

Conwy County Borough Council

Section 106 Monitoring Report

2021-22

Mae'r ddogfen hon ar gael yn Gymraeg hefyd.



**Sir Conwy, yr amgylchedd iawn i fyw, gweithio
a darganfod**

**Conwy County, the right environment to live,
work and discover**

Section 106 Monitoring Report 2021/22

This report summarises the monitoring of Section 106 monies from April 2021 to March 2022. Details include:

- spend during this period,
- committed projects,
- money received
- balances at year end,
- moneys clawed back due to no spend,
- moneys at risk of clawback; and
- S106 agreements signed in this period

The Planning Obligations and Affordable Housing Supplementary Planning Guidance documents provide details on which obligations will be sought on proposal sites and the calculation methods. Copies of the SPGs are available here:

www.conwy.gov.uk/ldp/spg

All amounts are rounded to the nearest pound.

S106 spend 01/04/2021 - 31/03/2022

Department	Project	Amount
Affordable Housing	CACI data	£2,886
	Empty Homes officer	£123,724
	Planning Obligations post	£33,373
	Rural Housing Enabler	£10,200
	Place Plan Facilitator	£5,833
	Total Affordable Housing spend	£176,016
Coastal Habitat	Habitat improvement plan	£2,875
	Total Coastal Habitat spend	£2,875
Education	Ysgol Capelulo	£11,174
	Total Education spend	£11,174
Highways	Dwygyfylchi footpath	£4,742
	Llandudno improvements	£87,260
	Tal y Cafn improvements	£63,888
	Total Highways spend	£155,890
Libraries	Culture Centre	£5,000
	Total Libraries spend	£5,000

Department	Project	Amount
Open Spaces	Chat Bench Mochdre	£1,466
	Penmaenhead railings	£7,848
	Pentre Mawr access road	£30,000
	Tree planting Rhos on Sea	£5,584
	Total Open Spaces spend	£44,899
Waste Management	Repayment for bins	£20,159
	Total Waste Management spend	£20,159
Total for all spend		£416,013

S106 proposals committed (as at 31/03/2022)

Department	Project	Amount
Affordable Housing	CACI data	£334
	Empty property grants	£200,166
	Hafan Cymru	£570
	PDW project development	£8,289
	Place Plan facilitator	£4,177
	Surveys - Ty Mawr	£800
	AH delivery appraisal	£1,500
	Total Affordable Housing committed	£215,836
Coastal Habitat	Habitat improvement plan	£14,814
	Total Coastal Habitat committed	£14,814
Highways	Abergele improvements	£9,092
	Bryn Eglwys, Llandudno Junction	£2,531
	Llandudno improvements	£66,718
	Mochdre improvements	£1,519
	Traffic monitoring - Coed Pella	£50,876
	Total Highways committed	£130,736
Libraries	Culture Centre	£21,764
	Total Libraries committed	£21,764
Open Spaces	Abergele Prom photographs	£720
	Place Plan facilitator	£10,005
	EnRAW Green Gele	£92,016
	Llysfaen football pitch survey	£150
	Total Open Spaces committed	£102,891
Town Centre Regeneration	EnRAW Green Gele	£27,006
	Place Plan facilitator	£10,000

Department	Project	Amount
	Total Town Centre Regeneration committed	£37,006
Welsh Language	Abergele signage	£30,000
	Translation	£200
	Total Welsh Language committed	£30,200
Total for all committed		£553,245

S106 money received and spent 01/04/2021 - 31/03/2022

Department	Received	Amount spent
Affordable Housing	£79,829	£176,016
Allotments	£4,062	£0
Coastal Habitat	£29	£2,875
Education	£95,298	£11,174
Flood Protection	£63	£0
Highways	£195,036	£155,890
Libraries	£51,116	£5,000
Open Spaces	£146,504	£44,899
Town Centre Regeneration	£49,551	£0
Waste Management	£20,159	£20,159
Welsh Language	£24,111	£0
GRAND TOTAL	£665,758	£416,013

