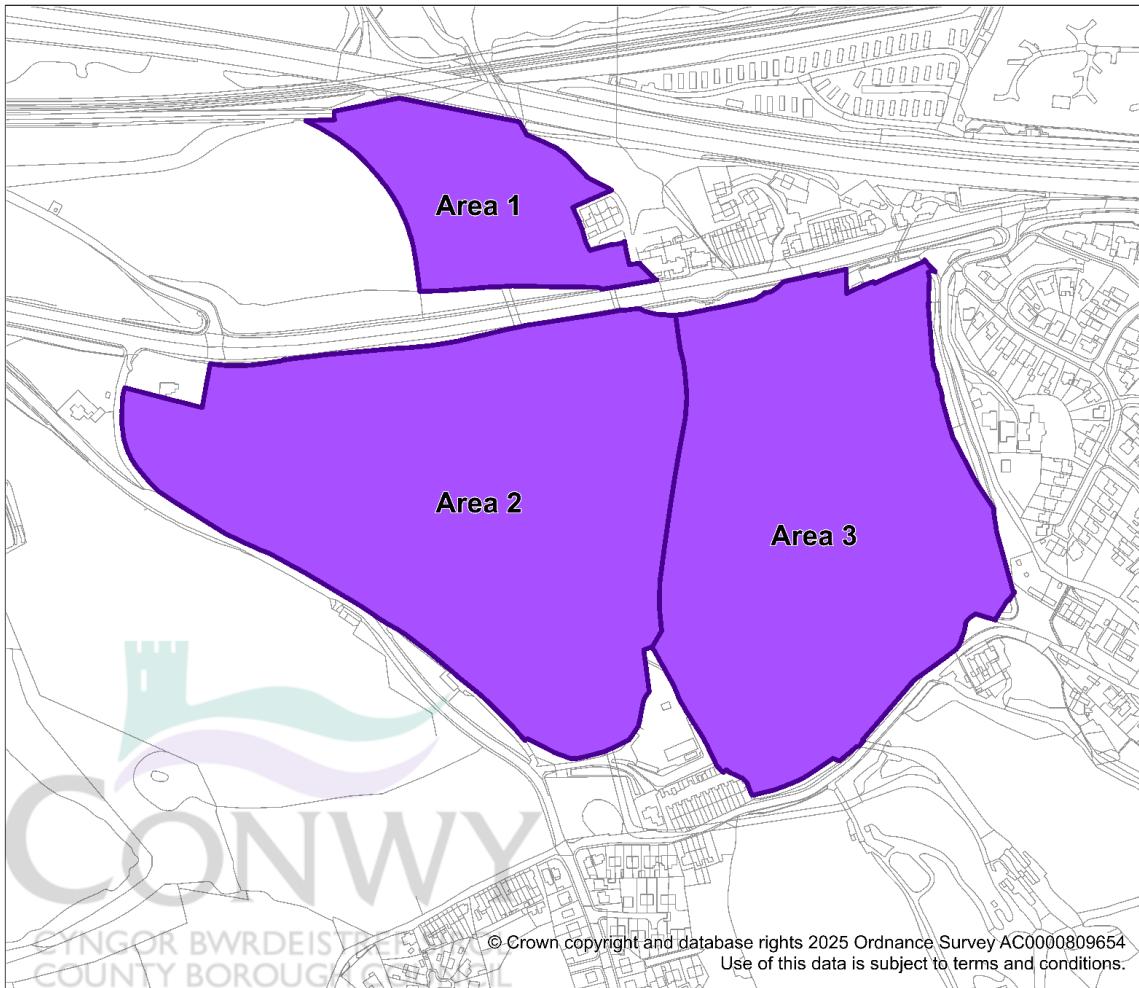
8.8ha B1/B2/B8 employment development

Safeguarded heritage assets (lime kilns)

Green Infrastructure

Active Travel Linkages

#### Site map



#### Site context and character

This is a former limestone quarry, which since stone extraction ceased has been used for a range of different uses.

Historic features (lime kilns) are still present within the site.

Part of site is existing Waste Management Use (Brickworks) in a worked out quarry, part of the site is a separate part flooded worked out quarry, and part is located to the north and is a former processing compound area, now cleared of structures and machinery, part used as a temporary maintenance compound for the A55 by the Highway Agency Wales. The site is suitable for redevelopment subject to engineering works to stabilise the site and raise it above flooded areas.

#### Location and accessibility

## Site 115: Llanddulas Quarry areas 1, 2 and 3

The site lies immediately to the west of the Tier 1 Main Village of Llanddulas, with the site split to the north and south of the A547. The site has excellent connections to the A55 (junction 23) for road travel along the north Wales coast and beyond. The site also includes a route under the A55 to former jetty facilities for sea transport.

### Site ownership and developer interest

The site is promoted by the owners of the wider Llanddulas Quarry site, who are keen to find an alternative economic use of this redundant site by redeveloping significant parts as business/industrial units. They have undertaken considerable amount of work in support of the RLDP allocation, demonstrating their commitment to the site.

### Planning history

Various planning applications relating to quarrying and associated processes, waste transfer and electricity infrastructure. Most recent significant applications:

- 0/48950 - Temporary (5 years) storage and workshop. Approved with conditions.
- 0/43047 – Change of use and extension to former workshop to form a waste transfer station, and associated storage and processing. Approved with conditions.
- 0/38815 - Proposed removal of existing brickworks and ancillary structures and development and operation of a materials recycling facility and ancillary infrastructure. Approved with conditions.
- 0/37960 - Demolition of Jetty, Conveyor and Associated Buildings (Demolition Prior Approval)
- 0/32924 - Variation of Condition No. C2 of Review of Minerals Permission Approval Code Ref. D3/11.3 to Revise Extent of Extraction. Approved with conditions.

### Site constraints and Consultee comments

#### Highways

##### CCBC Highways:

No objections in principle to the development of this site. Active Travel improvements would be required along A547 and minor carriageway improvements. Transport assessment requirement cannot be determined at this stage as the size and type of development is still unknown.

#### WG Transport:

The more detailed transport assessment requested in my attached response (which is the same as the previous one) will only be required if/when a full planning application is submitted for any proposal within the areas concerned. It would be expected that if the detailed transport assessment identifies that highway mitigation measures are required, they could then be conditioned as part of the planning consent. We therefore have no objection to the sites being included at the RLDP stage.

I would be grateful if you could please advise the potential applicant that, should they decide to submit a full planning application in respect of the above potential development, the Welsh Government as highway authority for the A55 trunk road would require the submission of the following, in support of any such application;

- 1) A Transport Assessment. This should also include junction capacity assessments in respect of both junctions 22 and 23 of the A55.
- 2) A Construction Traffic Management Plan (CTMP), submitted to the Local Planning Authority, prior to the commencement of any works on site.

#### Flood risk

##### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses. Displacement of the ponded areas of surface water flooding within the quarry pits must be managed.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed employment development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site and surrounding areas is managed through the use of SuDS.
- The site and underlying groundwater may be contaminated due to waste disposal activities.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

### The Welsh Language

## Site 115: Llanddulas Quarry areas 1, 2 and 3

Mitigation measures must be provided, in line with policy PL/7.

