

**Head of Regulatory Services and Housing
Conwy County Borough Council
Civic Offices
Colwyn Bay
LL29 8AR**

30th May 2013

Dear Mr Brown,

Re: Proposed residential development, Dolwen Road, Old Colwyn

I write in my capacity as Town Councillor representing Eirias Ward, and as a resident of Old Colwyn, to express my concerns at the proposed development of 71 homes on the land off Dolwen Road (application number 0/39796).

I have been contacted by a number of local residents who strongly object to such a development that will significantly impact not only on the natural beauty of the local area, but will also increase traffic on an already busy, yet minor road. The safety and quiet enjoyment of the area will be compromised by this development and I would like to register my own objection.

I would question the need for such a development before the Bay of Colwyn has significant investment in infrastructure and commerce in any case, but most importantly, if granted, this development will spoil one of the most beautiful parts of the Bay of Colwyn. This application makes little effort to address the requirement for affordable housing, and will not benefit the residents of the Bay of Colwyn.

The LDP that is due to be adopted shortly makes provision for land for housing development without the need to release further green field sites at this time. It seems to me that there is no reason whatsoever why this area of land is necessary for development, and allowing such development would appear contrary to a number of local and national policies (see Conwy Borough Local Plan CN1, CN3, CN12 & CN21, and Planning Policy Wales 2.6, 9.1.1, 9.2.2, 9.2.3, 9.2.6, 9.2.9 and 9.2.10) amongst others.

The additional traffic will cause further major problems at the Marine Roundabout at the bottom of Llanelian Road that is already a headache, and have an impact on the safety of children attending Ysgols Ty Gwyn Jones and Bryn Elian. Speeding is already a serious issue on Dolwen Road / Llanelian Road, coupled with poor visibility at blind bends and summits, 24 roads that currently emerge onto that road, and stretches with no or narrow footpaths, and additional issues created by poor weather conditions (ice, snow and rain). These highway issues alone make the case for refusing planning permission.

Other issues I would draw your attention to include the lack of public transport servicing this area of Colwyn Bay, ecological factors that would seriously affect

the wildlife, and the fact that planning permission was recently refused for an identical application so I would be astounded if it was now granted.

I therefore ask the Council Planning Committee to refuse this planning application, noting the matters raised above and the clear objection of many local residents.

Yours sincerely,

Cllr John Reaney