

Gwawr Teleri Hughes
Planning Department
Cyngor Gwynedd
Fflordd y Cob
Pwllheli LL53 5AA

12 February 2014

Dear Ms Hughes

REF: C13/1298/11/AM: Lôn Pobty, Bangor

On behalf of Bangor Civic Society I wish to OJECT to this application.

Our Society exists to protect and promote the built and natural environment of Bangor and its surroundings. As such, we are concerned about any possible loss of green space within the city. We believe the existing site to be valuable in its own right and to be unsuitable for building. We also maintain that the application is contrary to a number of Council policies.

a) Trees

This site is currently woodland, covered by a Tree Preservation Order. Though not particularly significant in themselves, according to the Order, taken as a whole the trees:

- 'are considered to contribute to the overall setting of a listed building'
- 'provide visual amenity to the adjoining properties'
- 'ensure amenity and privacy for both terraces'
- 'are highly visible from public roads.'

We are most alarmed that – according to the application – a single Council Officer has deemed the TPO to be of no value. We query whether this can be correct. If nothing else, it will set a most unfortunate precedent for future applications.

b) Water

Recent weather events have highlighted the crucial role trees have in absorbing rainwater, and thereby preventing flash flooding. In this context, this is exactly the sort of site which should not be concreted over.

Indeed, felling of trees here will greatly exacerbate the existing situation, whereby a stream runs under part of the site. The lack of stability of the site appears to be one of the main reasons for the constant refusals of part applications.

c) Bats

No bat surveys of the site appear to have taken place. This is despite the well-known occurrence of bats during recent building renovations in **Lôn Pobty**.

d) Slow Worms

This is also a long-established site for slow worms. Like bats, they are protected by EU Law, the Wildlife and Countryside Act 1981, and by Council Policy B19 on Protected Species.

NEED

We know this is a vexatious issue, but as a Society we contend there is no need for any further student accommodation in the City, especially if the St. Mary's College plan proceeds. There are empty spaces in the Halls of Residence and empty student houses in the City. Two hundred more student units are to be built in Dean Street. Gwynedd Council's own figures show an overall decline of over 600 in student numbers over a five year period.

CONFLICT WITH COUNCIL POLICIES

We submit that this application conflicts with the following Council Policies:

- B3 The setting of listed building Bodifyr nearby, which is Grade 2 listed .
- B19 Protection of trees, woodlands and hedgerows.
- B20 Protection of species and their habitats that are nationally and internationally important.
- B22 Building Design. The proposed scale, form and density are quite wrong, given the location and surrounding buildings.
- B23 Amenities. We submit the application is a clear case of over-development.
- CH19 This states that 'the development be acceptable in terms of parking, traffic and safety.' The site is on the junction of Lôn Pobty and Fford Melin Esgob. This is extraordinarily steep and a virtually blind corner.

CONCLUSION

We submit that this site is unacceptable for development and that the application is contrary to Gwynedd Council policies.

We ask that the proposal be REFUSED.

Yours faithfully

SARAH ANDREWS
Chair, Bangor Civic Society