### Ecology and biodiversity

A number of professional surveys and ecological/biodiversity reports have been provided by the site owners in support of the site's allocation, to allow consideration of the impact of development on biodiversity and protected species.

#### CCBC Countryside:

Detailed comments have been provided by CCBC Ecologist in relation to biodiversity net benefit; potential impact on protected species (bats) and mitigation/maintenance requirements; ecological compliance monitoring; biosecurity; construction environmental management plan and the need for an up-to-date protected species survey prior to planning application submission. Subject to these matters and suitable conditions and planning obligations being in place to control development and ensure compliance and ongoing management of the site, there are no objections to development of the site.

#### Natural Resources Wales:

##### Liverpool Bay SPA

Based on the information provided we can confirm that we have no concerns to raise regarding the Liverpool Bay Special Protection Area (SPA) for identified areas 1-3. We advise that any necessary mitigation with respect to the SPA (depending on the nature and scale of any development) can be dealt with at the planning stage.

##### Protected Species

European Protected Species (EPS) are given the highest legal protection through British and European legislation. Where EPS are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- ii. There is no satisfactory alternative and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

We advise that you consider these tests as a material component of your forward plan decision-making process, including the selection and justification of proposed land allocations.

We note an updated ecological survey has been carried out 13th April 2022, however we are not in receipt of the surveys. However, the Environment Summary 2022 does indicate presence of bat species within the proposed areas 1-3 and with the structures (buildings and tunnels). Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Protected species could be a constraint to the development of the sites and consideration should be given to ensuring that any significant roost remains on site with good vegetative connectivity to the wider landscape. Connectivity to the adjacent SSSI (Llanddulas Limestone and Gwyrch Castle Wood) should also be considered due to one of its notified features being Lesser Horseshoe bats. Based on the information available, we advise appropriate surveys and/or mitigation will need to be included as part of any subsequent planning applications.

##### Site for Special Scientific Interest

The proposed candidate sites lie 450m away from Llanddulas Limestone and Gwyrch Castle Wood.

One of the features of the Llanddulas Limestone and Gwyrch Castle Wood SSSI is of its population of Lesser Horseshoe bats (*Rhinolophus hipposideros*). Connectivity between the SSSI and the candidate sites should be identified and retained. Green infrastructure connecting the site with other suitable habitat in the wider landscape, particularly in the direction of the SSSI should be advocated. Again appropriate surveys and/or mitigation will need to be included as part of any subsequent planning applications.

### Contamination

#### Natural Resources Wales:

The sites are located within a principal aquifer (Clwyd Limestone Group) and being a quarry there will be no superficial deposits providing protection. Whilst this will not prevent development it will need to be a key consideration in any development proposals. Further information expected as part of any planning application would include (but not be limited to) drainage and infiltration and preventing any potential ingress into ground of any potential contaminants resulting from development, particularly as there are not any soil or superficial deposits providing protection.

We note that Areas 2 and 3 are currently lagoons and would need to be drained and backfilled with inert material. Additionally, careful consideration would be required with respect to inert backfilling. As a starting point we would refer to Groundwater Protection Position statements The Environment Agency's approach to groundwater protection (publishing.service.gov.uk) Section E in addition to considering waste regulations.

There might also be a need to consider potential contamination from historic activities on site.

### Site 115: Llanddulas Quarry areas 1, 2 and 3

Confirmation would also be required of any dewatering activities taking place and if these would cease on development. Any planning application would need to detail what impact this could have. We advise that specific mitigation and/or information needed to inform any planning application would need to be determined on a case by case basis depending on the nature and scale of any proposed developments at this location. There may be a need for significant pollution prevention measures depending on what is proposed.

#### Landscape

##### LANDMAP:

Geological Landscape – High. Landscape Habitats – Low. Visual and Sensory – Low. Historic Landscape - Low Cultural Landscape Services – Outstanding.

#### Heritage

##### CCBC Conservation:

I have no objection to employment allocation for Areas 1 and 2 (sites 1 and 5). I'm sure that you are in discussions with colleagues in NWMWPS as to whether any of these areas need to be safeguarded specifically for waste-related uses.

Area 3 is more tricky, as this area is subject to planning conditions relating to restoration, so is specifically excluded from the definition in PPW of PDL. The area has now become revegetated, and I would prefer for it to remain so, as it has now become an attractive feature. In addition, the differences in ground levels within the site are significant, and any development would need to involve large-scale engineering operations, so the deliverability of the site as a potential employment allocation is questionable.

The document also mentions solar power in Areas 4, 5 and 6. I'm not sure whether the replacement LDP intends to allocate sites for solar power, but as these areas are quite elevated and adjoin residential areas, I would suggest that any developers submit a statutory pre-app before pursuing the matter further.

Prev DM response. Site 1 No comments., Site 5 -DM comments - the site has an extant permission for a waste transfer station. Need to consider impacts on neighbours. Site 7 DM comments - Due to the presence of the silt ponds, it is unlikely that there will be any developable space. Also need to consider conflict with landfill site traffic.

#### Heneb:

##### Area 1

As mentioned in the 2018 Call for Sites Consultation feedback Area 1 retains a high significance for industrial archaeological features of regional and potentially national importance. This was the site of the former Pentre'r-gwyddel and Llysfaen limeworks which included two massive Hoffman lime kilns and associated servicing railway sidings and other buildings to the south of them. A connecting tunnel under the road embankment connected the quarries to the lime kilns. It seems clear that the substantial remains of at least one of these Hoffman kilns survives here and these are nationally rare site types. There may also be remains of the second Hoffman kiln and other structures visible on the old OS mapping, but these are difficult to see on aerial imagery due to tree and shrub cover.

FCC seem to recognise that these remains are present in section 28, but they have no real understanding of the potential importance, function, dating and full extent of these remains which will be vulnerable to any new ground reduction or landscaping works as a result of development proposals.

As part of the assessment phase for the feasibility of development in Area 1 we would therefore advise that FCC commission a detailed desk-based assessment combined with a walkover and mapping survey of the area to understand the full extent and nature of the industrial remains that survive here. This should include a Level 3 historic building survey of the existing Hoffman lime kiln along with any other substantially intact historic structures on the site. Part of the information in the report will be used to ask Cadw to assess whether the Hoffman lime kiln remains should be scheduled as nationally important.

##### Areas 2 and 3

These areas have been heavily quarried out and subsequently used for modern industrial concerns like the former brick works. We would have no concerns regarding Area 3. The area near the entrance to Area 2 appears to retain some historic stone structures perhaps associated with the lime burning industry and there were former lime kilns here on the historic OS mapping. As it is not clear what these structures are, their extent or dating, we would advise that FCC commission a detailed desk-based assessment combined with a walkover and mapping survey of the area to understand the full extent and nature of the industrial remains that survive here. This should include a Level 3 historic building survey of any surviving historic structures on the site from the late 19th and early 20th centuries.

#### Cadw:

##### Area 1

##### Scheduled Monuments

##### DE008 Pen-y-Corddyn Camp

##### Registered Parks and Gardens:

##### PGW(Gd)58(CON) Gwrych Castle

## Site 115: Llanddulas Quarry areas 1, 2 and 3

This advice is given in response to a consultation in regard to a proposal for the allocation of land at Llanddulas Quarry in the Replacement Local Development Plan for Conwy.

