

Conwy County Borough Council  
Conwy County Borough Council  
PO Box 1  
Conwy  
United Kingdom

Gofynnwch am / Please ask for: **Sion Roberts**



**01492575202**



**sion.merfyn.roberts@conwy.gov.uk**

Ein Cyf / Our Ref: **DC/0/49272**

Eich Cyf / Your Ref:

Dyddiad / Date: **17/03/2022**

**Cais Rhif:** 0/49272

**Disgrifiad y Datblygiad:** Cais am ganiatâd cynllunio llawn ar gyfer gweithredu cynllun amddiffyn yr arfordir, gan gynnwys cyfres o strwythurau amddiffynnol ar yr arfordir ac adeiladu mur o greigiau, ynghyd ag addasiadau er mwyn gwella mynediad i gerddwyr a beicwyr, yn ogystal â gwaith cysylltiedig ym mharth cyhoeddus Bae Colwyn, o Borth Eirias yn y gorllewin hyd Splash Point (ger bwâu pont reilffordd Hen Golwyn) yn y dwyrain.

**Application No:** 0/49272

**Development Description:** Planning application seeking full planning permission for the implementation of a coastal and storm defence scheme comprising of a series of coastal protection measures, including the construction of a rock revetment along with alterations to provide improved pedestrian and cycle access, and associated public realm improvement works along Colwyn Bay, from Porth Eirias in the west to Splash Point (by Old Colwyn Arches) in the east.

**Safle / Lleoliad:** Porth Eirias yn y Gorllewin i Splash Point (ger Bwâu Hen Golwyn) i'r Dwyrain

**Site / Location:** Porth Eirias In The West to Splash Point (By Old Colwyn Arches) In The East

Annwyl Conwy County Borough Council

Dear Conwy County Borough Council

Mae'r cais hwn wedi cael ei ystyried gan y Cyngor. Tynnir eich sylw at y penderfyniad ar y rhybudd ynghlun.

This application has now been considered by the Council. Your attention is drawn to the decision on the attached notice.

**RHYBYDD - GWYRO ODDI WRTH GYNLLUNIAU A GYMERADWYD**

Tynnir sylw pob datblygwr at y faith na ddylid gwroddi wrth gynllunio a gymeradwyd hyd nes y bydd y Cyngor wedi ystyried a phenderfynu ar unrhyw gynllun diwygiedig. Tynnir eich sylw at y faith y gallai unrhyw wroddi wrth gynllunio a gymeradwyd, heb gymeradwyaeth y Gyngor, arwain at ddechrau camau gorfodi gyda'r posibilrwydd o gosbau am ddifyg cydymffurfio yn unol ag Adran 172 (1) Deddf Cynllunio Gwlad a Thref 1990.

**WARNING - DEVIATION FROM APPROVED PLANS**

The attention of all developers is drawn to the fact that no deviation from an approved plan should take place until the Council has considered and decided upon any revised plan. Your attention is drawn to the fact that if any deviation from an approved plan is carried out without the approval of the Council, this may lead to enforcement action being instituted with the possibility of penalties for non-compliance in accordance with Section 172(1) of the Town and Country Planning Act 1990.

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**DALIER SYLW**

Mae'r amgæddig yn cyfeirio at y gymeradwyaeth i'ch cais cynllunio yn unig. Efallai y bydd angen caniatâd ar gyfer y gwaith o dan y Rheoliadau Adeiladu ac os nad ydych eto wedi cyflwyno Cais Rheoliadau Adeiladu, dylech wirio a oes angen gwneud hynny drwy cysylltu a'r Tîm Rheoli Adeiladu ar 01492 574172.

**ATTENTION**

The enclosures refer to the approval of your planning application only. The work may require consent under Building Regulations and if you have not already submitted a Building Regulations Application, you should check whether one is required by contacting the Building Control Team on 01492 574172.

