

PLANNING APPLICATION ref no C14/0553/11/LL

I am writing on behalf of Bangor Civic Society to **OBJECT** to the above application.

Our Society exists to protect and promote the built and natural environment of Bangor and its surroundings. We are not anti-development and acknowledge that the current site is an eyesore. However we believe something on a smaller and more imaginative scale would be desirable. This site is next to the attractive and historic Belle Vue Hotel, yet the developer seems to have made no effort to consult his potential neighbours. The leaseholders of the Hotel wrote to you on 25 July 2014 with a series of concerns, which we are happy to support.

Other aspects of the application which concern us are:

- The proposed front of the building juts in front of the attractive building line in College Road
- The proposed height is above that of adjacent properties
- As the property has been a garage there are potentially serious land contamination problems from petrol storage tanks. The applicant does not mention these, although we are glad to hear that Officers are already aware of the issue
- Reality suggests that out of the 26 occupants at least half a dozen will bring and use cars, thereby exacerbating an existing serious parking problem in Upper Bangor
- The potential exists for major problems regarding rear access and emergency access to the property
- The application would appear to conflict with a number of UDP policies, notably proximity to Conservation Areas and to over-development. College Road consists at this end of beautiful 1840s houses, and this proposal is quite out of character
- Need. Given the acute uncertainty about student numbers and housing need – as debated at Gwynedd Planning Committee on 28 July – there would appear to be no sound case for yet more student accommodation in Bangor at present

We submit that this proposal is unsound on a number of main issues, and that it not be approved.