It is understood that the land holding covers a larger area, including the existing landfill site, offices, landfill gas plant, leachate treatment plant and open windrow composting facility, which will remain as waste management facility. The proposed allocation areas are therefore to the north of this area, stretching as far as the sea.

The areas proposed are 1.3m northwest of the boundary of scheduled monument DE008 Pen-y-Corddyn Camp and 800m west of the boundary of the registered Gwrych Castle historic park and garden. In both cases, views of the proposed development will be screened by existing vegetation and it will be seen along with the urban areas of Llanddulais and Llysfaen. As such, development in the proposed area will not have a significant impact on the settings of scheduled monument DE008 Pen-y-Corddyn Camp or the registered Gwrych Castle historic park and garden and therefore we would not object to the allocation being included in the Replacement Local Development Plan for Conwy. No objection subject to mitigation.

Cadw have received further information including a desk-based assessment produced by AOC in regard to the presence of Hoffman Kilns inside the boundaries of Area A. The remain of the Kiln are of National importance and probably meet the criteria for designation as a scheduled monument. As such development in Area A could have a direct impact on it and an impact on its' setting. However, if the Area was allocated the preservation and conservation of the Kiln in any development would mitigate any impact on its setting. Consequently, sufficient information is available for Cadw to conclude that Area A can be allocated for industrial development subject to the Kiln being protected and conserved in any planning application for area A. The allocation of Areas B and C will have no impact on the Kiln.

### Agricultural land classification

#### WG Land Quality Advisory Service:

No requirement to undertake ALC assessment as restoration conditions do not specify ALC / BMV standard.

### Minerals and waste

#### Regional Minerals & Waste Planning Service:

Existing part allocation for waste management, part landfill buffer-zone, hard rock safeguarding. Mineral is worked out and sterilised by other development, landfill and geotechnical constraints.

### Utilities

#### Water

##### Dŵr Cymru:

Water supply: 80mm diameter watermain crossing the northern parcel of the site.

As this proposes employment use, we will make an assessment once we know the site occupier and their water demands.

##### Public sewerage

825mm diameter sewer crossing the northern parcel of the site.

As this proposes employment use, we will make an assessment once we know the site occupier and their foul water discharges.

Kinmel Bay Waste water Treatment Works has capacity to accept this site.

In terms of employment development, it is difficult for us to provide definitive capacity comments as the potential demands on our infrastructure in unknown. Typically we provide detailed capacity comments at pre-planning or planning application stage once the end user of the site is known and requirements are confirmed. Welsh Water are only obliged to take 'domestic' foul flows from employment sites, should the end user require a trade discharge to the public sewer they would need to obtain our consent as the statutory undertaker.

Potential developers need to be aware that we have some assets within the site boundary of area 1. Whilst these are mostly located within the existing road, it is worthwhile noting that we have rights of access to our assets at all times to perform our statutory duties and that easement widths would be required which may impact the density of development and achievable site layout.

### Electricity

#### Scottish Power Energy Networks:

A plan has been provided by SPEN showing the location of their network in the vicinity of this site. A high voltage overhead line is shown between the A547 and Area 1. Other low and high voltage cables are shown at the edges of parts of the site. Electricity cable location is not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Gas

#### Wales & West Utilities:

A plan has been provided by W&WU showing the location of their network in the vicinity of this site. Low pressure mains run to residential developments near the site, but no W&WU assets appear to be within or immediately adjacent

## Site 115: Llanddulas Quarry areas 1, 2 and 3

to the site. Gas pipe location is therefore not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Telecommunications

#### Zayo:

A plan has been provided by Zayo showing the location of their network in the vicinity of this site. Ducts run alongside the A55 and A547 however none cross the site. Location of telecommunications equipment is therefore not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

### Development requirements

#### Planning Obligations

- Biodiversity and protected species mitigation and management
- Protection and maintenance of historic lime kilns and other heritage assets

### Infrastructure and Placemaking

- Highways and Active Travel – The sustainable transport hierarchy should be applied to the design. Access to area 1 may require improved access works from the A547 due to a combination of existing physical constraints and private rights of way on the existing access. Improvements to visibility splays are therefore likely to be necessary. At planning application stage, capacity assessments are required in respect of junctions 22 and 23 of the A55. In addition, a Construction Traffic Management Plan is required prior to the commencement of any works on the site as are details of active travel links in line with policy STA/6.
- Design and layout – the design of the physical infrastructure and buildings will be guided by policies PL/1, PL/5 and PL/11, taking into account the accessibility, safety, security and permeability of the site. This will need particular consideration where there is phasing within the individual sites, and the overall phasing approach across the sites.
- Paths and boundaries – the need for improvement/provision of public footpaths and boundary fencing should be considered in line with policy STA/6 and as per the community engagement report.
- Green infrastructure – ensuring green and blue features are retained and integrated with habitat creation, native tree planting in line with NE/6, incorporating and connecting open space provision where appropriate, in line with policy NE/7. This requirement excludes the ponds within Area 2 lagoon within Area 3 which would be drained prior to the creation of a development platform.
- Biodiversity enhancement – the overall impact of the development will result in a net benefit for biodiversity, in line with the stepwise approach and policy NE/8. The proposals will also be accompanied by plans for nature retention and off-setting to improve and protect habitats on land around the quarry.
- Flood / surface water measures – an FCA will be required for the sites (areas 1 to 4 inclusive) in line with TAN15 guidance as the sites are partially within the Flood Zone 3 for surface water and small water courses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the sites and surrounding area is managed through the use of SuDS.
- Ground water protection – careful consideration is required with respect to inert backfilling in terms of impact on a principle aquifer. Reference should be made to Groundwater Protection Position statements: The Environment Agency's approach to groundwater protection in addition to considering waste regulations.
- Drainage and infiltration – information is required at the planning application stage to ensure the prevention of any potential ingress into ground of potential contaminants resulting from development.
- Water supply and sewage capacity – understanding the sewage capacity for employment allocations can only take place once the type of development and occupier/end-user of a site is known. Once requirements are confirmed through the planning application process, further assessments / or hydraulic modelling assessments may be necessary to support development on this site.
- Existing water apparatus – a water main and sewer run along the eastern boundary of Area 1. Where necessary, easements/mitigation will therefore be required as per consultation with Dwr Cymru.
- Air Quality - Incorporate satisfactory air quality measures for mitigating and/or reducing emissions in line with policy EQ/3.
- Energy efficiency/Zero carbon – the employment premises on Areas 1, 2 and 3 should aim to achieve net zero operational regulated carbon emissions in buildings by implementing the energy hierarchy. Proposals should demonstrate application of the energy hierarchy through submission of an Energy Statement in line with policies EN/1 and EN/2.
- Protection of Historic Assets (Hoffman Lime Kilns on Area 1) – protect the remains of the Hoffman Lime Kilns and associated infrastructure as part of the development proposals for area 1. A detailed desk-based assessment combined with a walkover, mapping survey and level 3 historic building survey will be required at planning application stage.
- Assessment and protection of Historic Assets (historic stone structures on Area 2) – a detailed desk-based assessment combined with a walkover, mapping survey and level 3 historic building survey will be required at planning application stage to determine the extent and condition of any historic assets present.

