

Kath Evans

From: Dylan Thomas
Sent: 08 April 2026 09:00
To: Kath Evans
Subject: FW: Place planning
Attachments: flood comp.jpg

Kind Regards

Dylan Thomas
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From: Barry Griffiths
Sent: 07 April 2026 15:37
To: Colin David Mathews (Uchelgais GC | Ambition NW)
Cc: Lyndao Griffiths ; Dylan Thomas
Subject: Re: Place planning

Thank you David,

Yes, good Easter thank you, and the knee is progressing, the most remarkable surgery.

Thank you for forwarding previous to CJC exec with the letter from Ken Skates MS.

What I was hoping for was leadership by the CJC as intimated by the minister. I know Darren strongly supports the case for Sandy Cove. I had occasion to drive through the Cove at Christmas with a fire officer who later commented on the dangerous state of the roads; the context being storm damage / flood evacuation and emergency vehicles. There can be no greater priority in TKB and it is pathetic to see elderly people with mobility difficulty trying to navigate those roads.

It appears to be within the discretion of CJC to bring such schemes forward; the minister appears to be in agreement and I guess CCBC would cooperate with CJC. I would hope some action will be taken, as an initiative with discussions leading to action, as you say the estate has been surveyed by CCBC. That no such schemes have been brought forward before is because Sandy Cove is an exception, not an isolated lane but an estate.

I accept that CJC would discuss with CCBC but I would hope this does not wait for some protocol and that CJC would contact CCBC to open discussion.

Kind regards,

Barry

From: Colin David Mathews (Uchelgais GC | Ambition NW)
<ColinDavidMathews@uchelgaisgogledd.cymru>
Sent: Tuesday, April 07, 2026 10:08
To: Barry Griffiths <BarryBees@outlook.com>
Cc: Lyndao Griffiths <lyndag10@icloud.com>
Subject: RE: Place planning

Morning Barry

Hope the knee physio is going well and you had a good Easter?

I forwarded your email of the 31st March internally and it has been seen by both our Chief Exec and our Regional Transport Lead Officer.

The CJC's role is to coordinate regional transport planning and to submit a programme of proposed schemes for funding consideration within the relevant Welsh Government transport funding framework. The current regional programme was drawn from the Regional Transport Delivery Plan. No unadopted road schemes were included in the current programme submitted for 2026/27.

The CJC understand that Conwy County Borough Council has previously undertaken feasibility work in relation to Sandy Cove. However, any questions regarding local scheme development, local priorities or whether a scheme may be brought forward in future would therefore also need to be discussed with the Council as the relevant local authority.

Regards

David

From: Barry Griffiths <BarryBees@outlook.com>

Sent: 31 March 2026 15:14

To: Colin David Mathews (Uchelgais GC | Ambition NW) <ColinDavidMathews@uchelgaisgogledd.cymru>

Cc: Lyndao Griffiths <lyndag10@icloud.com>

Subject: Re: Place planning

Afternoon David, trust all OK,

Brief up date - I had a knee replacement in Feb; all appears to have gone OK walking unaided and pain-free still under physio.

Another serious issue for our community is unadopted roads, particularly the 250 homes in Sandy Cove. I attach a letter to Darren from Ken Slates MS Cabinet Secretary for Transport and North Wales indicating the vital role of CJC in the process to regenerate Sandy Cove.

It appears that for Sandy Cove infrastructure to be considered it would need to be included in local CJC priorities.

I copy Lynda my wife who is Town Councillor for Towyn and has been working with Sandy Cove where the infrastructure worsens as flood risk increases despite defences.

Would like to have a chat if possible as discussed below.

Kind regards,

Barry

From: Barry Griffiths <BarryBees@outlook.com>

Sent: 07 January 2026 18:31

To: Colin David Mathews (Uchelgais GC | Ambition NW) <ColinDavidMathews@uchelgaisgogledd.cymru>

Subject: Re: Place planning

Thanks David,

Mostyn. I have not seen anything like the Mostyn initiative for years. When I came to North Wales from London in 1968 I had recently completed my technical apprenticeship as a scientific instrument maker and I was attracted to the new Pilkington Perkin-Elmer (PPE) venture in St Asaph. Pilks at St Helens had an R&D division and entrepreneurial leadership like Dr Lawrence Pilkington; so they had a focused, experienced resources and caring culture to build on.