Yn ddiffuant / Yours sincerely



**ppPaula Jones**

**Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager**

## Cais Rhif / Application No. 0/49272

## TOWN AND COUNTRY PLANNING ACT 1990

### CERTIFICATE OF PLANNING PERMISSION

**Disgrifiad y Datblygiad:**

Cais am ganiatâd cynllunio llawn ar gyfer gweithredu cynllun amddiffyn yr arfordir, gan gynnwys cyfres o strwythurau amddiffynnol ar yr arfordir ac adeiladu mur o greigiau, ynghyd ag addasiadau er mwyn gwella mynediad i gerddwyr a beicwyr, yn ogystal â gwaith cysylltiedig ym mharth cyhoeddus Bae Colwyn, o Borth Eirias yn y gorllewin hyd Splash Point (ger bwâu pont reilffordd Hen Golwyn) yn y dwyrain.

**Safle / Lleoliad:**

Porth Eirias yn y Gorllewin i Splash Point (ger Bwâu Hen Golwyn) i'r Dwyrain

**Development Description:**

Planning application seeking full planning permission for the implementation of a coastal and storm defence scheme comprising of a series of coastal protection measures, including the construction of a rock revetment along with alterations to provide improved pedestrian and cycle access, and associated public realm improvement works along Colwyn Bay, from Porth Eirias in the west to Splash Point (by Old Colwyn Arches) in the east.

**Site / Location:**

Porth Eirias In The West to Splash Point (By Old Colwyn Arches) In The East

**Derbyniad / Decision:**

In pursuance of their powers under the above mentioned Act, their statutory powers as Local Planning Authority, and in accordance with the submitted application particulars and plans, Conwy County Borough Council hereby:

**PERMIT the above development, subject to the following conditions:**

- 1 The development hereby permitted shall be begun by 16th March 2027.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 2 Subject to the following conditions, the development shall be carried out in accordance with the following plans and drawings and document;
  - General Arrangement Plan number 100 P02;
  - General Arrangement Plan Area Sheet 1 - 5;
  - Active travel route boulders number 101 C02;
  - Plans number (102 C02), (103 C01), (104 C02), (105 C01), (110 C01), (111 C01), (151 C01), (152 C01), (158 C02), (200 C01), (201 C01), (210 C01), (211 C01), (212 C01);
  - Drainage and service ducts sheets 1 - 5;
  - Porth Eirias Area DR-C-3051 P04;
  - Revetment Cross sections sheets 1 - 3;
  - Access build out plan sheet 1 - 2;
  - Defence and active travel improvements perpendicular steps plan no. DR-C-3300 P3;
  - Outfall and culvert cross section 1 -2 DR-C-3750 P04;
  - Outfall no 1 protection details DR-C-3752 P03;
  - Drainage schedule drawing number 415437-MMD-00-ZZ-DR-D-0505 Rev P01;
  - Drainage and service ducts standard details DR-D-0507 P02;
  - Drainage Philosophy - 41437-MMD-00-XX-RP-D-0510;
  - Highways General Arrangements DR\_D-0100 P3;

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- Typical Highway Sections DR\_D-0110 P1;
  - Traffic Signs, Road Markings & Pedestrian Guardrails Sheets 1 - 5;
  - Phasing and context plan DR-T-5001 C02;
  - Design Proposals Dr-Z-0020 Rev 08, Dr-Z-0021 Rev 07, Dr-Z-0022 Rev 08, Dr-Z-0023 Rev 04, Dr-Z-0025 Rev 05, Dr-Z-0026 Rev 05, Dr-Z-0027 Rev 06,
  - Promenade structures sections and details DR-S-2100 P1;
  - Promenade structures general arrangement key plan DR-S-2000 P3;
- (bearing the date stamp "CONWY COUNTY BOROUGH COUNCIL DEVELOPMENT CONTROL 21 DEC 2021 APPLICATION NO: 0/49272").

REASON: For the avoidance of doubt as to which drawings have been approved.

- 3 The works to install, extend and raise the height of the rock revetment shall not take place until a specification for the rock armour (including its colour and texture) has been submitted to, and approved in writing by the local planning authority. The rock armour shall thereafter be installed as approved.

