

Gemma Laing (Regulatory)

From: CynllunioPlanning
Sent: 18 June 2025 13:24
To: Planning Registration
Cc: Paula Jones; Elizabeth M. Wood
Subject: FW: [Filed on 2025-06-18] RE: 0/51920 1-9 Station Rd

**CONWY COUNTY BOROUGH
COUNCIL
DEVELOPMENT CONTROL**
ADDITIONAL INFORMATION
RECEIVED: 18JUNE2025
APPLICATION NO: 0/51920

From: Jamie Bradshaw <Jamiebradshaw@axis.co.uk>
Sent: 18 June 2025 12:32
To: Elizabeth M. Wood <Elizabeth.Wood@conwy.gov.uk>
Cc: Paula Jones <Paula.Jones@conwy.gov.uk>
Subject: RE: 0/51920 1-9 Station Rd

Hi Liz and Paula,

A quick further follow up before this afternoon's meeting, I note that one or two of the objectors are particularly focused on the Construction Phase impacts. I've been mulling this over and my view would be:-

1. **Construction activity**– This would be a time limited impact and would not give rise to material harm if properly controlled. This would be capable of being addressed via a CEMP and should be dealt with via a PC condition. This would presumably also tackle any risks around material handling and removal during the demolition phase that are needed beyond other Statutory Controls.
2. You may also wish to address construction hours as part of the CEMP, or via a suitably worded condition upon any consent.
3. **Construction traffic** – A CTMP has been submitted (per a request in the PAE response from the Authority), which is explicitly an outline document intended to set out sufficient detail to make an informed decision of the construction level impact and mitigation of the proposal. This demonstrates that a satisfactory approach can be taken that would ensure proper management of the issue and avoid materially harmful impacts. Again, a final CTMP should be prepared prior to commencement and its submission and approval dealt with via a PC condition.

My view is that the Construction Phase of development would not give rise to materially harmful impacts if properly controlled, and that this is a matter capable of being controlled via conditions upon any consent and via separate non-planning controls.

I will not dwell on this matter in my speech as my view is that it is a straightforward topic that is capable of being addressed via normal conditions and controls,

Regards

Jamie Bradshaw
Senior Planning Consultant

E: Jamiebradshaw@axis.co.uk

M: 07957 784 448



www.axis.co.uk