Independently in parallel there was the Welsh Development Agency keen to attract added value businesses to Wales.

Prior to PPE Pilks the glass makers; had established an optical glass division in St Asaph, this business made special glass as used in optical instruments. I joined the then recently formed PPE as a production operator / technician; we made defence products and PPE rocketed forward over the years now as <https://www.teledyne-ade.com/companies/qioptiq>

Many local people became employed in PPE; they were trained, developed and they delivered to make the business successful - thousands of people in the St Asaph area earned good salaries, bought homes and cars, educated children, saved pensions - by being skilful and adding value to products and processes.

Looks like Mostyn could be such a venture.

Parc Hanes. The land is owned by Wales Gov; this is known by CCBC and I have made enquires to the Wales Gov related to public use of the land as outlined in our place plan and proposals. I learned just today that Wales Gov could / maybe / possibly be in the process of reviewing their position wrt Parc Hanes ownership / disposal; so we keep the place planning in progress.

So - I don't think there is any need for you to deflect in any way; may know the guy managing estates -

Nigel Thomas MRICS

Pennaeth Ystadau / Head of Estates

Is-adran Lle / Place Division

Adran Tai ac Adfywio / Housing & Regeneration Directorate

Llywodraeth Cymru / Welsh Government

Yes an informal chat would be good at some point; maybe get the Senedd election over first!

Kind regards,

Barry

From: Colin David Mathews (Uchelgais GC | Ambition NW)
<ColinDavidMathews@uchelgaisgogledd.cymru>
Sent: Wednesday, January 07, 2026 16:24
To: Barry Griffiths <BarryBees@outlook.com>
Subject: RE: Place planning

Afternoon Barry

Thanks, and the same to you for 2026.

We've got 6 projects in my Programme to go onto site in the next 3 months or so. Port of Mostyn is one of these and has a high ceiling in the economic impacts it can have with jobs and investment into NE Wales. The Port owners it has to be said are entrepreneurial in their approach and willing to invest and that approach does deliver rewards for them but also in jobs and investment, and good quality skilled jobs targetted at the local employment market. The plan is that this investment will start to deliver results in 2027 after the construction work has completed.

Re the area proposed for Parc Hanes is interesting. Its quite a few years since I last had reason to venture into that area of Kinmel Bay if I'm honest so I'm going off a memory and no doubt matters have moved on in that time. The impression I have is that the area was mostly grazing land in private ownership, pony paddocks and so on. The old Denbigh Railway line embankment acted as a defacto R Clwyd flood defence and that was the extent of my knowledge. My abiding memory was an attractive semi rural area, a hidden gem in many ways,

I'd guess that the possible land for Parc Hanes is in private ownership and possibly more than one owner. Is the land release point you raise the possible acquisition of the land and its conversion into a recreation space for the TKB community?

Let me know if that is the thrust of your query?

As an organisation our role is limited to projects to create employment and investment to stimulate economic growth. However, if its an informal chat to share some thoughts then I'm happy to catch up with you if that would help.

Regards

David

From: Barry Griffiths <BarryBees@outlook.com>

Sent: 05 January 2026 14:00

To: Colin David Mathews (Uchelgais GC | Ambition NW) <ColinDavidMathews@uchelgaigogledd.cymru>

Subject: Place planning

Hello David and all the best for 2026.

I read a little about the Mostyn project, and I have to say the CJC approach as you presented I think - looks really good.

As you know we have a place plan process underway but a blocking point has been access to open space land; I refer to the area called Parc Hanes in Kinmel Bay from page 73 of attached LDP. With CJC undertaking so much of the regional economic strategy do you think would they take up the land release question for our place plan?

I see also that CJC are a voice in the Tourism Levy debate and I attach my note on the levy which could make such a positive difference to our community.

Kind regards,

Barry