REASON: In the interests of visual amenity.

- 4 The proposed street lighting shall not be installed until drawings of the proposed lighting columns and their details of their luminescence have been submitted to, and approved in writing by, the local planning authority. The street lighting shall thereafter be installed and operated as approved.

REASON: In the interests of visual and residential amenity and public safety.

- 5 The demolition of the kiosk hereby permitted shall not be carried out until  
(i) The applicant has secured funding for the replacement kiosk.

The construction of the replacement kiosk shall be completed no less than 12 months following the completion of demolition works to the existing kiosk.

REASON: In order to ensure the continued presence of the kiosk as resources for residents and tourists and to ensure the continuation of business activity along the Promenade.

- 6 Subject to condition no. 7 the following working hours will apply;
- (i) The normal working hours within the Site shall be Monday to Friday between 07:00 and 20:00 hours Mondays to Fridays and Saturday between 08:00 and 16:00 hours.
  - (ii) The normal working hours within the Site for sheet piling shall be Monday to Friday between 08:00 and 18:00 hours and Saturday between 10:00 and 16:00 hours, with no working on Sundays or public holidays;
  - (iii) No works involving plant or machinery and no deliveries shall be carried out on Mondays to Saturdays other than as specified above and in condition no. 7 and not at any time on Sundays and Public Holidays;

REASON: In order to protect the amenity of residents and recreational users.

- 7 The activities and deliveries that are permitted to occur outside the hours specified in condition 6 are as follows:

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- i) Activities relating to tidal working (other than piling);
- ii) Oversize deliveries which cannot reasonably be transported to or from the site during the hours specified in condition 6, for traffic management or tidal reasons.

The contractor shall maintain a record of the activities and deliveries that are carried out outside the hours specified in condition 6, and shall provide the local planning authority with that record on request.

REASON: In order to protect the amenity of residents and recreational users.

- 8 During each day of April 2022, the developer, as a minimum, must carry out automated traffic surveys on the off slips of A55 junctions that vehicles connected with the development will use so as to ascertain a base level of traffic volume and type that use the off slips. Maximum queue length should also be logged for different times and different days. Manual traffic turning counts must also be carried out for a minimum of two hours in the am and pm peak as well as during school times over a minimum of two separate days in different weeks i.e. Tuesday one week and Thursday of another. An assessment must then be completed using the surveyed data and agreed construction development traffic to ascertain the impact of the construction period on the A55 slip roads. If a material change in traffic type or volume is noted, developer must provide appropriate traffic management to ensure traffic queues are no greater than during the survey period and that appropriate risk assessments are completed to assess increased risk to vulnerable road users that cross the slip roads. The assessment must be completed prior to any site works starting or within two weeks of last traffic survey date if construction works has begun. Any agreed mitigation measures shall be implemented immediately and be maintained during the construction period.

REASON: To maintain the safety and free flow of trunk road traffic.

- 9 A Construction Site & Traffic Management Plan (CSTMP) shall be submitted and approved in writing by the Local Authority, in consultation with Welsh Government, prior to the commencement of any site works including demolition. The CSTMP scope must be agreed with the Local Authority prior to its development. The approved CSTMP, including any agreed improvements or works to accommodate delivery vehicles where required along the route, shall be implemented as agreed in writing with the Local Authority, prior to the commencement of any site works. The CSTMP must include (as a minimum):
- a.) Proposals for the routing of all vehicles connected with the development (for materials, plant and commuting) from agreed trunk road junction to site including how route will be communicated to relevant drivers (notices, leaflets, plans, emails, signage etc.);
  - b.) Scheduling and timing of deliveries taking account of WG embargo periods and avoiding peak periods where possible;
  - c.) Travel Management Plan;
  - d.) Information on the safe management of junctions for continued use by non-motorised users due to the impact of construction vehicles/HGV movements and/or a material increase in use of junctions;
  - e.) Bilingual (Welsh above English) traffic management signs schedule and location plan (to The Traffic Signs Manual and The Traffic Signs Regulations & General Directions specifications) for any located along a route up to 100m from the A55 slip roads;
  - f.) Technical note assessing the impact road closures, lane closures, contraflow working or any traffic signals proposals will have on the local road network including diverter trips

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of normal traffic flow/patterns and an audit of the safety impact for all modes of transports on Junctions 20 to 22 of the A55. TN must also detail required mitigation works to be provided and maintained by the development until free flow traffic conditions return to the strategic road network.