Commitments and remaining balances by obligation type (as at 31/03/2022)

Department	Committed expenditure	Available Balance excl. commitments
Affordable Housing	£215,836	£216,558
Allotments	£0	£16,371
Coastal Habitat	£14,814	£0
Education	£0	£209,995
Flood Protection	£0	£69,294
Highways	£130,736	£836,937
Libraries	£21,764	£70,865
Open Spaces	£102,891	£275,007
Town Centre Regeneration	£37,006	£140,739
Waste Management	£0	£0
Welsh Language	£30,200	£69,938
GRAND TOTAL	£553,245	£1,905,704

S106 money returned to developers

The following monies (all Highways contributions) were returned to developers during the financial year 2021-22, for the reasons detailed below.

Section 106	Amount returned	Notes
G504 Llys Seiriol, Trinity Ave, Llandudno	£2,062	Parking changes were not needed, so the money was returned.
G515 Opposite Pinewood Stables, Sychnant Pass	£5,056	The developer took on responsibility for undertaking highway work, therefore some money was returned in accordance with the S106 agreement
G521 Land fronting Llanfair Road, Abergele	£33,317	Money was paid for traffic calming measures subject to CCBC Highways providing details about proposed improvements within a short timeframe. Due to staffing changes this did not happen and the money was returned.

Risks

The following funds have a deadline for spend which is approaching over the next year. These risks have been raised with relevant officers and projects are in the pipeline.

Infrastructure	S106	Moneys unspent	Deadline for spend
Highways	G518 Church of the Holy Royal Family, Victoria Drive, Llandudno Junction	£2,531	20/12/2022

S106 agreements signed 2021/22

Site	Planning reference	Description	Date signed
1 Llanfair Rd, Abergele	0/47520	Deed of Variation - changes to dwelling numbers/types from 0/45297 resulted in recalculated obligations	15/04/2021
2 Glyn Farm, Colwyn Bay	0/45845	Agreement	22/04/2021
3 Julia Jones, Conway Road	0/47790	Agreement - no financial obligation	29/04/2021
4 Conway Road, Penmaenmawr	0/46556	Agreement	13/05/2021
5 Graiglwyd Springs, Penmaenmawr	0/47035	Deed of Variation - no financial obligation	21/05/2021
6 Edenfield, Lansdowne Road, Colwyn Bay	0/47545	Agreement	21/05/2021
7 Vectis, Maesdu Avenue, Llandudno	0/47366	Agreement - no financial obligation	04/06/2021
8 61a Conway Road, Colwyn Bay	0/47455	Agreement	08/06/2021
9 The Rowans, 29 Pen Y Bryn Road	0/47476	Agreement	10/06/2021
10 Mostyn Champneys, Llandudno	0/47387	Deed of Variation - no financial obligation	24/06/2021
11 Mostyn Champneys, Llandudno	0/47485	Unilateral Undertaking - no financial obligation	24/06/2021
12 52 Rhos Road, Rhos on Sea	0/47933	Agreement	29/06/2021
13 Parc Llandudno	ENQ/29825	Deed of Variation - no financial obligation	07/07/2021
14 Caer Ffynnon, Berthes Road, Abergele	0/48133	Agreement - no financial obligation	19/07/2021
15 Land at 1-2 Bryntirion Terrace, Tan y Graig Road, Llysfaen	0/48321	Deed of Variation - no financial obligation	23/07/2021
16 Glan y Don, The Civic, Colwyn Bay	0/46335	Agreement	02/08/2021
17 Land adjacent to The Civic, Colwyn Bay	0/46338	Agreement	02/08/2021
18 Pebi Farm Bwlch Y Gwynt Road, Llysfaen	0/47522	Agreement - no financial obligation	05/08/2021

