

Denbighshire County Council

# Draft Site Development Brief Ty Nant, Nant Hall Road: Consultation Report

Summaries of representations received & Council's  
responses

# **DRAFT SITE DEVELOPMENT BRIEF: Ty Nant, Nant Hall Road, Prestatyn**

## **CONSULTATION REPORT September 2015**

### **1. CONSULTATION UNDERTAKEN**

1.1 Consultation on the draft Site Development Brief: Ty Nant, Nant Hall Road, Prestatyn ran for 8 weeks up to 1<sup>st</sup> May 2015. This was a public consultation and was open for anyone to respond. The consultation included the following:

- Letters / emails were sent to contacts on the LDP database; public bodies; statutory consultees; local, regional and national organisations with an interest in the LDP; plus agents /developers, registered social landlords, statutory consultees (eg NRW, WG), relevant landowners and others with an interest in the site.
- All County Councillors notified
- All Denbighshire City, Town & Community Councils notified, together with neighbouring Counties, Town & Community Councils
- Town & Community Councils received copies of the consultation documents and response forms
- Council libraries and One-Stop-Shops also received hard copies of the consultation documents and response forms
- 2 drop-in events held in Prestatyn library (Monday 16 March 9.30am – 7.00pm & Saturday 11th April 9.30 – 12.30). Drop-ins attended by officers from planning policy, housing strategy & property. Attendees had the opportunity to put comments on maps of the site.
- 2 additional drop-in sessions in the former library, Prestatyn – Tuesday 21st April & Saturday 25th April (both 10am – 5pm)
- On-going exhibition in Prestatyn library, plus documents available in library
- The draft Site Development Brief was published on the Council's website, with electronic versions of the response form available to download
- A press release was issued before the consultation period

1.2 A total of 37 written responses were received, largely from local residents. In addition 46 comments were placed on the maps at the drop- in sessions and 57 comments were noted by officers in attendance at the drop in sessions. Representations included comments from Natural Resources Wales, Campaign for the Protection of Rural Wales, Prestatyn Town Council and Glyn Avenue Residents Group. All comments received have been logged, acknowledged and scanned. They are available to view from the Strategic Planning & Housing Team in Caledfryn. The key issues raised are summarised in Section 2 below and summaries of each comment received together with individual responses are set out in the table attached as Appendix 1.

## 2. SUMMARY OF KEY ISSUES RAISED

### LOSS OF PARKING AND IMPACT ON HIGHWAYS

#### Key issues

Main concerns raised related to loss of parking, particularly the free parking, issues with on-street parking in Glyn Avenue are likely to be exacerbated, the need to provide parking and turning facilities for the church, potential impact on the local highway network, poor junction at Glyn Avenue/ Nant Hall Road

- 2.1 A large proportion of the responses raised concerns about the potential loss of parking on the site, together with the potential for additional congestion on the surrounding road network.
- 2.2 Existing parking surveys show there is sufficient capacity to accommodate existing long stay parking within Offa's Tavern car park. There is capacity to accommodate existing short stay parking (<3 hours) in the Shopping Park and King's Avenue. In practice, not all of the long stay parking will displace to pay & display car parks. The closure of the upper car park is outside of the Council's control albeit it must be considered in evaluating the impact of closing Ty Nant car park. Any legal covenants on this land would be a matter for the Church in Wales and its legal advisers. The Development Brief seeks to achieve a mixture of uses on the site which enhance the vitality and viability of the town centre. Any redevelopment of the site would have to provide sufficient parking spaces for the new uses. In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for the public.
- 2.3 The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church.
- 2.4 Residents in Glyn Avenue are currently experiencing problems with on-street parking sometimes by employees from the retail park, which can block access. Additional staff parking is being created as part of Phase 2 of the retail park which will be over and above that required for the extra units alone. More flexible management of existing staff parking has also been adopted e.g. allowing other stores' staff to use Tesco allocated spaces. This should help to address the issue. In addition Residents' parking could be considered on a street by street basis if >75% of car owning residents in each street want it. Residents requiring Residents' Parking Zones are asked to carry out a survey of fellow residents. Template survey forms can be provided by Highways.
- 2.5 Local residents have also expressed concern about the safety of the mini-roundabout junction at the bottom of Glyn Avenue/ Nant Hall Road. As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout. This will help to reduce speeds, make it easier for pedestrians to cross the road and improve safety at the junction.
- 2.6 With regard to concerns about traffic impacts of any redevelopment on the local highway network, a Transport Assessment will be required from developers to assess traffic impact although this will be considered in the context of trip generation from previous use as Council offices and car parks. The Brief will be amended to clarify this requirement.

## IMPACT ON PROPERTIES IN GLYN AVENUE

### Key issues

Main concerns raised related to potential impact residents in Glyn Avenue, in terms of over-looking, existing rights of access from the back garden of the properties to the car parks, potential for more on-street parking.

- 2.7 A number of responses expressed concerns about the potential impact of the development on resident of Glyn Avenue. The eastern boundary of the development brief site area comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. The Brief will be amended to emphasise that this should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.

## COMMUNITY FACILITIES/ TY NANT

### Key issues

Main concerns relate to the potential loss of the existing community facilities on site including, church hall, guide hut, and old library which currently houses the Arts and Community Groups.

- 2.8 The Brief requires the retention of existing community facilities including the guide hut and church hall or alternative provision should be made. A number of respondent suggested that these facilities could be provided within the Church, however this would be a decision for the church. Mixed views were expressed regarding the demolition/ retention of Ty Nant. The brief allows for demolition of Ty Nant the old library and parts of the buildings on Nant Hall Road as this would allow for more comprehensive redevelopment. Ty Nant is no longer required by the County Council and has been declared surplus to requirements. The Council has agreed to dispose of the building. The building has been advertised for sale/ to let for a number of months with no success.
- 2.9 However the Brief requires that the frontage to Nant Hall Road and the Council Chamber should be retained if possible. It also allows for the retention of Ty Nant, provided a viable use is found. The Town Council has been consulted on the draft Development Brief and DCC Property officers have notified the Town Council (they occupy 6 – 8 Nant Hall Road), they are having an ongoing dialogue regarding established user rights. Officers are trying to facilitate the provision of alternative accommodation for the Town Council & other occupiers - the NHS & police. Discussions regarding the future of the site and potential community asset transfers will continue. It is proposed that a joint working group should be set up to take these discussions forward.

## OPEN SPACE

### Key issues

Respondents would like a public open space provided, including seating, children's play area. Concerns raised about the potential loss of space for community events, such as the annual car show

- 2.10 The Development Brief proposes that well-designed public open spaces/ squares should be provided as part of any redevelopment to help to provide a focus for the town. This could include a

children's play area and seating. The Development Brief will be amended to include reference to the need for a children's play area. The scope for alternative locations for community events is being explored.

## **POTENTIAL USES**

### **Key issues**

Mixed views were expressed on future uses – general support for a budget hotel, more restaurants, no fast food outlets and mixed views on more retail development. Mixed views in new housing development, with limited concerns over impact on public services, the type of housing and requests to ensure new development fits in with surrounding area

- 2.11 The Development Brief proposes a mixture of uses on the site. The Brief requires the retention of the frontages on Nant Hall Road, if possible and the buildings could be suitable for a variety of uses. The aim is to establish an active frontage to add to Prestatyn's attractiveness and complement existing facilities in the town centre. Some respondents would like to see the development of a budget hotel, as a valuable addition to the town.
- 2.12 The area designated for housing in the Development Brief could accommodate around 10 houses. This scale of development is unlikely to have a significant impact on public service provision. There is a need for smaller housing in Prestatyn and the Development Brief reflects this.

## Analysis of comments received during the consultation on the Draft Ty Nant Development Brief

37 individual comments have been received during the consultation period by email and post.

46 comments were placed on the maps in the drop in sessions.

57 comments/issues were noted by officers in attendance at the drop in sessions

This is a total of 140 comments received. These comments raised a number of issues.

Of these 140 people commenting on the development brief:

18 people or 12% of those who commented would like to see a hotel on site.

44 people or 31% of those who commented were concerned that the loss of parking will cause issues.

19 people or 14% of those who commented would like to see parking restrictions on Glyn Avenue.

17 people or 12% of those who commented would like to see parking and access retained for Church users.

15 People or 11% of those who commented would like to an area provided for public events such as the classic car show.

12 people or 9% of those who commented would like to see free parking provided.

Issue	Number of people raised issue in comment
<b>Community Groups and Resources</b>	
<ul style="list-style-type: none"> <li>The community resource should be retained on site.</li> </ul>	4
<ul style="list-style-type: none"> <li>The loss of advertising space for the community and exhibition space should be provided elsewhere</li> </ul>	2
<b>Total</b>	<b>6</b>
<b>Community Hall and Church</b>	
<ul style="list-style-type: none"> <li>The cemetery must be retained</li> </ul>	1
<ul style="list-style-type: none"> <li>A new community facility should be built within the church.</li> </ul>	9
<ul style="list-style-type: none"> <li>Parking and access should be retained for the Church</li> </ul>	17
<b>Total</b>	<b>27</b>
<b>Open Space</b>	
<ul style="list-style-type: none"> <li>There should be a band stand and public square in front of the Ty Nant building, with a seating and picnic area</li> </ul>	9
<ul style="list-style-type: none"> <li>A play area for the children is required.</li> </ul>	3
<ul style="list-style-type: none"> <li>The allotments should be returned to grass.</li> </ul>	2
<ul style="list-style-type: none"> <li>Trees should be retained</li> </ul>	3
<ul style="list-style-type: none"> <li>Open space should be retained / provided</li> </ul>	8
<b>Community Events</b>	
<ul style="list-style-type: none"> <li>An open space should be provided for the Classic car show, the flower show and other events</li> </ul>	15

<ul style="list-style-type: none"> <li>• Access to the High Street is required for events such as the carnival.</li> </ul>	1
<b>Total</b>	<b>14</b>
<b>Health Facilities</b>	
<ul style="list-style-type: none"> <li>• New housing will put pressure on community facilities, education and health services.</li> </ul>	3
<b>Total</b>	<b>3</b>
<b>Ty Nant</b>	
<ul style="list-style-type: none"> <li>• Ty Nant would be suitable for conversion to flats or town houses</li> </ul>	1
<ul style="list-style-type: none"> <li>• Ty Nant should be demolished</li> </ul>	4
<ul style="list-style-type: none"> <li>• Ty Nant must have an employment value to the town as a head-quarters or offices.</li> </ul>	2
<ul style="list-style-type: none"> <li>• Losing a new building is a waste of money and should not be demolished</li> </ul>	5
<ul style="list-style-type: none"> <li>• The police presence and a community hub should be retained on site, possibly in Ty Nant</li> </ul>	9
<ul style="list-style-type: none"> <li>• The building should be used for small start up businesses.</li> </ul>	2
<b>Total</b>	<b>23</b>
<b>Nant Hall Road</b>	
<ul style="list-style-type: none"> <li>• The frontage of Nant Hall road must be retained</li> </ul>	6
<ul style="list-style-type: none"> <li>• Nant Hall road buildings would be suitable for a "Weatherspoons".</li> </ul>	1
<ul style="list-style-type: none"> <li>• Ty Nant would be suitable for conversion to shops or Tweedmill style shop.</li> </ul>	1
<ul style="list-style-type: none"> <li>• Nant hall road should be pedestrianised</li> </ul>	1
<ul style="list-style-type: none"> <li>• Any new development in Nant Hall Road should not create noise or nuisance to residents</li> </ul>	4
<b>Total</b>	<b>13</b>
<b>Old Library</b>	
<ul style="list-style-type: none"> <li>• The old library should be demolished</li> </ul>	4
<ul style="list-style-type: none"> <li>• The old library should be retained with the existing use and enhanced to incorporate the Offa's Dyke</li> </ul>	4
<b>Total</b>	<b>8</b>
<b>Glyn Avenue</b>	
<ul style="list-style-type: none"> <li>• Parking on Glyn Avenue should be for residents only as there are issues with employees of the retail park using Glyn avenue</li> </ul>	19
<ul style="list-style-type: none"> <li>• Residents of Glyn Avenue and Church Walks have access to their back gardens via the car park.</li> </ul>	4

<ul style="list-style-type: none"> <li>Residents of Glyn Avenue have not been mentioned in the brief</li> </ul>	5
<b>Total</b>	<b>28</b>
<b>Parking</b>	
<ul style="list-style-type: none"> <li>There is a covenant on the free car park</li> </ul>	6
<ul style="list-style-type: none"> <li>The loss of parking will be an issue for residents and local businesses and should be retained</li> </ul>	44
<ul style="list-style-type: none"> <li>Free car parking should be retained</li> </ul>	12
<ul style="list-style-type: none"> <li>The market site could be possible car park</li> </ul>	1
<b>Total</b>	<b>63</b>
<b>Highways</b>	
<ul style="list-style-type: none"> <li>The Junction at Glyn Avenue and Nant Hall road is dangerous and traffic calming should be introduced</li> </ul>	9
<ul style="list-style-type: none"> <li>More traffic is expected with changes in the Bodnant school</li> </ul>	3
<ul style="list-style-type: none"> <li>The High Street should be made safer for pedestrians and accessible</li> </ul>	3
<b>Total</b>	<b>15</b>
<b>Employment uses</b>	
<ul style="list-style-type: none"> <li>A hotel would benefit the night time economy in Prestatyn and would be welcome on site</li> </ul>	18
<ul style="list-style-type: none"> <li>There should be no Hotel</li> </ul>	2
<ul style="list-style-type: none"> <li>No more cafes closed in the evening are required in Prestatyn</li> </ul>	4
<ul style="list-style-type: none"> <li>More restaurants</li> </ul>	7
<ul style="list-style-type: none"> <li>There should be no more food outlets</li> </ul>	3
<ul style="list-style-type: none"> <li>There should be no fast food outlet on site</li> </ul>	8
<ul style="list-style-type: none"> <li>There should be no more retail.</li> </ul>	8
<ul style="list-style-type: none"> <li>Small retail shops would be welcome on site</li> </ul>	3
<b>Total</b>	<b>53</b>
<b>Housing</b>	
<ul style="list-style-type: none"> <li>Extra care or supported housing would be welcomed on site</li> </ul>	1
<ul style="list-style-type: none"> <li>There should be no houses in the development</li> </ul>	5
<ul style="list-style-type: none"> <li>Retaining the community hall would make a housing development difficult</li> </ul>	1
<ul style="list-style-type: none"> <li>There are no terraced houses bordering the site and properties should be in keeping with surrounding buildings</li> </ul>	9
<ul style="list-style-type: none"> <li>Residential development could enhance the town</li> </ul>	4
<b>Total</b>	<b>20</b>
<b>Other</b>	



<ul style="list-style-type: none"> <li>• The site should be used to link the retail park to the High Street</li> </ul>	5
<ul style="list-style-type: none"> <li>• There is a large difference in the levels of the properties on Glyn Avenue and the carpark.</li> </ul>	2
<ul style="list-style-type: none"> <li>• There is a lack of Tourist Information facilities.</li> </ul>	1
<ul style="list-style-type: none"> <li>• Applicants would be required to discuss proposals with the Council's conservation officers and are required to contact the County Archaeologist , tree and shrub removal should be timed to avoid the nesting bird season, There are no rare or notable habitats on site</li> </ul>	1
<ul style="list-style-type: none"> <li>• Any future development should consider the potential flood risks.</li> </ul>	1
<ul style="list-style-type: none"> <li>• Significant prehistoric archaeology may be present on site, the edges of the core area of the medieval historic town may be located in the proposed development area.</li> </ul>	1
<ul style="list-style-type: none"> <li>• Public toilets should be retained</li> </ul>	3
<ul style="list-style-type: none"> <li>• Drainage issues need to be considered due to the slope of the site</li> </ul>	1
<ul style="list-style-type: none"> <li>• It is pertinent to show the new part of the retail park in the development plan.</li> </ul>	1
<b>Total</b>	<b>16</b>





## Summaries of representations received & Council's responses

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Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
3275	Karen Beattie	<p>I have been unable to comment on the proposals as there is no information in relation to the completion of an Equality Impact Assessment and how the proposals will affect people with protected characteristics, in particular older and disabled people. The information does not provide information as recommended in TAN12 or Denbighshire's SPG8, ie design and access statement - both of which should accompany proposals at this initial stage in relation to Accessibility and continue to the completion of the development.</p> <p>Whilst the proposals indicate the keeping of the front of and council chamber at Nant Hall there is no indication on how these will be made accessible. The council chamber at present is not accessible to all members of the community, particularly wheelchair users due to the lack of safe egress as recommended under the Regulatory Order 2005. The Council chamber is NOT accessible what proposals are been considered to make it so?</p> <p>The design of the proposals needs to adopt Access for All in line with national guidance.</p> <p>What engagement will or has taken place with disabled people as recommended as part of the Equality Impact Assessment process?</p>	<p>Comments noted.</p> <p>A Design &amp; Access Statement would be required to accompany any future planning applications. At this stage, the Development Brief is suggesting broad land uses &amp; therefore it is difficult to outline detailed requirements. Developers must consider access for all in any future detailed development proposals. An additional paragraph will be added to Section 6 to emphasise this requirement. Redevelopment could provide the opportunity to improve accessibility to the council chamber if it is retained.</p> <p>The Welsh Planning System does not currently include a statutory requirement to undertake pre-application consultation, however in view of the sensitivity of this site, the Brief will be amended to include this requirement, which should also include engagement with disability groups.</p>	<p>Add new paragraph 6.4: In line with LDP Policy RD1, development proposals should ensure safe and convenient access for disabled people, pedestrians and cyclists. National planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups and people with sensory impairments and learning difficulties. Technical Advice Note 12: Design (2014) page 18 and section 5.3 provides further guidance on inclusive access. Section 7 of the Council's Parking in New Developments SPG (2014) outlines accessibility requirements for disabled people</p> <p>Additional paragraph to be added to Section 7 setting out pre-application consultation requirements</p>
3121	Mr Mike Moriarty	Sub-section 4.9 should be amended to read 'applicants	Comments noted. Text will be	Amend paragraph 4.9 to

Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
	Campaign for the Protection of Rural	WOULD BE REQUIRED to discuss proposals with the Council's Conservation Officers or CADW prior to submitting a planning application'. This should be amended to ensure that pre-application consultation takes place so that the designated conservation area is not compromised.	amended as suggested to require pre-applications discussions with the Council's Conservation Officers or Cadw.	read: Applicants would be required to discuss proposals with the Council's Conservation Officers or CADW prior to submitting a planning application.
		Sub-section 7.4: the last sentence should be amended to read; Developers are REQUIRED to contact the County Archaeologist' The reason for amendment is that there is potential archaeology within the site.	Comments noted. Text will be amended as suggested to require pre-applications discussions with the County Archaeologist.	Amend paragraph 7.4 to read: Developers are required to contact the County Archaeologist regarding the pre-determination evaluation ...
		The concerns of insufficient parking at the Church should be given consideration, insufficient parking can add to the distress already felt at funerals	Comments noted, the Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church. In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for Church visitors.	Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.
3220	Ms Debbie Hemsworth Cyfoeth Naturiol Cymru / Natural Resources Wales	No bats were found on site, but may occasionally be using the buildings, as identified demolition should take place from March to September. NRW welcomes the requirement to incorporate enhancement measure, bat boxes should preferably be placed on the west corridor of the site, if these points are taken into consideration the proposal will not have a detrimental impact on the conservation of bats. Tree and shrub removal should be timed to avoid the bird breeding season.	Comments noted. No changes required	Comments noted. No changes required
		We welcome the inclusion of paragraphs 7.1 - 7.3. It is important that any future development considers the potential flood risks over the lifetime of the development. You	Comments noted. No changes required	Comments noted. No changes required

Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>may wish to include reference to Welsh Governments further guidance on the requirements of TAN15: Development and flood risk, particular attention should be paid to par. A1.5 of TAN15, therefore it is necessary to take account the potential impact of climate change over the lifetime of the development.</p> <p>We are not aware that a climate change allowance up to the year 2106 was considered in the SFCA, we would recommend that the author reviews appendix C of the SFCA for clarification.</p> <p>It is our understanding from outputs of the SFCA, and when PAG3 climate change values are considered, that Northern portions of the Ty Nant Site could be at flood risk under tidal breach conditions when climate change is considered over the next 100 years, if this is the case then the SFCA should be updated to reflect the potential flood risks and further mitigation may be required in accordance with TAN15, over its lifetime.</p>		
3251	Mr Paul Burnet	<p>As a local resident and a high street trader I am concerned about the lack of long term parking in the town centre, this should be provided to utilise the development that has occurred and which is being planned.</p> <p>I would like to see any further development encouraging people to visit the town centre, existing businesses should be involved in future plans.</p>	<p>Existing parking surveys show there is sufficient capacity to accommodate existing long stay parking within Offa's Tavern car park.</p> <p>There is capacity to accommodate existing short stay parking (&lt;3 hours) in the Shopping Park and King's Avenue.</p> <p>In practice, not all of the long stay parking will displace to pay &amp; display car parks.</p> <p>The Development Brief seeks to achieve a mixture of uses on the site which enhance the vitality and viability of the town centre. Any redevelopment of the site would</p>	<p>Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.</p> <p>In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.</p>

Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
			have to provide sufficient parking spaces for the new uses.	
3252	Mr Peter Harrison	<p>I would like to see the Ty Nant building utilised as a community hub and used to house local services such as police, health services and possibly social enterprises to benefit the community. Incubator or start up units for local small businesses could be also set up within the building, particularly for digital and creative sectors.</p> <p>I think the old library should be retained with the existing use and expanded to include more heritage use and something similar to a walking centre reflecting the Offa's Dyke connection. The building has some historical significance and is of a design which is becoming rarer.</p> <p>The red brick Nant Hall Road buildings would be suited to a budget hotel, with access from both sides would benefit Prestatyn's night time economy. Recent events have highlighted the lack of accommodation within the town.</p>	<p>The Development Brief allows for the potential retention and re-use of the existing buildings on site, however redevelopment of the site has the potential to provide a high quality scheme which is better linked to the town centre and contributes to its vitality and the local economy. The need for a budget hotel in Prestatyn has been raised by a number of respondents and will be explored further</p>	No changes proposed
		<p>Losing the current available car parking spaces would be detrimental to both the residential and business owners in Prestatyn. If Ty Nant reopened and hotel/leisure development the current car park spaces would be required just to service those facilities. Residents already have issues with employees from the retail park parking outside of their properties. With the current re-development of Offa's Tavern into a carvery style establishment combined with the reopening of the Scala, will attract more traffic, requiring further parking. If the Ty Nant car park is lost, I am concerned that if the car parking is removed basic community requirements will not be met, for example for the Church and funeral services.</p>	<p>See comments in response to 3251. Additional staff parking is being created as part of Phase 2 of the retail park which will be over and above that required for the extra units alone.</p> <p>More flexible management of existing staff parking has also been adopted e.g. allowing other stores' staff to use Tesco allocated spaces. However, the Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church. Any redevelopment of the site would have to provide sufficient spaces for the new uses. In addition, some of the potential leisure uses</p>	<p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p> <p>Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.</p>

Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
			for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.	
3253/1	Mr Stephen Kane	The municipal and Victorian buildings should not be developed in a way that creates additional noise and disturbance for the nearby residents, this type of development should be confined to the High Street.	The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.	Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.
		The legal covenants on the upper car park and the church buildings have not been addressed in the brief. To close the lower car park is understandable as free parking is available within the town, however the upper car park is in active use, to close this would add further difficulties with parking for nearby residents, which have already increased due to the opening of the retail park.	Please see comments for 3251. The closure of the upper car park is outside of the Council's control albeit it must be considered in evaluating the impact of closing Ty Nant car park. Any legal covenants on this land would be a matter for	Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.



Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
			<p>the Church in Wales and its legal advisers.</p> <p>In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.</p>	<p>Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.</p>
3253/2	Mr Stephen Kane Response on behalf of the Glyn Avenue residents	<p>In summary, this is the changes the residents of Glyn Avenue would like to see to the draft brief: Our comments focus on the concerns, but I would like to stress that I support the redevelopment of the Ty Nant site for the benefit of the Town.</p> <p>3.3 refers to 'terraced Victorian housing in Church Walks' but there are no terraced houses bordering the site.</p> <p>3.4 existing and previous land uses - this is incomplete and should refer to the covenant on the free car park. Any breach of the covenant should be subject to consultation to all of the residents of Prestatyn.</p> <p>3.7 landscape: residents of Glyn Avenue and Church walks have access to the car park via gates on the back gardens. Free access across the allotments and car parks has been enjoyed by residents since before 1979.</p> <p>4.1 Planning Policy Wales: errors need to be corrected and material considerations included to accurately advise developers, Council and the public.</p> <p>4.4 - 4.11 development proposals: The design in terms of the built environment should reflect the size, scale and density of adjoining properties. Rights of way issues and legal covenants should also be considered as they may influence design considerations.</p> <p>Development Vision - This makes no reference to safeguarding the interests of neighbouring dwellings, managing the existing road safety and on-street parking</p>	<p>Comments noted.</p> <p>Paragraph 3.3 will be amended to refer to semi-detached houses in Church Walk.</p> <p>Paragraphs 3.4, 3.5 &amp; 3.7 will be amended to refer to the free car park, topography, and rear accesses to Glyn Avenue properties.</p> <p>Any legal covenants on the southern part of the site would be a matter for the Church in Wales and its legal advisers.</p> <p>The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.</p> <p>The Development Brief seeks to achieve a mixture of uses on the site which enhance the vitality and viability of the town centre. Any redevelopment of the site would</p>	<p>Paragraph 3.3 to be amended to refer to semi-detached houses in Church Walk.</p> <p>Paragraphs 3.4, 3.5 &amp; 3.7 to be amended to refer to the free car park, topography, and rear accesses to Glyn Avenue properties.</p> <p>Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new</p>

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		<p>difficulties raised by the Phase 1 development, maintaining existing rights of way or retaining the existing 'free car park' and part of the 'Ty Nant car park' as per the Prestatyn Town Centre Analysis conclusions.</p> <p>The presumption that the car parks are not necessary is incorrect and at variance to the conclusions in the parking survey. The study also assumes that the free car park will remain and did not refer to it as "free" parking.</p> <p>Prestatyn is becoming a more desirable place to visit and residents are already feeling the congestion in adjoining streets. The importance of retaining parking should be reflected in the development brief.</p> <p>The Church will require car parking spaces for their users, this should form part of the proposals.</p> <p>Community facilities on the site are extensively used and will need to be accommodated elsewhere. The police presence in the centre of the town has also had significant benefits in reducing late night anti-social behaviour. It is hoped that this central presence will be retained in the future.</p> <p>The fencing and perimeter treatments include access gates that pre-date the car parks. The need for a buffer to protect the amenity of the adjoining residents is important and supported.</p> <p>The statement that adjoining properties are 'principally two storey and generally terraced and set close together in small grounds' is incorrect.</p> <p>There are issues in the area with parking congestion, speeding, unauthorised use of the alleyway between the avenues, inconsiderate parking across driveways, dangerous use of the mini-roundabout and the potential for these issues to be worsened by future developments.</p> <p>Attached are the Agreed Minutes of the meeting dated 9th April 2015 at Caledfryn, Denbigh, regarding the Draft Site Development Plan for Ty Nant, Prestatyn.</p> <p>A photo of the view in 1981 is attached.</p> <p>A photo of the free car park is attached.</p>	<p>have to provide sufficient parking spaces for the new uses. In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.</p> <p>However, the Brief will be amended to require sufficient provision to be made for parking and dropping off/turning facilities adjacent to the Church.</p> <p>Existing parking surveys show there is sufficient capacity to accommodate existing long stay parking within Offa's Tavern car park.</p> <p>There is capacity to accommodate existing short stay parking (&lt;3 hours) in the Shopping Park and King's Avenue.</p> <p>In practice, not all of the long stay parking will displace to pay &amp; display car parks.</p> <p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made.</p> <p>This could be within the church but would be a decision for the church.</p> <p>The Development Brief will be amended to refer to the need to minimise impact on the properties in Glyn Avenue and to establish a buffer between any new development and the eastern</p>	<p>development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.</p> <p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p> <p>Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.</p> <p>Additional text to be added to paragraph 6.1: Any development proposals will require a Transport Assessment. This should assess traffic impact and outline how development proposals would mitigate</p>

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		<p>Photograph showing Glyn Avenue full of visitor cars during the Classic Car Show is attached.</p> <p>Photographs showing the Free Car park signs now removed as of April 2015 are attached.</p> <p>Aerial photograph taken in 1990 showing the rear boundaries of Glyn Avenue and Church Walks properties with pedestrian access gates. These are still in place in May 2015. The photograph also shows the size of the 5 detached properties in Glyn Avenue and the 2.5 semi-detached properties in Church walks bounding the Church land.</p> <p>Attached is an extract of Page 114 of the Denbighshire Town Centre P&amp;TM Study showing the recommendations in sections 9.6.2 and 9.7.</p>	<p>boundary of the site.</p> <p>Residents' parking can be considered on a street by street basis if &gt;75% of car owning residents in each street want it. Residents requiring Residents' Parking Zones are asked to carry out a survey of fellow residents. Template survey forms can be provided by Highways.</p> <p>A Transport Assessment will be required from developers to assess traffic impact although this will be considered in the context of trip generation from previous use as Council offices and car parks. The Brief will be amended to clarify this requirement</p> <p>Additional staff parking for Parc Prestatyn Retail Park is being created as part of Phase 2 which will be over and above that required for the extra units alone.</p> <p>More flexible management of existing staff parking is also planned e.g. allowing other stores' staff to use Tesco allocated spaces.</p> <p>As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout.</p>	<p>transport impact through design and planning conditions and obligations. Further guidance is provided in Planning Policy Wales &amp; Technical Advice Note 18: Transport, Annex D (Welsh Government)</p>
3254	Mr Adrian Walters Flintshire County	Thank you for consulting Flintshire on the draft SPG, but I have no comment to make on this specific site specific brief.	Response noted. No changes proposed	No changes proposed

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	Council			
3255	Mr & Mrs Holmes	<p>This relatively small piece of land provides much needed parking for the High Street users and attendees of the Church.</p> <p>The site also provides a recreational purpose for occasions such as the Prestatyn Car Show, the flower show and remembrance day.</p> <p>There has been no consideration or correspondence with immediately affected residents in the area, we are merely referred to briefly as the site boundary. There is no mention of the access rights onto back gardens through the site allowing vehicular and pedestrian access.</p> <p>The outlook and loss of privacy to residents is a concern. Residents of Glyn Avenue must be considered carefully in regard to over development, noise and anti-social behaviour attached to licensed premises and the disruption associated with a possible hotel or leisure facility.</p> <p>Losing the car park would impact on the surrounding streets, which are already effected by the parking issues with the retail park, which is 380 parking spaces short of the parking standards.</p>	<p>There is sufficient long stay parking capacity within Offa's Tavern car park and sufficient short stay capacity in both King's Avenue car park and in the Retail Park.</p> <p>In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.</p> <p>The scope for alternative locations for community events is being explored.</p> <p>The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.</p> <p>The potential closure of the upper car park is outside of the Council's control. Parc Prestatyn Retail Park car park complies with the Council's parking standards.</p>	<p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p> <p>Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.</p> <p>No changes proposed</p> <p>Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of houses on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the</p>

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				boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.
		The 2 bed town house / terrace is not in keeping with Glyn Avenue and will create further problems with social facilities and traffic.	There is a need for smaller houses in Prestatyn and this is reflected in the Development Brief. The area identified for residential development in the Development Brief has the potential to accommodate around 10 houses.	No changes proposed
		Currently the mini roundabout on Nant Hall Road is a concern which requires immediate attention.	As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout.	Additional text to be added to paragraph 6.2: Residents have expressed concerns about the current access from Glyn Avenue to Nant Hall Road. As part of Parc Prestatyn Retail Park Phase 2 the overall size of the roundabout will be reduced; a zebra crossing across the park entrance installed; and a Puffin crossing on Nant Hall Road installed near the roundabout.

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3257	Mr Gren Kershaw	<p>The south part of the site was given by the Church in Wales to the Parish for a car park and church hall, prior to this it was allotments. I believe this land should be preserved as best we can as a green space area.</p> <p>The vision for the site must emphasise creating an open space for general public use, including shows and exhibitions.</p>	<p>Comments noted. The south part of the site is identified for residential development. However, the Development Brief proposes that well-designed public open spaces/squares should be provided as part of any redevelopment to help to provide a focus for the town.</p>	<p>No changes proposed</p>
		<p>Any residential buildings should be to the east and south of the site and should be sympathetic to the area, I would support the proposal of affordable housing.</p> <p>If a hotel was proposed it too would need to be sympathetic to the area.</p> <p>I would not support more retail development.</p> <p>I do not have a view about the retention of the Council Offices.</p> <p>I am open minded about the demolition of Ty Nant and the Old Library.</p>	<p>Support welcomed. The Brief proposes residential development to be located to the south of the site and requires any impact from development to be carefully considered. It is proposed to include additional text to strengthen this requirement. The Brief seeks a mix of uses for any redevelopment proposals and this could include some retail development</p>	<p>Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of houses on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue</p>

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3258	Ms Jo Grove	<p>Any developer should agree to a transport assessment.</p> <p>The trees must stay as they are a vital part of the town centres beauty.</p> <p>I would like to see a pre planning discussion with local people.</p> <p>A community centre should be a condition of sale.</p> <p>The Council chamber and Facade must be preserved.</p>	<p>A Transport Assessment will be expected as would be the case for any development of this size and in a town centre location such as this.</p> <p>The Brief will be amended to clarify this requirement. The Brief requires the retention of key trees, the council chamber and the façade, if possible. The Welsh Planning System does not currently include a statutory requirement to undertake pre-application consultation, however in view of the sensitivity of this site, the Brief will be amended to include this requirement. The Brief requires the retention of the existing guide hut and church hall or alternative provision made</p>	<p>houses.</p> <p>Additional text to be added to paragraph 6.1: Any development proposals will require a Transport Assessment. This should assess traffic impact and outline how development proposals would mitigate transport impact through design and planning conditions and obligations. Further guidance is provided in Planning Policy Wales &amp; Technical Advice Note 18: Transport, Annex D (Welsh Government)</p> <p>Additional paragraph to be added to Section 7 setting out pre-application consultation requirements.</p>
3259	Mr F Roberts	<p>Site design and construction should complement the area.</p> <p>The site should include open green space for community activities.</p> <p>There should be easy access to the High Street with good signage.</p> <p>The access road to the Church should be retained with parking for Church users.</p> <p>Traffic increase should be managed better.</p> <p>Parking in surrounding residential areas should be for residents only.</p> <p>Heavy goods vehicles should not be using Mostyn Avenue as it is marked as unsuitable.</p> <p>More traffic is to be expected as an infant site opens at Bodnant School.</p>	<p>The Brief sets out design requirements and requirements for public open spaces/ squares as part of the development.</p> <p>Residents' parking can be considered on a street by street basis if &gt;75% of car owning residents in each street want it. Residents requiring Residents' Parking Zones are asked to carry out a survey of fellow residents. Template survey forms can be provided by Highways.</p> <p>Commercial vehicles restriction can also be considered. The Church will</p>	<p>Additional text to be added to paragraph 6.1: Any development proposals will require a Transport Assessment. This should assess traffic impact and outline how development proposals would mitigate transport impact through design and planning conditions and obligations. Further guidance is provided in Planning Policy Wales &amp; Technical Advice Note 18:</p>

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		<p>There should be more car-parking provision for visitors and locals in the Town area.</p> <p>The community facilities could be provided within the Church.</p> <p>The Church hall is used daily and a list of users is attached.</p>	<p>be consulted regarding access requirements.</p> <p>A Transport Assessment will be required from developers to assess traffic impact although this will be considered in the context of trip generation from previous use as Council offices and car parks. The Brief will be amended to clarify this requirement</p> <p>See responses to 3251 re: parking capacity.</p> <p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made. This could be within the church but would be a decision for the church.</p>	<p>Transport, Annex D (Welsh Government)</p> <p>Amend Paragraph 6.1 to include: Any proposals should incorporate ....with clear signage to the High Street.</p>
3260	Dr Keith Wright	<p>Open space is limited within the town and a town centre square is needed, this would require access from Nant Hall Road and the High Street would need to be modified. A square could also be used as a market place and so release the present market place for productive occupation.</p> <p>A square could retain some of the trees, any which require felling should be replaced.</p> <p>The higher ground could be terraced to make is more function able.</p> <p>The road on the west of the site must be retained for church access with limited parking.</p> <p>The Old Library is redundant and should be demolished. Strong consideration should be given to demolishing the administrative offices to the left of the 1903 building.</p>	<p>The Development Brief proposes that well-designed public open spaces/ squares should be provided as part of any redevelopment to help to provide a focus for the town. The Brief also requires the retention of key trees as shown on Figure 3.</p> <p>Comments noted. The Church will be consulted regarding access requirements. The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church.</p> <p>Comments noted. The Brief requires the retention of the existing guide hut and church hall or alternative</p>	<p>No changes proposed</p> <p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p> <p>No changes proposed</p>



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		<p>The community hall should be ear marked for eventual demolition as the Church should be adapted for community use. Ty Nant should be demolished if a profitable use cannot be found.</p> <p>I would like to see the development of a budget hotel with associated diner explored.</p> <p>The provision of social housing or warden controlled accommodation would be out of character for the site.</p>	<p>provision made. This could be within the church but would be a decision for the church.</p> <p>A number of respondents have referred to the need for a budget hotel in Prestatyn and this will be explored further.</p>	
3261	Mrs Sandra Roberts	<p>It is important to keep buildings low and the density of the site low.</p> <p>The character of the site and building materials used should reflect the character of the surrounding buildings.</p>	<p>The Brief sets out design requirements and requires that new development should reflect scale, height and mass of existing buildings.</p>	No changes proposed
		<p>Open green space must be provided for community use, with access to Nant Hall Road and the High Street. There should be a pleasant place to sit, which would become a community hub.</p> <p>This site should be link the retail development to the High Street, the road beside the Old Vicarage could also be more recognisable as a link between the two.</p>	<p>The Development Brief proposes that well-designed public open spaces/ squares should be provided as part of any redevelopment to help to provide a focus for the town. The Brief also requires clear links to the High Street..</p>	No changes proposed
		<p>Town centre traffic issues need to be assessed and addressed. Mostyn Avenue is experiences traffic issues due to the retail development and is expecting more with the Bodnant community school incorporation. Heavy goods vehicles still use the road when signage says the road is not suitable, delivery vehicles and builders working on the new site need to be aware of this. Traffic calming measures need to be addressed. A better route from Gronant Road needs to be found.</p>	<p>Prohibition of commercial vehicles (except for access) can be considered. Traffic calming would be a potential method to discourage some through traffic and to regulate traffic speeds.</p>	<p>Traffic calming for Mostyn Avenue could be considered as part of a Section 278 agreement with the developer.</p>
		<p>The access road to the church and parking needs to remain for church users. Permission to use this road must be acquired from the Church. Community facilities lost with the loss of the community hall must be accounted for there is the possibility that some can be incorporated into the Church.</p> <p>Car parking facilities must remain as free places in particular attract visitors and residents alike.</p>	<p>Comments noted. The Church will be consulted regarding access requirements. The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church.</p>	<p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p>

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			<p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made. This could be within the church but would be a decision for the church.</p> <p>Free parking without time limit is often used by shop and office workers rather than by visitors.</p>	<p>Some of the potential leisure uses for the site would have peak demand in the evening and at weekends i.e. consider whether this parking could be shared so as to be made available for Church visitors.</p>
3262	Mrs Karen Roberts	<p>If houses are built on the top part of the site then the access road should be adjacent to the boundary fences of Glyn Avenue, ensuring that Glyn Avenue have access to their back gates onto the existing car park.</p> <p>Additional parking for cars which currently use the free car park must be secured.</p> <p>There is a covenant on the free car park for the People of Prestatyn.</p> <p>Car parking permits for residents of Glyn Avenue only should be considered.</p> <p>The roundabout at the bottom of Glyn Avenue should be replaced by traffic lights.</p>	<p>The free car park is Church owned and the closure of the car park is not within the Council's control. Residents' parking can be provided if &gt;75% of Glyn Avenue residents are in favour. The request to site the access road on the east of the site can be considered, although it may also generate some opposition from residents so their overall views would need to be balanced together with considering what is feasible.</p> <p>As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout.</p>	<p>No changes proposed</p> <p>Additional text to be added to paragraph 6.2: Residents have expressed concerns about the current access from Glyn Avenue to Nant Hall Road. As part of Parc Prestatyn Retail Park Phase 2 the overall size of the roundabout will be reduced; a zebra crossing across the park entrance installed; and a Puffin crossing on Nant Hall Road installed near the roundabout.</p>

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3263	Mrs Jennifer Carpenter	Red brick and/or local stone should be used for building materials to reflect the character of the area. It does not appear to make economic sense to demolish Ty Nant as it could house a restaurant and local area information point for example, which could open onto a town square, which would also make a pleasing thoroughfare from the shopping park to the High Street.	The Development Brief proposes that well-designed public open spaces/ squares should be provided as part of any redevelopment to help to provide a focus for the town. The Brief also requires clear links to the High Street. The Brief will be amended to refer to the use of appropriate materials to reflect the character of the area.	The Brief will be amended to refer to the use of appropriate materials to reflect the character of the area.
		The High Street should be pedestrianised. The existing pavements are too narrow. Consideration should be given to the traffic around the lower end of town and the bus station.	The High Street is vital as a traffic route and for providing parking and servicing for shops. Bus station junctions are close to capacity but there is little scope to improve them to gain additional capacity.	No changes proposed
		There is a need for evening dining in Prestatyn and not the need for any more cafes which close too early in the day.	Comments noted. The Development Brief proposes a mixture of uses, which could include cafes and restaurants.	No changes proposed
3264	Mr & Mrs Clark	In summary I have a number of issues for additional consideration: 3.3 There is no terraced housing and the neighbouring properties are primarily detached. 3.4 There is no mention of the free car park and the implications of the loss of this, or the covenant on the land. 3.5 There is no mention of the steep drop in ground level to the back gardens to the east on Glyn Avenue, with some buildings sitting more than a metre below the level of the car park. 3.7 There is no mention of the rights of access to back gardens. 3.12 The resident's views of the church and surroundings needs to be considered. 4.2/4.4 drainage issues will need to be considered due to the	Comments noted. Paragraph 3.3 will be amended to refer to semi-detached houses in Church Walk. Paragraphs 3.4, 3.5 & 3.7 will be amended to refer to the free car park, topography, and rear accesses to Glyn Avenue properties.  The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.	Paragraph 3.3 will be amended to refer to semi-detached houses in Church Walk. Paragraphs 3.4, 3.5 & 3.7 will be amended to refer to the free car park, topography, and rear accesses to Glyn Avenue properties.  Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of housing on

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		<p>slope of the site and the building level of surrounding properties as structural implications will be considerable.</p> <p>5.1-3 As the site is within close proximity to a school it would be inappropriate to place fast food premises on the site, especially as the recommendations in the SPG were disregarded.</p> <p>5.4The parking survey is flawed as it is based on the site being used as parking. It needs to be resolved that recent developments are taken into consideration.</p> <p>5.8 Resident access needs re-addressing.</p> <p>5.14 Any housing development will need to be in keeping with the surrounding area.</p> <p>6.2The impact on parking has not been sufficiently considered, especially with the shortfall in the ratio of parking to retail development, which will add to negative visitor impression of what has otherwise been a positive development. The roundabout providing access to the retail park is hazardous. Loss of parking will impact on residents and neighbouring streets.</p> <p>Extra traffic from the school development will also have an impact on the area.</p>	<p>Drainage requirements are set out in paragraph 7.5 of the Development Brief.</p> <p>The parking survey provided "snapshot" of the situation in Aug. and Sept. 2014.</p> <p>There is sufficient long stay capacity in Offa's Tavern and sufficient short stay capacity in King's Avenue and Shopping Park.</p> <p>As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout.</p> <p>School peak periods largely differ to those for retail park .</p>	<p>Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.</p> <p>Additional text to be added to paragraph 6.2: Residents have expressed concerns about the current access from Glyn Avenue to Nant Hall Road. As part of Parc Prestatyn Retail Park Phase 2 the overall size of the roundabout will be reduced; a zebra crossing across the park entrance installed; and a Puffin crossing on Nant Hall Road installed near the roundabout.</p>
3265	Miss Pamela Richardson	The draft states that surveys undertaken show that there is sufficient parking in the area. Other parking in the area is not	There is sufficient long stay parking in Offa's Tavern and sufficient short	Amend paragraph 5.4 to include: Sufficient provision

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		<p>suitable for older people or long stay. If houses are built on the free car park there will be insufficient car parking for these residents.</p> <p>The town needs a central car park.</p> <p>Parking is required for Church users. The car park is also needed for annual events.</p>	<p>stay parking in King's Avenue and shopping park. The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church. Some of the potential leisure uses for the site would have peak demand in the evening and at weekends i.e. consider whether this parking could be shared so as to be made available for the public.</p>	<p>should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p>
		<p>The issue of empty properties on the High Street needs to be addressed.</p>	<p>Comments noted. The Council's aim is to establish an active frontage along Nant Hall Road to add to Prestatyn's attractiveness and complement existing facilities in the town centre.</p>	<p>No changes proposed</p>
		<p>I am concerned at the loss of money demolishing Ty Nant and the controversy that was raised when it was initially built.</p>	<p>Comments noted</p>	<p>No changes proposed</p>
3266	Ms Eilis Power	<p>There are issues with non-residents, local businesses and employees of the retail park parking on Glyn Avenue.</p> <p>I understand that the Retail Park spaces fall short of the Parking Standards.</p> <p>I would prefer to see a free car park retained to relieve Glyn Avenue.</p>	<p>Additional staff parking for Parc Prestatyn Retail Park is being created as part of Phase 2 which will be over and above that required for the extra units alone.</p> <p>More flexible management of existing staff parking is also planned e.g. allowing other stores' staff to use Tesco allocated spaces.</p>	<p>No changes proposed</p>
		<p>The roundabout at the bottom of Glyn Avenue is dangerous.</p>	<p>As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the</p>	<p>Additional text to be added to paragraph 6.2: Residents have expressed concerns about the current access from Glyn Avenue to Nant Hall Road. As part of</p>

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			roundabout.	Parc Prestatyn Retail Park Phase 2 the overall size of the roundabout will be reduced; a zebra crossing across the park entrance installed; and a Puffin crossing on Nant Hall Road installed near the roundabout.
		I do not accept that there is a need for further housing. I feel that the type of development proposed is out of character for the area and would put strain on local facilities.	There is a need for smaller houses in Prestatyn and this is reflected in the Development Brief.	No changes proposed
		There are sufficient numbers of public houses and eating places in the area. I would be concerned to see the old library replaced with a licensed or fast food premises.	The Brief seeks a mix of uses for any redevelopment proposals and this could include some cafes and restaurants.	No changes proposed
3236	Mr Mark Walters Clwyd / Powys Archaeological Trust	<p>CPAT are in agreement with the pre-determination evaluation advice suggested by the County Archaeologist in section 7.4</p> <p>The development is located within 50 metres of the prehistoric archaeology located along the northern side of Nant Hall Road on the Bodnant School site and within the surrounding residential developments in the 1990's. The former coastline in the Mesolithic and Neolithic periods was further inland and runs in a wide east/west band through Prestatyn. Deep peat layers associated with the coastal margin contain important environmental and artefactual evidence for early settlement and exploitation of coastal resources. Significant prehistoric archaeology may therefore be located within the development boundary at Ty Nant.</p> <p>In addition to the sub-surface prehistoric potential the western edge of the development area is bounded by the medieval historic core. This represents the area where we consider the full extent of the medieval and post medieval town layout may be located. The edges of the core area are</p>	Comments noted. It is proposed to amend the text in paragraph to <u>require</u> pre-application discussions with the County Archaeologist.	Amend paragraph 7.4 to read: Developers are <u>required</u> to contact the County Archaeologist regarding the pre-determination evaluation ... Clwyd Powys Archaeological Trust should be consulted prior to the submission of any planning applications within the site.

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		<p>fluid and can change with new information. It is therefore possible that settlement evidence of medieval and post medieval date may have extended into the proposed development area.</p> <p>The Trust would wish to be consulted at the pre-planning stage on any proposed developments within the SPG area so that we can give further advice on archaeological mitigation.</p>		
3267	Mr & Mrs A Jones	<p>There is no consideration or mention of the properties on Glyn Avenue. We understand there to be a legal covenant on the "free car park land" which states that the land must be kept solely for community use.</p> <p>Losing the car park will add the parking difficulties on Glyn Avenue. A resident's only parking restriction should be applied to Glyn Avenue.</p>	<p>The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.</p> <p>Closure of free car park is outside of the Council's control as it is Church-owned land.</p> <p>Additional staff parking for Parc Prestatyn Retail Park is being created as part of Phase 2 which will be over and above that required for the extra units alone. More flexible management of existing staff parking is also planned e.g. allowing other stores' staff to use Tesco allocated spaces. This should help to staff parking in Glyn Avenue.</p> <p>Residents' parking can be provided if &gt;75% of Glyn Avenue residents are in favour</p>	<p>Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.</p>
3246	Adam Graham	<p>Community events would benefit from a Public Open Space. Public toilets would also be welcomed.</p> <p>Prestatyn is lacking a Children's play area, which should be included in any development, ideally linked to the public</p>	<p>The Development Brief proposes that well-designed public open spaces/ squares should be provided as part of any redevelopment to help</p>	<p>The Development Brief will be amended to include reference to the need for a children's play area.</p>

Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		square, which would encourage shoppers to stay longer. High quality public realm should be included in the site similar to that of the retail park.	to provide a focus for the town. This could include a children's play area. The Development Brief will be amended to include reference to the need for a children's play area.	
		If the new development is expected to increase the number of visitors, it should be designed so that is safely and easily accessible for pedestrians. Nant Hall Road could be pedestrianised, ensuring that traffic do not avoid the High Street. Pedestrianisation of Ty Nant Road would provide a good link to the town centre from the retail park via Ty Nant.	Comments noted. The Development Brief requires good pedestrian links to be provided both within the site and to the High Street and Nant Hall Road. Nant Hall Road is vital as a traffic route and as a link between the High Street and the east of the town. Closing this link to traffic would place too much strain on remaining junctions.	No changes proposed
		Suitable premises should be found for the occupants of the Old Library.	The Brief requires the retention of existing community facilities on site or alternative provision to be made. This could include provision for the occupants of the Old Library.	No changes proposed
3244	Mrs Jayne Harrison	Prestatyn has one of the highest retail occupancy rates in the UK, I fear that over development will affect this. Prestatyn would benefit from a quality budget style hotel in the Town Centre, the ideal building for this would be the red brick Nant Hall Road buildings with access from both sides. Ty Nant would make an excellent community hub housing the local policing service and community health care. The remaining building space could be used for business incubator units as there is a need for this locally.	The Development Brief allows for the potential retention and re-use of the existing buildings on site, however redevelopment of the site has the potential to provide a high quality scheme which is better linked to the town centre and contributes to its vitality and the local economy. The need for a budget hotel in Prestatyn has been raised by a number of respondents and will be explored further	No changes proposed
		Parking is an important issue to both local businesses and residents. Removing this amount of parking would impact the	Existing parking surveys show there is sufficient capacity to	Amend paragraph 5.4 to include: Sufficient provision



Rep No.	Organisation	Comment (summary)	Council's response	Changes proposed
		<p>town and any plans for future economic development. The development of the Offa's Tavern and the Scala will attract more traffic to the town which will require safe parking.</p> <p>If the car parking is removed, basic community requirements will not be met. Parking is also required for Church users.</p>	<p>accommodate existing long stay parking within Offa's Tavern car park.</p> <p>There is capacity to accommodate existing short stay parking (&lt;3 hours) in the Shopping Park and King's Avenue.</p> <p>In practice, not all of the long stay parking will displace to pay &amp; display car parks. The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church. Some of the potential leisure uses for the site would have peak demand in the evening and at weekends i.e. consider whether this parking could be shared so as to be made available for the public.</p>	<p>should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p>
3245	Mr & Mrs Walkden-Williams	<p>Consideration must be given to parking for the town centre and high street shops, especially as the expanding retail park will be a reduction in parking spaces.</p> <p>Parking for the church users is important.</p> <p>If further retail is to be added to the new development, adequate parking must be provided. Building houses will impede on the view of the hillside.</p> <p>The Town Area Plan 2012 - 2020 states "continued provision for shows such as the classic car event and flower show".</p> <p>The entrance / exit to the main car park should be moved to the site of the old library, creating a further link to the retail park, both car parks should remain as they are with small alterations to the entry exit roads. A drawing is attached.</p>	<p>Existing parking surveys show there is sufficient capacity to accommodate existing long stay parking within Offa's Tavern car park.</p> <p>There is capacity to accommodate existing short stay parking (&lt;3 hours) in the Shopping Park and King's Avenue.</p> <p>In practice, not all of the long stay parking will displace to pay &amp; display car parks. The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church. Some of the potential</p>	<p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p>

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			leisure uses for the site would have peak demand in the evening and at weekends i.e. consider whether this parking could be shared so as to be made available for the public.	
		Traffic to and from the development will add to the congestion of the town. The Parc development suggested that the traffic needed to be diverted away from the High Street as the road system would not cope. Quiet roads are now being used as rat runs.	The developer will be required to provide a Transport Assessment for the development. The town's traffic system was able to accommodate the previous use of the site as a Council office and 200 space car parks.	No changes proposed
		The site should be used to integrate Parc Prestatyn with the towns High Street shops. I would suggest that the development is restricted to the area south of and including Ty Nant building with any development frontage for existing Nant Hall Road buildings facing away from Nant Hall Road with a public square.	Comments noted. The Development Brief requires good pedestrian links to be provided both within the site and to the High Street and Nant Hall Road.	No changes proposed
3243	Mr John Rippon	Two very large 6 bed detached properties have been built opposite 93-95 Gronant Road, which do not fit with the properties on Gronant Road. Future residents may park on the road as residents of Gronant Road prefer to park on the road rather than their sloping driveways, this will be hazardous.	The Development Brief does not extend to this area. The Brief aims to provide guidance to ensure that any development on the Ty Nant does fit with the surrounding area.	No changes proposed
3242	Mr/Ms Mel Hughes	No more Cafes and restaurants are needed.	The Brief seeks a mix of uses for any redevelopment proposals and this could include some cafes and restaurants.	No changes proposed
3250	Mrs Susan England	The design of the site should be sympathetic to the surrounding listed and stone buildings. The 2 storey buildings on Glyn Avenue should not be dominated. Ty Nant, the Old Library and the buildings adjacent to the site along Nant Hall Road, including the council offices should be demolished, this will allow the design to work cohesively with the lower part of town. There should be a footpath linking the retail park to the High	The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site. The brief allows for demolition of Ty Nant, the old library and parts of the	Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the

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		<p>Street via the Parsonage land.</p> <p>It is important that the access road to the church remains for access for church users and funeral cars and not pedestrian access only.</p> <p>Open spaces could be used to link the lower and upper parts of town, which could also be used for town events.</p> <p>I do not believe any further retail development is required, however a small hotel may be of some value.</p>	<p>buildings on Nant Hall Road as this would allow for more comprehensive redevelopment.</p> <p>The Church will be consulted regarding access requirements and rights. Good pedestrian links between development and the High Street are important and provision should be made for this in the design.</p>	<p>potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.</p>
		<p>Parking must be available especially if part of the development is to be residential.</p>	<p>Any redevelopment of the site would have to provide sufficient parking spaces for the new uses.</p>	<p>No changes proposed</p>
		<p>It is important that community facilities within the community hall are replaced within the church.</p>	<p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made. This could be within the church but would be a decision for the church.</p>	<p>No changes proposed</p>
3248	Mr Stephen Fenner	<p>I believe it is wrong to demolish the Ty Nant building.</p> <p>There is a need in Prestatyn for a central hub for services such as the Police, district nurses, citizens advice and alike and Ty Nant would be suitable for this.</p> <p>The public toilets are highly used and should be retained.</p> <p>The upper car park is owned by the church and they have said that they are not selling the lower hall, this would make a residential development difficult.</p> <p>Access would be required for a residential development, but parking would be required for any development or replacement of the Ty Nant building.</p> <p>The council building on Nant Hall road would be suitable for a</p>	<p>The Development Brief allows for the potential retention and re-use of the existing buildings on site, however redevelopment of the site has the potential to provide a high quality scheme which is better linked to the town centre and contributes to its vitality and the local economy.</p> <p>The Brief proposes a mixed use scheme which could include retail units and restaurants. The need for a budget hotel in Prestatyn has been</p>	<p>No changes proposed</p>

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		<p>hotel and restaurant and maybe a couple of small retail units, with the frontage looking towards Ty Nant.</p> <p>If for a small cost a fire escape and lift were installed in the old library, the building's use could remain along with a town museum, visitor centre and a base for the Offa's Dyke trail.</p> <p>The parking survey did not take into consideration the needs of the business owners and the parking requirements for town events and funerals.</p>	<p>raised by a number of respondents and will be explored further</p> <p>The parking survey assessed existing demand and capacity. However, the Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church.</p>	<p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p>
3249	Ms Sue Christou	<p>The Church access road is partially owned by the Church in Wales and was gifted to the Parish Church for vehicular access, this is also used as access to the Community Hall. To lose the facility of a car park would be detrimental to the town which is built on a hill. The amount of parking spaces in the free car park must be available somewhere in the area under development, at the very least.</p> <p>Parking spaces in the centre of town are important as the road runs all the way down to the sea.</p> <p>The Parish community Hall has been withdrawn from sale, yet it remains on the plans, which is a concern.</p> <p>It is worrying that Open space in the town could be lost.</p>	<p>As this car park is controlled by the Church its potential closure is not within the Council's control. The long stay parking that takes place in this car park can be accommodated in Offa's Tavern and the short stay parking can be accommodated in King's Avenue and the shopping park. Any redevelopment of the site would have to provide sufficient spaces for the new uses. In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.</p> <p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made. This could be within the church but would be a decision for the church.</p>	<p>Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.</p>

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3268	Cllr Bob Patterson	<p>It is incredible to think that the County Council should be considering demolishing the Ty Nant building which cost £1.6m to build.</p> <p>Omitting the retail park from the development plan gives a false impression of the area.</p> <p>It is pertinent to show the new part of the retail park which is being built.</p>	<p>The Development Brief allows for the potential retention and re-use of the existing buildings on site, however redevelopment of the site has the potential to provide a high quality scheme which is better linked to the town centre and contributes to its vitality and the local economy. Figure 2b in the Brief shows the wider area around the site.</p>	No changes proposed
3247	Mr Wil Davies	<p>In the Prestatyn Town Plan there are several references to "sustainable future" and "realistic and achievable actions" these are extremely notable with regards to the proposed plan for Ty Nant.</p> <p>The plan would mean a loss of approximately 158 parking spaces, this would reduce the Town Centre parking by nearly 12% whilst car ownership is rising. This will put parking at near capacity on weekdays and at full or over on Saturdays, making the area congested and undesirable to visitors.</p> <p>As there is a drive to encourage more shoppers and visitors to the town a reduction in parking would be a bad idea.</p> <p>Prestatyn should not strive towards the short term "bonus" of having a few more shops in town at the cost of making Prestatyn an unpleasant place to be.</p> <p>Dwellings on this site would not be of benefit to the town, which is what the covenant on the land stipulates.</p> <p>The development of the properties on Nant Hall Road and the old library is very positive.</p>	<p>The Development Brief allows for the potential retention and re-use of the existing buildings on site, however redevelopment of the site has the potential to provide a high quality scheme which is better linked to the town centre and contributes to its vitality and the local economy. The long stay parking that takes place in this car park can be accommodated in Offa's Tavern and the short stay parking can be accommodated in King's Avenue and the shopping park. Any redevelopment of the site would have to provide sufficient spaces for the new uses. In addition, some of the potential leisure uses for the site would have peak demand in the evening and at weekends and there is scope for parking to be shared so as to be made available for public use.</p> <p>There is a need for smaller houses in Prestatyn and this is reflected in the Development Brief.</p>	Amend paragraph 6.3 to include: Any new development on the site will be required to incorporate sufficient parking spaces to meet the needs generated by the new uses in line with the Council's adopted standards.

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3256	Ms Gail Astle	<p>Various societies and buildings have been mentioned in the brief, but not Glyn Avenue.</p> <p>This development will also mean a loss of 2 important community buildings and the free car park. I objected to the possibility of a hotel on the site. Residents are struggling with parking as employees from the retail park are parking on Glyn Avenue. The retail park is apparently 380 spaces short. Businesses struggling on the High Street do not need any more competition.</p> <p>The roundabout at the bottom of Glyn Avenue is dangerous.</p>	<p>The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.</p> <p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made. This could be within the church but would be a decision for the church.</p> <p>Additional staff parking for Parc Prestatyn Retail Park is being created as part of Phase 2 which will be over and above that required for the extra units alone.</p> <p>More flexible management of existing staff parking is also planned e.g. allowing other stores' staff to use Tesco allocated spaces.</p> <p>As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout.</p>	<p>Additional text to be added to paragraph 5.1: The eastern boundary of the site comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.</p> <p>Additional text to be added to paragraph 6.2: Residents have expressed concerns about the current access from Glyn Avenue to Nant Hall Road. As part of Parc Prestatyn Retail Park Phase 2 the overall size of the roundabout will be reduced; a zebra crossing across the park entrance</p>

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				installed; and a Puffin crossing on Nant Hall Road installed near the roundabout.
3269	Mr & Mrs Jones	We wish to recommend putting some form of barrier in the walkway at the top of Glyn Avenue giving access to Norfolk Avenue. This no access route is used as a short cut to the retail park, which is dangerous to people and properties.	This is a general traffic management consideration and an existing problem which will be investigated by the Council's Highways Team .	Highways to investigate. No changes to the Brief proposed
3272	Mr Bryn Whittaker	The frontage of Nant Hall road should be retained A seating/picnic area would be welcomed on site. A bike shed and canopy would also be welcomed. A Primark on site would benefit the town. There should be no "Macdonalds" on site.	Comments noted. The Development Brief will be amended to refer to provision for cycle parking	The Development Brief will be amended to refer to provision for cycle parking
3273	CADW	The Town Council have requested to list the Council chamber. In summary this is CADW's response: There is distinctive character to the building. Internally the main council chamber survives intact as do some of the official rooms and spaces, and some of the doors and other fittings. The Town Council Offices in Buckley is a good comparison for Prestatyn. The use of materials and general styling is similar, but Buckley displays a slightly higher higher degree of stylistic achievement and is more obvious Town Council Chamber. The additions to the Prestatyn building are not symmetrical and the ground floor of the council chamber has been adapted for a number of uses which is visible externally. I would have to say that the Prestatyn Building falls below the standard for listing. This does not mean that the building is not important It is disappointing to see that the council chamber section of the building has been dismissed in the draft brief. The old library is an interesting example of a post war library with a local importance and typical example of type. I note that the brief does not suggest that proposals for	Comments noted	No change proposed

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		redevelopment should be discussed with the local authority Conservation Officer or with CADW.		
3276	Prestatyn Town Council	<p>Resolution passed 14.1.15 as follows:</p> <ol style="list-style-type: none"> <li>1) That Denbighshire County Council be requested to ensure car parking, events/civic area, potential shared use of Ty Nant and /or Municipal Building as shared public building and the provision of public conveniences are included in any future development proposals</li> <li>2) That further detailed consultation on future development proposals and options for the site are required prior to disposal by the County Council</li> <li>3) That Denbighshire County Council consider a request for community asset transfer of the following sites: Fern Avenue car park/ Meliden car park/ Barkby Beach car park/ Ty Nant/ public conveniences</li> </ol>	<p>Comments noted.</p> <p>The brief allows for demolition of Ty Nant, the old library and parts of the buildings on Nant Hall Road as this would allow for more comprehensive redevelopment. However the Brief requires that the frontage to Nant Hall Road and the Council Chamber should be retained if possible. It also allows for the retention of Ty Nant, provided a viable use is found.</p> <p>The Town Council has been consulted on the draft Development Brief and DCC Property officers have notified the Town Council (they occupy 6 – 8 Nant Hall Road), they are having an ongoing dialogue regarding established user rights. Officers are trying to facilitate the provision of alternative accommodation for the Town Council &amp; other occupiers - the NHS &amp; police. Discussions regarding the future of the site and potential community asset transfers will continue. It is proposed that a joint working group should be set up to take these discussions forward.</p>	<p>A joint working group will be set up to take forward discussions on community asset transfer and the potential future uses for existing buildings on the site.</p>
	Issues noted by officers and	<p><b>Community Groups and Resources</b></p> <ul style="list-style-type: none"> <li>• The community resource should be retained on site.</li> </ul>	The brief allows for demolition of Ty	A joint working group will be



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	<p>recorded by attendees at the drop in sessions during the consultation</p>	<ul style="list-style-type: none"> <li>• The Old Library currently houses the Arts and Community Groups.</li> <li>• The loss of advertising space for the community and exhibition space should be provided elsewhere</li> </ul> <p><b>Community Hall and Church</b></p> <ul style="list-style-type: none"> <li>• Is the community hall staying?</li> <li>• The Church is used for concerts and Community events.</li> <li>• The cemetery must be retained</li> <li>• Community facilities should be located in the church.</li> <li>• Funds are required to build a new community facility within the church.</li> <li>• Parking and access should be retained for the Church</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• There should be a band stand and public square in front of the Ty Nant building</li> <li>• The development should have a nice open space with seating.</li> <li>• A play area for the children is required.</li> <li>• The beach requires some work.</li> <li>• The allotments should be returned to grass.</li> <li>• The car park used to be allotments.</li> </ul> <p><b>Community Events</b></p> <ul style="list-style-type: none"> <li>• An open space should be provided for the Classic car show and the flower show</li> <li>• Access to the High Street is required for events such as the carnival.</li> <li>• An alternative site for events should be provided in</li> </ul>	<p>Nant, the old library and parts of the buildings on Nant Hall Road as this would allow for more comprehensive redevelopment.</p> <p>The Brief requires the retention of the existing guide hut and church hall or alternative provision made. This could be within the church but that would be a decision for the church.</p> <p>The cemetery is not included in the Development Brief area and there are no proposals to develop on the cemetery.</p> <p>The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church.</p> <p>The Development Brief proposes that well-designed public open spaces/ squares should be provided as part of any redevelopment to help to provide a focus for the town. This could include a children's play area and seating. The Development Brief will be amended to include reference to the need for a children's play area.</p> <p>The scope for alternative locations for community events is being explored.</p>	<p>set up to take forward discussions on community asset transfer and the potential future uses for existing buildings on the site.</p> <p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors.</p> <p>The Development Brief will be amended to include reference to the need for a children's play area.</p>

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		<p>the town</p> <ul style="list-style-type: none"> <li>• Developments are pushing community events out of town</li> <li>• The car park is used by the Ramblers Association every weekend and the annual walking festival.</li> </ul> <p><b>Health Facilities</b></p> <ul style="list-style-type: none"> <li>• New housing will put pressure on community facilities and education and health services.</li> <li>• There is no capacity in the schools or doctors for more residents.</li> </ul> <p><b>Ty Nant</b></p> <ul style="list-style-type: none"> <li>• Ty Nant would be suitable for conversion to flats or town houses</li> <li>• Ty Nant should be demolished</li> <li>• Why is Ty Nant empty?</li> <li>• There are other council buildings for sale.</li> <li>• Ty Nant must have an employment value to the town as a head-quarters or offices.</li> <li>• Losing a new building is a waste of money.</li> </ul> <p><b>Nant Hall Road</b></p> <ul style="list-style-type: none"> <li>• Nant Hall road would be suitable for restaurants &amp; bars</li> <li>• The frontage of Nant Hall road must be retained</li> <li>• Nant Hall road buildings would be suitable for a "Weatherspoons".</li> <li>• The frontage of Nant Hall road should be retained.</li> <li>• A variety of shops is needed.</li> <li>• Ty Nant would be suitable for conversion to shops or Tweedmill style shop.</li> </ul>	<p>The area designated for housing in the Development Brief could accommodate around 10 houses. This scale of development is unlikely to have a significant impact on public service provision.</p> <p>The brief allows for demolition of Ty Nant as this would allow for more comprehensive redevelopment. The building is no longer required by the County Council and has been declared surplus to requirements. The Council has agreed to dispose of the building. However, there is potential for the retention and re-use of the building and the Brief allows for this.</p> <p>The Brief requires the retention of the frontages on Nant Hall Road, if possible and the buildings could be suitable for a variety of uses. The aim is to establish an active frontage to add to Prestatyn's attractiveness and complement existing facilities in the town centre.</p>	<p>No changes proposed</p> <p>No changes proposed</p> <p>No changes proposed</p>

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		<p><b>Old Library</b></p> <ul style="list-style-type: none"> <li>The old library should be demolished</li> </ul> <p><b>Glyn Avenue</b></p> <ul style="list-style-type: none"> <li>There are structural issues with the houses on Glyn Avenue.</li> <li>Parking on Glyn Avenue should be for residents only</li> <li>Employees of the retail park are parking on Glyn Avenue</li> </ul> <p><b>Highways and Parking</b></p> <ul style="list-style-type: none"> <li>Parking, including disabled access should be available for church users</li> <li>The Junction at Glyn Avenue and Nant Hall road is dangerous</li> <li>The free car park should be retained</li> <li>Parking should be provided</li> <li>The loss of parking will impact the High Street.</li> <li>Traffic calming is required on Nant Hall Road</li> <li>Parking is required for church users.</li> <li>The loss of parking will impact traders.</li> <li>Employees of the retail park are not allowed to park in their car park and are parking on Glyn Avenue.</li> </ul> <p><b>Future uses</b></p> <ul style="list-style-type: none"> <li>There should be no houses in the development</li> </ul>	<p>Comments noted</p> <p>The free car park is Church owned and the closure of the car park is not within the Council's control. Residents' parking can be provided if &gt;75% of Glyn Avenue residents are in favour. The Council can facilitate a residents' survey.</p> <p>The Brief will be amended to require sufficient provision to be made for parking and dropping off/ turning facilities adjacent to the Church. As part of Parc Prestatyn Retail Park Phase 2 there are plans to reduce the overall size of the roundabout; to install a zebra crossing across the park entrance; and a Puffin crossing on Nant Hall Road near the roundabout. Closure of the free car park not in the Council's control. There is adequate parking provision in Offa's Tavern to accommodate long stay parking, and adequate provision in King's Avenue car park and in shopping park to accommodate short stay parking. Shopping park spaces for staff are to be increased over and above that being provided for the new units.</p> <p>The Development Brief proposes a mixture of uses on the site. There is</p>	<p>No changes proposed</p> <p>Amend paragraph 5.4 to include: Sufficient provision should be made for parking and dropping off/ turning facilities adjacent to the Church for Church visitors. Additional text to be added to paragraph 6.2: Residents have expressed concerns about the current access from Glyn Avenue to Nant Hall Road. As part of Parc Prestatyn Retail Park Phase 2 the overall size of the roundabout will be reduced; a zebra crossing across the park entrance installed; and a Puffin crossing on Nant Hall Road installed near the roundabout.</p> <p>Additional text to be added to paragraph 5.1: The</p>

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		<ul style="list-style-type: none"> <li>• Extra care or supported housing would be welcomed on site</li> <li>• More restaurants would be welcomed, but not more cafes</li> <li>• No more food outlets</li> <li>• There should be no more retail.</li> <li>• A Hotel would be welcomed on site.</li> <li>• Family houses would be welcomed.</li> <li>• There should be no fast food outlet on site</li> <li>• More shops would benefit the town</li> <li>• The car park would be suitable for a market site.</li> <li>• A hotel and restaurant should be on site</li> <li>• A hotel would benefit the night time economy in Prestatyn</li> <li>• There will be issues with over-looking and privacy from a hotel or housing</li> <li>• There is a large difference in the levels of the properties on Glyn Avenue and the carpark.</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>• There is a lack of Tourist Information facilities.</li> <li>• Growth would be positive for the town.</li> <li>• There is a noticeable improvement in the town.</li> <li>• The Police presence should remain</li> <li>• A public realm provision should be provided on site</li> </ul>	<p>a need for smaller housing in Prestatyn and the Development Brief reflects this.</p> <p>The Development Brief will be amended to refer to the need to minimise impact of any development on the residential properties in Glyn Avenue adjacent to the eastern boundary of the site.</p> <p>There is scope to incorporate tourist information facilities within any new development and the Brief will be amended to refer to this.</p> <p>The Brief will be amended to require an integrated approach to provide high quality, well-designed public realm on the site.</p>	<p>eastern boundary of the site comprises the rear boundaries of housing on Glyn Avenue and any development proposals should ensure that the potential impact on residents is minimised. This should include careful design to minimise over-looking, restricting building heights to 2 storeys adjacent to the boundary and establishing a buffer between any new development and the eastern boundary. This could be a landscape buffer and/or an access route, which would allow for the retention of rear accesses from the Glyn Avenue houses.</p> <p>There is scope to incorporate tourist information facilities within any new development and the Brief will be amended to refer to this.</p> <p>The Brief will be amended to require an integrated approach to provide high quality, well-designed public realm on the site.</p>