**Site 115: Llanddulas Quarry areas 1, 2 and 3**

- Welsh language – the scheme is required to protect and promote the Welsh language (as required by policy PL/7 and national planning policy on the Welsh language). Mitigation measures are required.
- Material Management – a Materials and Waste Management Plan will be required at the planning application stage, to ensure the development is carried out correctly by minimising environmental impact through sustainable waste management.

**Phasing**

This is a large site which requires significant works in some areas to facilitate access and construct platforms for development of employment units. For this reason the site is phased during the period 2028-33 and beyond, as development will continue after the end of the RLDP plan period.

**Site summary and rationale for ranking**

The site performs very well in the sequential test, consisting of previously developed land along the coastal corridor with good access to the A55. This site replaces the Abergel SE site which was proposed for allocation in the Preferred Strategy. Since then, a shortfall in funding to provide the necessary road access made the Abergel site undeliverable for employment purposes, while further information has been submitted in support of site 115. This site is able to accommodate the majority of employment development need identified in the RLDP.

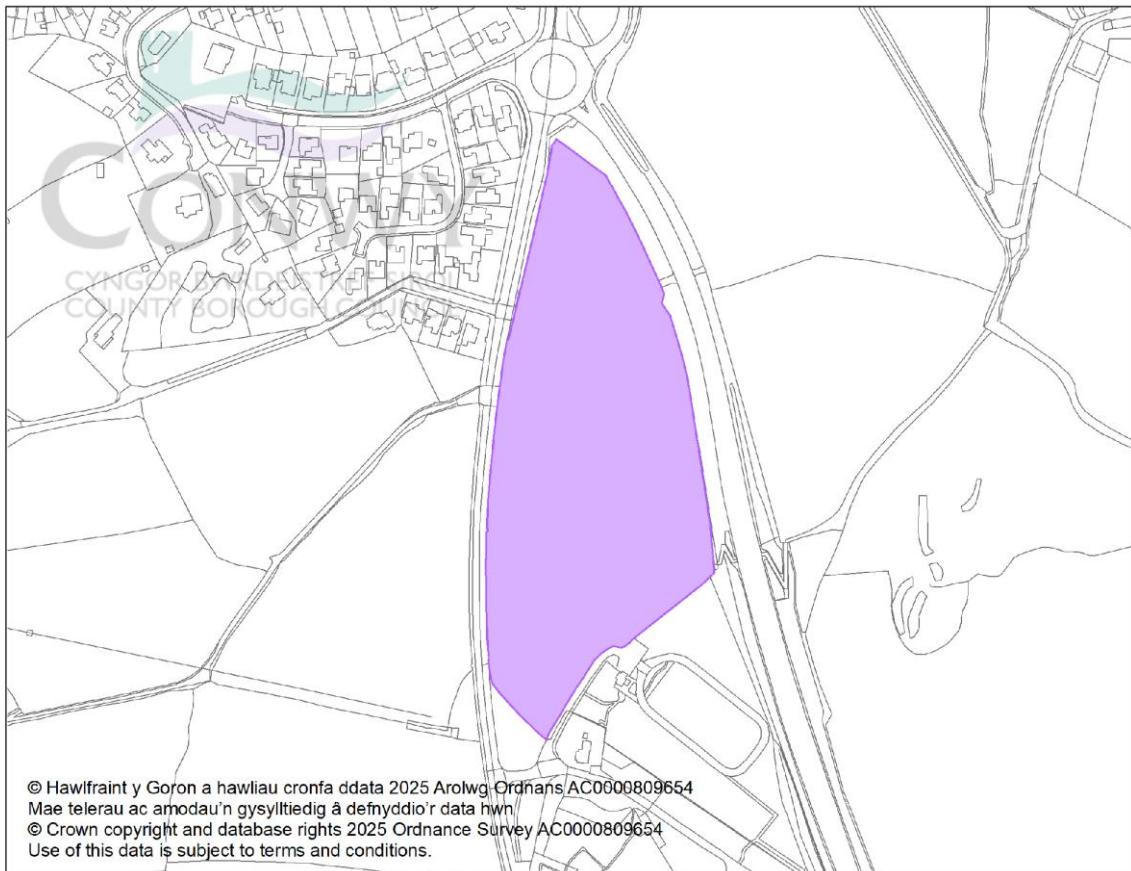
**Site 103: Bryniau, Llandudno****Ranking: 2 (allocated)****Coastal Development Strategy Area: Creuddyn****Site Overview**

3.85 hectares, consisting of:

B1 employment development

Green Infrastructure

Active Travel Linkages

**Site map****Site context and character**

This site is located on the southern edge of Llandudno, on land that is situated to the south of Queens Road. Extending to approximately 3.85ha, the site currently comprises of grassland, hedgerows with trees along the northern, southern and eastern boundaries. The site is fully bound by existing infrastructure, namely, Conway Road (B5115) to the west and Wormhout Way (A470) to the east, with the convergence of the two roads at a roundabout to the north. Llanrhos Cemetery is directly to the south.

**Location and accessibility**

The site is well located on the edge of Llandudno, with excellent bus connections to Llandudno town centre and other neighbouring urban areas. Mostyn Street and Llandudno railway station are approximately 1.5km from the site. Vehicle access to the site would be directly from the council-maintained Conway Road (B5115) immediately to the west of the site. From the adjacent roundabout, the A470 provides a convenient route to Llandudno town centre or south towards the A55 for onward travel across the north Wales coast.

**Site ownership and developer interest**

The site is owned and promoted by a major landowner, although no developer or occupier of the site is in place at present.

**Planning history**

- 18090/O – Extension to Llanrhos lawn cemetery. Approved 17/10/1995.
- 0/22377 - Extension to cemetery (variation of condition 2 & 3 of planning permission 4/18090/O). Approved 30/11/1998.

<b>Site 103: Bryniau, Llandudno</b>	
<b>Site constraints and Consultee comments</b>	
<b>Highways</b>	
<b>CCBC Highways:</b> No objections in principle. The main point of vehicular access should be taken from Conway Road (B5115) a minimum distance of 70m from the roundabout junction and should extend the footway from the southbound bus stop into the site. Footway provision should also be provided opposite the northbound bus stop adjacent the site.	
<b>Flood risk</b>	
<b>Stage 2 Strategic Flood Consequences Assessment:</b> Overview of flood risk <ul style="list-style-type: none"> <li>The primary risk of flooding to the site is from surface water and small watercourses. The flow path along the northeastern boundary of the site will need to be retained as open channel in any future development, with any built development being directed away from this area.</li> <li>The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.</li> <li>The site is not modelled to be at risk of flooding from reservoirs.</li> </ul> TAN-15 (March 2025) <ul style="list-style-type: none"> <li>TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.</li> <li>The site is located within Flood Zone 1 for Rivers and the Sea.</li> <li>An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site is managed through the use of SuDS.</li> </ul> Conclusion It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.	
<b>The Welsh Language</b>	
Mitigation measures must be provided, in line with policy PL/7.	
<b>Ecology and biodiversity</b>	
<b>CCBC Countryside:</b> The grassland fields are all improved and of negligible interest. The field boundaries however consist of hedges with some trees, both of biodiversity value which should be retained.	
<b>Natural Resources Wales:</b> No specific observations	
<b>Landscape</b>	
<b>LANDMAP:</b> Geological Landscape – Outstanding. Landscape Habitats – Low. Visual and Sensory – Medium. Historic Landscape – Outstanding. Cultural Landscape Services – Outstanding.	
<b>Heritage</b>	
An ASIDOHL was undertaken prior to the site's inclusion in the Deposit RLDP. This concluded that the impact of development of this site on the registered historic landscape will be slight.	
<b>CCBC Conservation:</b> Site is in close proximity to the grade I RHPG at Gloddaeth. The site is also within the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. The site is screened from the RHPG by mature trees, but a HIS is suggested to fully assess the impact of developing this site would have on the RHPG.	
<b>Heneb:</b> Constraint: The site is within the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest and approximately 100m from the Essential Setting of Gloddaeth Registered Historic Park and Garden. The site is approximately 650m from Coed Gaer hut circle, scheduled monument CN257, and 750m from Bryniau watchtower, scheduled monument CN201. There are no known constraints within the site but HER data indicates a potential for early medieval and prehistoric archaeology in the locality. Archaeological assessment is likely to be required to inform upon the buried potential of this site. It is possible that this would need to be followed by evaluation. Cadw should be consulted on proposals for this site.	
<b>Cadw:</b> Updated comments on ASIDOHL December 2024	