Site	Planning reference	Description	Date signed	
19	Land off Narrow Lane, Llandudno Junction	0/47926	Agreement	13/08/2021
20	Alwen Garage, Llanfihangel GM	0/47918	Agreement - no financial obligation	20/08/2021
21	Siamber Wen, Llanfair Road, Abergele	0/47938	Agreement	29/10/2021
22	169 Llanrwst Road, Colwyn Bay	0/48234	Agreement	18/11/2021
23	Bluen Goch, Dwygyfylchi	0/48361	Agreement – also amended Highway obligation contained within S106 relating to previous permissions 0/44685 & 0/44691	23/11/2021
24	Lynx Express/Cysgod y Bryn, Rhos on Sea	0/30544	Deed of Release	08/12/2021
25	Interleisure, Pensarn	0/47656	Deed of Variation	08/12/2021
26	Bryn Hyfryd, Llanrwst	0/47526	Agreement	20/01/2022
27	Bryn y Mor, Dolwen Road, Old Colwyn	0/48389	Deed of Variation - no financial obligation	20/01/2022
28	Nant y Glyn holiday park, Colwyn Bay	0/48360	Deed of Variation - no financial obligation	25/01/2022
29	Parc Llandudno	0/48900	Deed of Variation - no financial obligation	03/03/2022
30	Nevill Hotel, Augusta Street, Llandudno	0/45869	Agreement	17/03/2022
31	Former goods yard, Builder Street, Llandudno	0/48144	Agreement	21/03/2022
32	Plas Penrhyn, Penrhyn Bay	0/47990	Agreement	31/03/2022

Financial obligations contained in agreements signed 2021/22

Site	Affordable Housing	Allotments	Education	Highways	Libraries	Open Space	Regeneration	Waste	Welsh Language	TOTAL	
1	Llanfair Rd, Abergele	On-site & £5,000	£1,562	£89,700	£63,233	£17,388	£40,868	£43,902	£6,561	£34,101	£302,316
2	Glyn Farm, Colwyn Bay	On-site	£752		£76,164	£9,072	£21,323		£3,159		£110,470
4	Conway Road, Penmaenmawr	On-site					£13,690		£1,134		£14,824
6	Edenfield, Lansdowne Road, Colwyn Bay	£10,000						£81			£10,081
8	61a Conway Road, Colwyn Bay	£10,000									£10,000
9	The Rowans, 29 Pen Y Bryn Road	£30,000						£243			£30,243
12	52 Rhos Road, Rhos on Sea	£12,932						£243			£13,175
16	Glan y Don, The Civic, Colwyn Bay	On-site					£4,978	£497			£5,476
17	Land adjacent to The Civic, Colwyn Bay	On-site & £30,000	£347	£19,213	£32,500		£17,850	£1,458			£101,369
19	Land off Narrow Lane, Llandudno Junction	On-site	£559			£5,765	£23,167	£2,349			£31,840
21	Siamber Wen, Llanfair Road, Abergele	£5,000						£81			£5,081
22	169 Llanrwst Road, Colwyn Bay	£20,000						£162			£20,162
23	Bluen Goch, Dwygyfylchi	On-site					£3,734	£405			£4,139

Site	Affordable Housing	Allotments	Education	Highways	Libraries	Open Space	Regeneration	Waste	Welsh Language	TOTAL	
24	Lynx Express/Cysgod y Bryn, Rhos on Sea	£15,525								£15,525	
25	Interleisure, Pensarn	On-site & £5,000								£5,000	
26	Bryn Hyfryd, Llanrwst	£10,000				£12,153		£1,134		£23,287	
30	Nevill Hotel, Augusta Street, Llandudno			£36,210						£36,210	
31	Former goods yard, Builder Street, Llandudno	On-site	£1,485	£142,560	£12,380	£45,420		£6,237		£208,082	
32	Plas Penrhyn, Penrhyn Bay	On-site				£17,424		£1,701		£19,125	
TOTAL		£153,457	£4,707	£108,913	£350,667	£44,604	£200,607	£43,902	£25,445	£34,101	£966,403