REASON: To maintain the safety and free flow of trunk road traffic.

- 10 The soft landscaping shall be carried out in accordance with the approved plans number 210, 211 and 212 (bearing the date stamp "CONWY COUNTY BOROUGH COUNCIL DEVELOPMENT CONTROL 21 DEC 2021 APPLICATION NO: 0/49272") within 18 months of commencement of works or within the next usual planting season following substantial completion of the works, whichever is later. Any plants, trees, shrubs or other planting or seeding, which dies or is removed or materially damaged, or which becomes seriously diseased, within a period of 5 years of planting, shall be replaced by a specimen of similar size and species during the next usual planting season thereafter. All approved hard and soft landscaping works shall thereafter be retained and reasonably maintained. No lopping, topping or felling of shall take place other than the routine maintenance, re-planting and pruning, which is essential for plant welfare.

REASON: In the interests of visual amenity.

- 11 The development shall be carried out strictly in accordance with the approved Construction Environmental Management Plan (CEMP) titled 'Environmental Management Plan Revision no 1, produced by Griffiths Civil Engineering and Construction (Rev A 11.2.22) and associated documents titled Pollution Control Plan, Bio-security Plan and Appendices documents (Items 1 - 12) (bearing the date stamp "CONWY COUNTY BOROUGH COUNCIL DEVELOPMENT CONTROL ADDITIONAL INFORMATION RECEIVED 01 Mar 2022 APPLICATION NO: 0/49272") The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

REASON: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. In order to protect the amenity of residents and recreational users.

- 12 No surface water shall be allowed to discharge directly or indirectly with the existing public network.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no pollution of or detriment to the environment.

- 13 Prior to the commencement of development, full details of a scheme for the structural protection of the public sewers, combined storm overflow and their outfalls to include the precise location of the assets in relation to the development shall be submitted to and approved in writing by the Local Planning Authority. Any physical protection measures shall be implemented in accordance with the approved details prior to commencement of development. All temporary physical protection measures shall be retained thereafter for the duration of the construction works and any permanent physical protection measures shall be retained for the life time of the development.

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REASON: To ensure that the proposed development does not affect the integrity of the public sewerage system in the interest of public health and safety.

**Informatives (if applicable):**

Please view the website for more information on the representations that have been submitted in relation to this application at: <http://www.conwy.gov.uk/planningexplorer>.

**INFORMATIVE:**

(Section 71ZB Town and Country Planning Act 1990 - Notification of initiation of development and display of notice): Before beginning the development, the development must;

1. Give notice to the local planning authority; (a) stating the date on which the development is to begin, and (b) giving details of the planning permission and of such other matters as may be specified by a development order;
2. Display a copy of a notice of a decision to grant the planning permission, at or near the place where the development is being carried out, at all times when it is being carried out.
3. The notices shall be set out and displayed in accordance with Article 24B and Schedules 5A and 5B of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012 (or equivalent provision in any amendment or replacement to that Order).

In determining this application, the local planning authority has had regards to the Environmental Statement Volume 1 dated July 2020 and concludes that the development would not have likely significant effects on any environmentally sensitive or designated sites.

**Ymgeisydd / Applicant:**

Mr Geraint Edwards  
PO Box 1  
Conwy  
LL30 9GN  
United Kingdom

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**Dyddiedig / Dated:** 17/03/2022

**Arwyddo / Signed:**



ppRheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager