

To: Gwynedd Council, Planning

From: Bangor Civic Society

Ref: C14/0035/11/LL ST MARY'S COLLEGE

Dear Sir/Madam

Overall the Society would like to offer its **SUPPORT** for this application but with some comments of concern. Clearly a lot of pre planning has gone into this project and that is reflected in the detail of the application presented.

We believe that;

- Designs are to an aspirational, higher level, environmental standard.
- Considerations have been made in advance regarding the resident bat species and investments in mitigation have been identified and implemented.
- The conservation and considerate reinstatement of the historical architecture into productive elements of the site is key. We believe this will produce a more attractive and diverse built environment for the site which will assist in identifying itself with the University. The retention of the Quad and 1906 building and due care in restoration (suitably styled windows etc) is of benefit to the wider preservation of architectural heritage of the City.
- A clear commitment has been made to instigate a regular bus scheme to service residents and to establish and promote a cycling project.
- There is good evidence in both design and consultation that the safety of students, staff and members of the public on-site have been considered Best practice of incorporating these at the design and build stage is noted.
- Proposals incorporate significant investment in on-site amenities for the resident population.
- The proposal is within in a derelict site with clear historical zoned use in education and student-residence.
- The site is significantly remote from residential areas not to have any significant direct impact in terms of noise or other outputs. That will also hold true to some extent for site during the demolition and construction phases too.
- The site is significantly close to the City to assist in impacting positively on traditional retail in the western section of the High Street.
- The nearest listed property is Bryn Kynallt (Lon Pobty) which has no view of the site and will not be adversely impacted.
- The project will facilitate the demolition of the Normal sites ageing 1960's halls on the Menai Strait SSSI.

We also find;

- Lon Pobty to be a poor access road. The condition of the road surface appears poor in parts. The pavements servicing the road will not support cycle-lane traffic, are particularly narrow

at points and do not follow one side from the site to the High Street causing any pedestrians to have to cross the road by design. We hope in this regard that the developers and the Council Highways can work to implement any improvements for the free flowing of vehicles and the safety of pedestrians. We would hope full consideration is given to any observations by the fire service in terms of any access concerns they may identify.

- 90 vehicle parking spaces are being offered under the scheme at a lesser provision than at Ffriddoedd per head. Whilst we accept this is within the Parking Regulations provisions we remain concerned of the impact that might be caused to Lon Pobty by street parking and any disobedience of the street prohibitions.
- There to be scope for Gwynedd Community Safety and the University to consider lighting and CCTV on Lon Pobty for the safety of students and residents in relation to both traffic and crime.
- There have been significant ongoing proposals for private large and mid scale schemes in the City at a time when the University residential population is static or declining. It has also been suggested that there may be unfilled capacity in the current University provision. We also consider that there will be a cut of point where a percentage of students want private let dwellings and to pay lower private letting rates. We therefore have concerns about the sustainability of the site in respect of the identifiable need, and if successful then the impact on the Ffriddoedd and College Road campuses and private capacity.

Yours Sincerely

Matthew Tapping

On behalf of **Bangor Civic Society**

12/02/2014