**Site 103: Bryniau, Llandudno**

The ASIDOHL concludes that the impact of development in the areas of Candidate Sites 103 and 203 on the registered historic landscape would be slight, which Cadw concur with this conclusion and as a slight impact is not significant, there is no historic environment reason for these two candidate sites not to be included in the deposit LDP.

**PGW (Gd) 6(CON) Gloddaeth (St. David's College) (grade I)**

This candidate site is some 70m from the boundary to the grade I registered historic park and garden at Gloddaeth (St. David's College). Views from the historic park in this direction are now blocked by trees, therefore development in this area will not have a significant impact on its setting. The site is also inside the boundaries of the Creuddyn and Conwy Registered Landscape of Outstanding Historic Interest. However it will be seen as an extension to the existing settlement along Conwy Road and therefore is unlikely to have an adverse impact on the registered landscape. Candidate Site can be included in the LDP.

**Agricultural land classification****WG Land Quality Advisory Service:**

Detailed ALC study has been produced and shared with LQAS (Grade 2). Also refer to BP70.

**Minerals and waste****Regional Minerals & Waste Planning Service:**

Not suitable for mineral working

**Utilities****Water****Dŵr Cymru:**

The public sewerage network can accept the potential foul flows from the site. A water supply can be provided for the proposed site.

The Ganol WwTW catchment is likely to require improvements to accommodate growth at some point during the plan period which runs to 2033, any investment required to accommodate growth can be considered for inclusion in future AMP funding programmes. An adopted LDP helps strengthen the case Welsh Water can put forward in relation to projects requiring AMP funding.

Developers can also fund upgrades to a WwTW in advance of any AMP scheme by providing developer contributions which would be secured via a Section 106 Agreement of the Town and Country Planning Act 1990.

**Employment sites & other uses**

Capacity comments for employment allocations can only be provided once the type of development and occupier/end-user of a site is known. Once requirements are confirmed, usually through the planning application process, further assessments will be undertaken. High-level comments are provided in the table below regarding any watermains/sewers crossing the proposed allocations, and the WwTW catchment that the sites are located within. The following provisions are applicable to all employment sites:

- The individual plots available for development can represent a substantial area of land for which the potential demands upon our assets are unknown at present. It is essential that we understand these demands to allow us to assess the impact on our assets. The obligations of a water and sewerage undertaker extends to 'domestic' supplies only. It may be necessary for water and/or sewerage hydraulic modelling assessments (HMAs) to be undertaken at the developer's expense to establish where the proposed development could connect to the existing networks, and to identify any required infrastructure improvements. Water mains and/or sewerage infrastructure required for any potential development site can be acquired through the requisition provisions of the Water Industry Act 1991 (as amended).
- If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.

**Specific comments:****Water supply:**

no watermains crossing the site

**Public sewerage:**

no sewers crossing the site

Catchment is Ganol WwTW

**Electricity****Scottish Power Energy Networks:**

A plan has been provided by SPEN showing the location of their network in the vicinity of this site. 11kV overhead lines cross the site, following an adjacent hedgerow. Low voltage, and high voltage (11kV) underground cables are present along the western side of Conwy Road. Electricity cable location is not considered to have a detrimental impact on

**Site 103: Bryniau, Llandudno**

proposals for developing the site, subject to standard measures to avoid damage and an adequate buffer/easement or diversion of the overhead lines across the site. This would be addressed as part of any planning application for development of the site.

**Gas****Wales & West Utilities:**

A plan has been provided by W&WU showing the location of their network in the vicinity of this site. Low pressure mains run along part of Conway Road to residential development on St Hilary's Road. There do not appear to be any W&WU assets within the site. Gas pipe location is therefore not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

**Development requirements****Planning Obligations**

- Provision of suitable highway and active travel access to the site.

**Infrastructure and Placemaking**

- Highways and Active Travel – the sustainable transport hierarchy should be applied to the design. The main point of vehicular access should be taken from Conway Road (B5115) a minimum distance of 70m from the roundabout junction and should extend the footway from the southbound bus stop into the site. Footway provision should also be provided opposite the northbound bus stop adjacent the site. Active travel links should be provided.
- Historic environment – the ASIDOHL concludes that the impact of development of this site on the registered historic landscape will be slight. Planning applications should therefore ensure that the design, scale, layout and materials of buildings and associated infrastructure minimise impact on the registered historic landscape.
- Archaeology – there are no known constraints within the site, however, archaeological assessment is required at planning application stage to understand the buried potential of this site. Depending on the outcome of this, it is possible that this would need to be followed by archaeological evaluation.
- Green infrastructure – ensuring green features, including hedges and trees are retained and integrated with habitat creation, native tree planting, incorporating and connecting open space provision where appropriate
- Biodiversity enhancement – the overall impact of the development will result in a net benefit for biodiversity, in line with the stepwise approach.
- Water supply and sewage – understanding the sewage capacity for employment allocations can only take place once the type of development and occupier/end-user of a site is known. Once requirements are confirmed through the planning application process, further assessments / or hydraulic modelling assessments may be necessary to support development on this site.
- Welsh language – mitigation measures must be provided.

**Phasing**

This site is ready to be delivered for employment use with no significant constraints expected to delay development. It is phased for development 2028-33.

**Site summary and rationale for ranking**

Of the two sites assessed as being deliverable for employment development, this site is ranked below site 115 as an employment site, due to its greenfield status and location away from (although with good access to) the A55. Allocating the land at Bryniau presents the opportunity to develop the site for B1 employment uses in one of the key growth areas as outlined in Future Wales, the National Plan 2040.

