

From: John Edwards [REDACTED]
Sent: 01 October 2024 23:06
To: Cynllunio/Planning@conwy.gov.uk
Subject: 0/51939 proposed erection of 152 new dwellings on land off Derwen Lane in Penrhyn Bay

Mae'r Neges Hon Gan Anfonwr Annibynadwy / This Message Is From an Untrusted Sender

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from: John Edwards, 48 Hewitt Close, Penrhyn Bay LL30 3FN

I write to object to the proposed erection of 152 new dwellings on land off Derwen Lane in Penrhyn Bay

The proposed dwellings are extremely concentrated in a small area and are not sympathetic with other recent developments within Penrhyn Bay. The density of the dwellings is excessive and will not provide living space for residents when compared with similar estates close by which gives the sense of a second class estate or ghetto with only one way in and out.

Allowing for the affordable housing proposed, this leaves 100 dwellings to be sold to individuals at prices in excess of £250,000, allowing for deposits etc. then the purchasers will need to service mortgages of £200,000+. Where are the jobs that can support this sort of investment in an area notorious for low paid, living wage or minimum wage seasonal employment.

The land proposed for this development is bordered by established trees and hedges which in turn support a plethora of wildlife, in addition to the field itself where birds forage together with visitors

from the nearby woodland, squirrels and bats to mention a few that I have observed. The trees and hedges need to be protected and monitored during any development in order to avoid any accidental damage.

The plans show a generous regard for the presence of motor vehicles with numerous parking places allocated for two or more vehicles per dwelling, losing much green areas, with the potential of over 300 vehicles on the estate, many of which will be entering or leaving at similar time frames through a single exit onto an already overcrowded Derwen Lane next to two busy schools, Creuddyn

Secondary School and Glanwydden Primary School. Exiting the proposed development will require considerable patience for residents, in particular those who purchase properties adjacent to the entry/exit. The developer is intending to construct a parking area close to the current lay-by for 60+ vehicles, which will involve two further entry points onto Derwen Lane, somewhere amid these four entry points (including the entry to Ysgol Creuddyn) a pedestrian crossing is proposed, which, although intended to aid safe crossing for parents and pupils, will create an obstruction for the flow of traffic in the area. You should also be aware of the numerous buses that service the pupils attending Ysgol Creuddyn and travel along Derwen Lane to the school.

The traffic survey is very technical and undecipherable by the general public, potentially it may not have considered the effect of traffic from the development by the surgery on the traffic flow via Derwen Lane

nor the extended issues at junctions further away from the development onto Llandudno Road for example.

Has any consideration been given to access to the development for emergency vehicles, an issue which should be a priority, or other commercial vehicles such as refuse wagons. In conclusion I maintain that the point of entry to the development, possibly from Llanrhos Road

Measures to prevent vehicles parking outside the schools, i.e. double yellow lines have previously been flouted by parents and only have any effect when monitored by traffic wardens (a rare occurrence)..Also the yellow lines would have to be installed beyond Derwen Lane and into Gloddaeth View to enable any free flow of traffic.

The parking area proposed by Anwyl is close to the public footpath and the Welsh Water facility off the lay by, a level which does not disperse water from the field, the roadway retains rainwater around the schools and does not drain away (blocked or broken drains). In time the parking area will become the responsibility of the council for maintenance and upkeep.

Similarly the proposed children's play area is likely to be on soggy ground, is likely to become a white elephant with limited use similar to others around Penrhyn Bay and will become the Council's responsibility for maintenance and upkeep.

The schools are full and lack capacity to develop, in particular Glanwydden School, where the scope for adding classrooms does not exist.

The local Penrhyn Bay surgery has only one doctor, and has had difficulties recruiting additional doctors for many years.

