

Julia Anne Jones

From: Elizabeth M. Wood
Sent: 19 September 2024 07:18
To: CynllunioPlanning
Subject: FW: Submission regarding Robertson Geo: 0/51920

Please register response

From: Ralph Hayburn [REDACTED]
Sent: 18 September 2024 11:55
To: Elizabeth M. Wood <elizabeth.wood@conwy.gov.uk>
Subject: Submission regarding Robertson Geo: 0/51920

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

Nid ydych wedi gohebu â'r anfonwr hwn o'r blaen. / You have not previously corresponded with this sender.

Dear Liz,

Christine and I tried to send the following to the Council a few minutes ago, but are not sure if has been received.

Ralph and Christine Hayburn
7 Deganwy Castle Apartments
Station Road
Deganwy
LL31 9FA
[REDACTED]



18 September 2024

We have several objections to make to this proposal:

Along with No. 8, our apartment (7 Deganwy Castle Apartments, Station Road, Deganwy) is one of the two properties likely to be most affected by this proposal, being directly across Station Road from the existing buildings.

We have several objections to make.

Firstly, the increased height of the proposed building will result in a significant loss of morning sunlight reaching our flat, which is especially important for us in the winter.

We are extremely concerned about noise pollution. The noise of demolition and construction, especially for 60 hours a week, is an appalling prospect. There is also the matter of dust and asbestos removal in what is a windy spot.

The A546 is a very busy road, especially in the summer and at school times. Large numbers of coaches pass through the relatively narrow main road. As things stand, there are already frequent traffic hold-ups on the bend from York Road leading down to Deganwy railway station as delivery vans and other vehicles insist on parking on double yellow lines, making it difficult for other

vehicles to pass. This problem is likely to increase hugely with construction traffic trying to get in and out of York Road.

Because it should be noted that the York Road turn is quite dangerous. Coming out of York Road, the corner is blind for vehicles wanting to turn right towards Llandudno, and even those turning towards the Junction have to take a certain risk. Both during the construction phase and once residents have moved in, this problem will worsen. Construction vehicles will be tempted to reverse into York Road to gain access to the rest of the site, whereas it would be easier to use Gannock Park (Road), although this will not be at all popular!

Where will construction vehicles be left overnight? Will there be room for them all on site at all times, or will some be left in York Road, where parking is already very tight, or, heaven forbid(!) Gannock Park for the residents to appreciate?

If some homes have their front doors on the A546, there is also a potential for accidents, given the inevitable temptation for drivers to drop off or pick up there. We suggest that the proposal be redesigned to avoid any entrances on the main road. A new design might also facilitate the retention of the not unattractive red brick facade of the current buildings.

Drainage is already a major problem at this point, something which the Council needs to look at whether or not this proposal goes ahead. Heavy rain causes serious flooding in the basement of the former pub at the old Deganwy Castle hotel.

In our opinion, this proposal does not in any way blend with the current layout of neither York Road nor Station Road - which buildings are predominantly of Victorian design - but will actually detract from the character of the area. Another proposal, with fewer dwellings, might be designed in a far more empathetic fashion, blending in with what is already in situ.

Finally, and most importantly, the proposal does nothing to address the needs of local people for affordable housing. These proposed apartments will likely be purchased as holiday lets or second homes, of which there are already a plethora in this vicinity.