## 18 Other allocations

### Site 204: Llanddulas Quarry (Area 4)

**Use: solar (allocated)**

**Coastal Development Strategy Area: East**

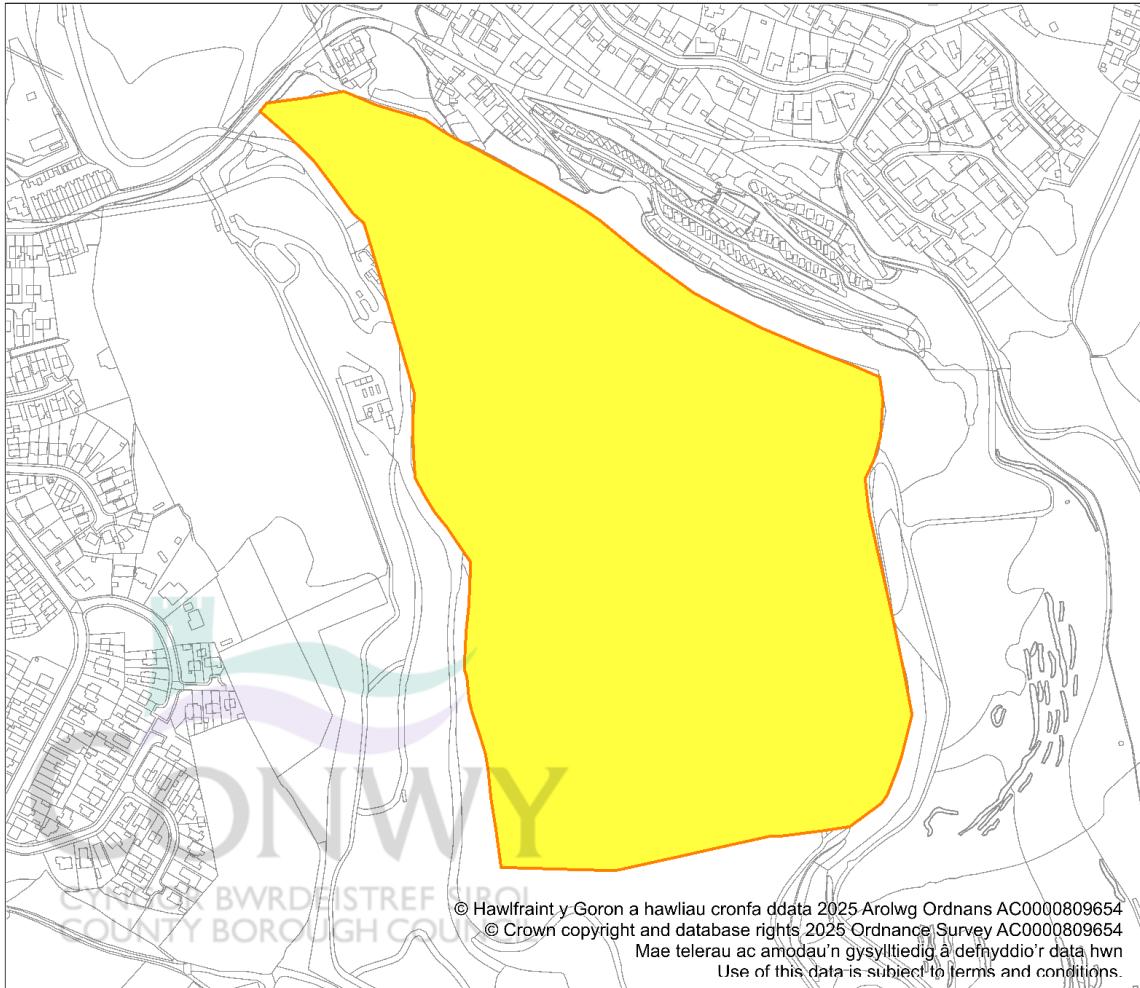
#### Site Overview

18 hectares, consisting of:

Approx. 7.6MW solar photovoltaic electricity generation capacity

Green Infrastructure

#### Site map



#### Site context and character

This site is a former limestone quarry, since repurposed as a landfill site which is nearing the end of its life. Restoration of the site is continuing on parts of the site as landfill operations cease.

#### Location and accessibility

The site is located to the south of Llanddulas and east of Llysfaen village. The northern part of the site extends to Pentregwyddel Road which runs on a ridge, with road access to the site being from the A547 Abergele Road via a tunnel from site 115. This provides easy vehicular access to the A55 as with site 115.

#### Site ownership and developer interest

This site (as with site 115) is owned by FCC who presently manage the landfill operations amongst other uses within this site. They are seeking alternative uses for parts of the site no longer in use for landfill and solar has been identified as a suitable use, in conjunction with development of B1/B2/B8 employment units on site 115. They have undertaken considerable amount of work in support of the RLDP allocation across sites 115 and 204, demonstrating their commitment to delivery.

## Site 204: Llanddulas Quarry (Area 4)

### Planning history

Various planning applications relating to landfill and associated works, and restoration of the site. Significant applications are listed below. This is not an exhaustive list due to the historic and complex planning history of the site.

- 1/LYS/7074 – Use of land for the deposit of refuse and other waste. Approved.
- 1/12520 - Erection of 7.8m high methane flare stack. Approved.
- 1/13973 – Continued use of land for the deposit of refuse and other waste materials. Approved with conditions.
- 1/14171 - Alteration of conditions 6 and 7 imposed under code ref: 1/13973. Approved with conditions.
- 1/16360 - Landfill restoration, variation of planning conditions 1, 4 and 8 of planning permission code ref 1/14171. Approved with conditions.
- 1/21463 – Construction of landfill gas utilisation facility for generating electricity. Approved with conditions.
- 0/27248 - Continued landfilling and restoration of existing landfill site, without complying with conditions (4) and (8) of planning permission ref: 1/16360. Approved with conditions.
- 0/32704 - Variation of condition no. 12 of planning permission granted under code ref 1/16360 and conditions 3, 19 & 20 of planning permission granted under code ref 0/27248 to allow for revision to restoration proposals. Approved with conditions.
- 0/43848 - Variation to condition nos 1 2 3 19 & 21 of planning approval 0/27248. Approved with conditions.
- 0/46355 - Approval of matters required by condition no. 3 of planning permission granted under code ref. 0/43848. Approved with conditions.

### Site constraints and Consultee comments

#### Highways

Highway access to this site is expected to be directly from the A547, through site 115 and the tunnel under Pentregwyddel Road. Highway considerations are expected to be similar between sites 115 and 204, particularly as development would be in parallel due to the complementary uses on the two sites.

#### WG Transport:

The more detailed transport assessment requested in my attached will only be required if/when a full planning application is submitted for any proposal within the areas concerned. It would be expected that if the detailed transport assessment identifies that highway mitigation measures are required, they could then be conditioned as part of the planning consent. We therefore have no objection to the sites being included at the RLDP stage.

Should a full application be submitted in respect of this proposal, the Welsh Government as highway authority for the A55 trunk road would require the submission of the following in support of any such application:

A full Transport Assessment. This should include junction capacity assessments in respect of both junctions 22 and 23 of the A55

1) A Construction Traffic Management Plan (CTMP), submitted to the Local Planning authority, prior to the commencement of any works on site

2) The above conditions are included to maintain the safety and free flow of trunk road traffic.

#### Flood risk

##### Stage 2 Strategic Flood Consequences Assessment:

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses. Displacement of the ponding surface water flooding within the quarry pits must be managed.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

#### TAN-15

- TAN-15 appears to suggest that the proposed renewable energy development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water and small watercourse flood risk at the site and surrounding areas is managed through the use of SuDS.

#### Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

### The Welsh Language

## Site 204: Llanddulas Quarry (Area 4)

Mitigation measures must be provided, in line with policy PL/7.

### Ecology and biodiversity

Evidence has been submitted in respect of biodiversity impact on this site. The only parts of the site that has been the subject of formal restoration requirements are Areas 3 and 4.

Area 4 (landfill site) is being progressively restored in line with an approved restoration plan the impact of the solar development would need to be considered in the context of the approved scheme.

### CCBC Countryside:

Detailed comments have been provided by CCBC Ecologist in relation to biodiversity net benefit; potential impact on protected species (bats) and mitigation/maintenance requirements; ecological compliance monitoring; biosecurity; construction environmental management plan and the need for an up-to-date protected species survey prior to planning application submission. Subject to these matters and suitable conditions and planning obligations being in place to control development and ensure compliance and ongoing management of the site, there are no objections to development of the site.

### Natural Resources Wales:

#### Protected Sites

##### -Liverpool Bay Special Protection Area (SPA)

Based on the information provided we can confirm that we have no concerns to raise regarding the Liverpool Bay SPA for identified areas 4. We advise that any necessary mitigation with (depending on the nature and scale of any development) can be dealt with at the planning stage.

##### -Site for Special Scientific Interest (SSSI)

The proposed candidate site lies within 700m of the Llanddulas Limestone and Gwyrch Castle Wood.

One of the features of the Llanddulas Limestone and Gwyrch Castle Wood SSSI is of its population of Lesser Horseshoe bats (*Rhinolophus hipposideros*). Connectivity between the SSSI and the candidate sites should be identified and retained. Green infrastructure connecting the site with other suitable habitat in the wider landscape, particularly in the direction of the SSSI should be advocated. Appropriate surveys and/or mitigation will need to be included as part of any subsequent planning applications considering summer and hibernation roosts, and foraging/commuting activity.

#### Protected Species

European Protected Species (EPS) are given the highest legal protection through British and European legislation.

Where EPS are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- ii. There is no satisfactory alternative and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We advise that you consider these tests as a material component of your forward plan decision-making process, including the selection and justification of proposed land allocations.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Protected species could be a constraint to the development of the sites and consideration should be given to ensuring that any significant roost remains on site with good vegetative connectivity to the wider landscape.

Connectivity to the adjacent SSSI (Llanddulas Limestone and Gwyrch Castle Wood) as referenced above should also be considered due to one of its notified features being Lesser Horseshoe bats.

Based on the information available, we advise appropriate surveys and/or mitigation will need to be included as part of any subsequent planning applications.

### Contamination

#### Natural Resources Wales:

The sites are located within a principal aquifer (Clwyd Limestone Group) and being a quarry there will be no superficial deposits providing protection. Whilst this will not prevent development, it will need to be a key consideration in any future development proposals. Further information expected as part of any planning application would include (but not be limited to):

- Drainage and infiltration
- Preventing any potential ingress into ground of any potential contaminants resulting from development (particularly as there are not any soil or superficial deposits providing on)

## Site 204: Llanddulas Quarry (Area 4)

- Careful consideration would be required with respect to inert backfilling. As a starting point we would refer to Groundwater Protection Position statements: The Environment Agency's approach to groundwater protection (publishing.service.gov.uk) Section E in addition to considering waste regulations.
- Consideration of potential contamination from historic activities on site.
- Confirmation of any dewatering activities taking place impacts this could have.
- Additionally, solar panel on landfills will need to consider the means of how the solar panels will be attached to the ground and would need further assessment of the risk the foundation could have on the landfill engineering. We advise that specific mitigation and/or information needed to inform any planning application would need to be determined on a case by case basis depending on the nature and scale of any proposed developments at this location. There may be a need for significant pollution prevention measures depending on what is proposed.

### Landscape

#### LANDMAP:

Geological Landscape – H. Landscape Habitats – Low. Visual and Sensory – Low. Historic Landscape - Cultural Landscape Services – O.

### Heritage

#### Heneb:

Assuming that both the solar array and the relocated waste transfer station are both going to be built within the extracted area of the former quarry here there would be no archaeological implications.

#### Cadw:

Scheduled Monuments

DE008 Pen-y-Corddyn Camp

DE114 Castell Cawr Hillfort

Registered Parks and Gardens:

PGW(Gd)56(CON) Coed Coch

PGW(Gd)58(CON) Gwrych Castle

Listed Buildings/ Conservation Areas:

142 Parish Church of St. Cynfran II\*

148 Old Telegraph House II

164 Bryn-Ffanigl-Uchaf II

165 Bryn-Ffanigl-Isaf II

166 Pant Idda II

168 Nant Fawr II

170 Peniarth Fawr II\*

171 Plas-yn-Betws II

180 Pen-y-Dared II

181 Plas Llanelian (also known as Plas Ucha) II\*

231 Gwrych Castle including attached walls and towers and Stable Block. I

232 Tan-yr-Ogof Lodge including adjoining walls and towers to S, E and W II\*

269 Ty Ucha II

273 Telephone Call-box outside Post Office Stores II

275 Barn, Agricultural Range and associated garden walls and towers at Hen Wyrch Farm II

14845 ,432,Abergele Road,Old Colwyn,,CLWYD, II

14860 Peulwys II

14862 Western Portal of Penmaen Rhos Railway Tunnel II

18577 Church House II

18578 Ty Mawr II

18660 Betws Lodge II

18712 Tyddyn-uchaf Old Farmhouse II

19024 Parish Church of St Cynbryd II\*

19025 Memorial Cross at St Cynbryd's Church II

19026 Lychgate at St Cynbryd's Church II

19027 Ty Ucha II

19028 Ty Ucha II

19029 Ty Ucha House II

19030 Ty Ucha Bach II

19031 Ty Ucha Cottage II

19032 Church Hall including Tool Shed to S II

**Site 204: Llanddulas Quarry (Area 4)**

19033 Boundary Stone at junction of Rhyd-y-Foel and Clipterfyn Roads II  
 19034 Bryn Tirion II  
 19035 Ty Gwyn II  
 19036 Lady Eleanor's Tower II  
 19037 Nant-y-Bella Lodge II  
 19038 Hen Wrych II  
 19039 Hen Wrych Lodge including adjoining crenellated boundary walls and towers II\*  
 19040 Plas Tan-yr-Ogof including adjoining walls and arches to E and W II\*  
 19041 Tan-yr-Ogof Farmhouse including adjoining arch and walls to E II\*  
 19042 Stable and Cart House Range at Tan-yr-Ogof Farm II  
 19043 Northern Towers II  
 19044 Gwrych Estate Boundary Wall from Tan-yr-Ogof to Gwrych Lodge II  
 19045 Gwrych Estate Boundary Wall to S side of Abergele Road II  
 20088 Dolwen Bridge II  
 20089 Dolwen Lodge II  
 20090 Gates and Gatepiers at Dolwen Lodge II  
 20113 Cefn Castell II  
 20114 Agricultural Range at Cefn Castell II

This advice is given in response to a consultation in regard to a proposal for the allocation of land at Area 4 Llanddulas Quarry in the Replacement Local Development Plan for Conwy

It is understood that the land is principally a reclaimed landfill with the current proposals to relocate an existing waste transfer station that is currently located within Area 2, to the southern part of Area 4 and also to use part of the area for solar energy.

