

From: Paula Jones
Sent: 19 September 2019 16:32
To: James Harland; Kerry Anne Wain
Subject: FW: Re Current Unitary Development Plan

fyi

From: Alan Gray [REDACTED]
Sent: 19 September 2019 15:51
To: [REDACTED]
Cc: [REDACTED]
Subject: Re Current Unitary Development Plan

For the attention of Mr. Richard Clarke and Mrs Paula Jones.

Land on Llanrwst Rd, (A470) and Top Llan Road, Glan Conwy LL28 5NP on the current Unitary Development Plan and regarding the plan by Calon Homes, LLP Brenig House, Cartrefi Conwy Business Park, Station Rd. Mochdre, Conwy. LL28 5EF

Request for permanent removal of site from the above plan -
--- Land at Maes y Felin, Llanrwst Road (A470)/Top Llan Rd. Glan Conwy LL28 5NP

Re land at Top Llan Road/A470 including Gala Field
Dear Mr. Clarke and Mrs. Jones

This land was previously removed from the above plan as being unsuitable and due to public demand.

It is an unjustifiable intrusion into open countryside and very close to Green Wedge and SSSI sites

The construction of a new road would significantly increase pressure on existing adjacent roads none more so than, the A470, but also on Bryn Rhys, Ffordd Groesffordd and Ffordd Cilglassen and down into Dolwyd as these are used as a 'rat run' for missing the huge Spring to Autumn hold ups both at Glan Conwy Corner (Black Cat roundabout) and in the village. I have explained to Paula the danger of these lanes. They cannot be made one way as there is a great deal of farm machinery both up and down. It is a single track road.

Glan Conwy should not be considered as a main village, we are just a rural village surrounded by valuable agricultural industry and a lot of farm traffic passes through the village particularly in summer months. there can be many hold ups and difficult situations. Fire Engines and Ambulances have been seen in difficult situations on our narrow roads. To both these services, time can be of great importance.

The most concerning factor to appear is that Surf Snowdonia has just been awarded 4 million pounds by the Welsh Government to help with its 16m pounds hotel and indoor activity centre developments and great news for the general tourism it brings into the Conwy Valley in general, as they go on to explore further up in to our beautiful Conwy Valley, thereby helping to keep many small businesses alive, but if they cannot get to Surf Snowdonia for their appointed

time because of long holdups---will they come again? I feel we need to think these things through.

I would please like to see this site removed from the Unitary Development Plan permanently. It just will not work, and I do know this area 'quite' well having lived in the Bryn Rhys Ward since 1944!

Yours Sincerely,

Mrs. Audrey Parry

Hafanedd

Dolwyd

LL28 5HS