Area 4 is located inside 3km of the above designated historic assets. Views of the proposed development area are blocked or extensively screened by intervening topography, buildings and vegetation and if visible will be seen along with the urban areas of Llanddulais and Llysfaen. As such, development in the proposed area will not have a significant impact on the setting of any designated historic asset and therefore we would not object to the allocation being included in the Replacement Local Development Plan for Conwy.

**Agricultural land classification****WG Land Quality Advisory Service:**

Site can be considered non-agricultural (quarry), no ALC survey required. LPA to check if proposed after use of quarry is agricultural and if to be restored to BMV quality.

Update: Checked – no condition to restore to BMV quality.

**Minerals and waste****Regional Minerals & Waste Planning Service:**

Main concern is the landfill buffer zone, an active mixed waste landfill which will be producing landfill gas for decades. Gas protection and mitigation measures required for any development with enclosed spaces.

**Utilities****Water****Dŵr Cymru:**

Dŵr Cymru have no assets crossing site 4.

As this proposes solar energy use, we will make an assessment once we know the site occupier and their water demands and foul water discharges.

Kinmel Bay WwTW has capacity to accept this site.

**Electricity****Scottish Power Energy Networks:**

A plan has been provided by SPEN showing the location of their network in the vicinity of this site. Low voltage underground cables run to domestic properties adjacent to the site. Low voltage and medium voltage (11kV) underground cables are present along Pentregwyddel Road to the north of the site and 11kV overhead lines are present around the western side of the site. Electricity cable location is not considered to have a detrimental impact on proposals for developing the site, subject to standard measures to avoid damage.

**Gas****Wales & West Utilities:**

A plan has been provided by W&WU showing the location of their network in the vicinity of this site. There are no W&WU assets within or adjoining site 204. Gas pipe location is therefore not considered to have a detrimental impact on proposals for developing the site.

**Development requirements****Planning Obligations**

<b>Site 204: Llanddulas Quarry (Area 4)</b>
Revisions to the approved restoration arrangements need to be sought at planning application stage.
<b>Infrastructure and Placemaking</b>
Specific locational information, risk assessments and if necessary, mitigation plans will be required to accompany any planning application with regards to how the solar panels will be attached to the ground within area 4, with an assessment of the risk the foundations could have on the landfill engineering /ground stability.
<b>Phasing</b>
Delivery of the solar infrastructure is intended to take place in parallel with the development of employment units on site 115, to reduce the need for major electrical grid connections. Phasing of solar development is also linked to ceasing/capping of landfill operations on relevant parts of the site.
<b>Site summary and rationale for ranking</b>
The proposed allocation makes appropriate use of a former landfill site, will make a significant contribution towards renewable energy generation in Conwy and will also support economic development on neighbouring site 115. It performs well against relevant sustainability objectives for the RLDP and subject to consideration of relevant habitat, restoration and structural matters at planning application stage, there are no significant barriers to development of this site.

## Appendix 1: Definition of Previously Developed Land

Previously developed (also known as brownfield) land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings and land used for mineral extraction and waste disposal (see note 2 below) where provision for restoration has not been made through development management procedures.

Excluded from the definition are:

- land and buildings currently in use for agricultural or forestry purposes;
- land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;
- land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;
- land which is species rich and biodiverse and may qualify as section 7 habitat' or be identified as having nature conservation value; fn Environment Act; and
- previously developed land subsequently put to an amenity use.

Notes:

1. The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site will also be defined as previously-developed. However this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as a hospital) the whole site should not normally be developed to the boundary of the curtilage. The planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations such as policies for the protection of open space, playing fields or development in the countryside. They should consider such factors as how the site relates to the surrounding area and requirements for on-site open space, buffer strips and landscaped areas.

2. This relates to minerals and waste sites which would otherwise remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to greenfield status, by virtue of the planning condition. It should be recognised, however, that non-hazardous landfills may not be able to accommodate built development without significant investment and long-term monitoring.

3. Nature conservation value may be identified through Green Infrastructure assessments (see Chapter 6).

Source: Planning Policy Wales

## Appendix 2: Sequential Site Assessment

Strategic Objective	Criteria for assessment against SO	Strategy area/use	West					Creuddyn						Central		East		Rural		Employment		Solar	
		Site number (allocated sites in bold)	157	59	86	48	4	206	203	91 50 174	192	40	31	132	68	70	69	56	2	115	103	204	
<b>Strategic and Spatial Choices</b>																							
SO1, SO2	Location in line with higher order settlements in settlement strategy																						
SO1, SO2, SO7	Location in terms of RLDP spatial strategy																						
SO1	Welsh Language impact																						
SO1, SO6, SO11	Use of previously developed land																						
SO1	Ownership/deliverability																						
SO1	Phasing of site delivery																						
<b>Healthy and Social Places in Conwy</b>																							
SO2, SO3, SO4	Proximity of site to amenities and employment opportunities																						
SO2	Affordable housing provision																						
SO3, SO4	Education facilities - provision and capacity																						
SO3, SO4	Proximity to and capacity of health facilities																						
SO5	Provision and protection of GI and recreational space																						
SO6, SO7	Proximity to trunk road network																						
SO6, SO7	Standard and capacity of local road network																						
SO6	Access to public transport																						
SO6	Active travel connectivity																						

Strategic Objective	Criteria for assessment against SO	Strategy area/use	West					Creuddyn						Central		East		Rural		Employment		Solar	
		Site number (allocated sites in <b>bold</b> )	157	59	86	48	4	206	203	91 50	174	192	40	31	132	68	70	69	56	2	115	103	204
<b>Prosperous Places in Conwy</b>																							
SO7	Strategic location of employment sites																				115	103	204
SO6, SO7	Accessibility and proximity of emp sites to population																						
SO7	Proximity to and capacity of utility infrastructure		Red	Green	Green	Yellow	Green	Yellow	Green	Yellow	Red	Green	Yellow	Red	Green	Yellow	Red	Yellow	Green				
SO10	Contribution towards meeting energy demand in Conwy		Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow				
SO11	Impact on minerals & waste designations																						
SO9	Use of Best & Most Versatile (BMV) agricultural land																						
<b>Natural and Cultural Places in Conwy</b>																							
SO12	Potential for harmful impact on heritage assets		Yellow	Yellow	Red	Yellow	Green	Green	Yellow	Yellow	Red	Red	Green	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Green			
SO12, SO14	Potential impact on biodiversity		Yellow	Yellow	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow			
SO12	Potential impact on trees		Green	Yellow	Yellow	Yellow	Red	Green	Green	Red	Green	Red	Green	Green	Green	Yellow	Green	Green	Green	Green	Green		
SO12	Potential impact on landscape		Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	
SO15	Pollution and environmental impact																						
SO14	Coastal change and flooding		Yellow	Yellow	Green	Green	Green	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Green			

Green	Positive or negligible impact
Yellow	Potential for some negative impact, or constraint requiring mitigation.
Red	Negative impact or constraint which will require more significant intervention.
Grey	Not relevant to this land use.