



Llywodraeth Cymru
Welsh Government

Our Ref: qA1420023
Date: 23 July 2021

Adran yr Economi a'r Seilwaith
Department for Economy and Infrastructure

Dear Sir/Madam

THE CHESTER TO BANGOR TRUNK ROAD (A55) (JUNCTIONS 16 AND 16A IMPROVEMENT REALIGNMENT AND SLIP ROADS) ORDER 202-

THE CHESTER TO BANGOR TRUNK ROAD (A55) (JUNCTIONS 16 AND 16A IMPROVEMENT REALIGNMENT AND SLIP ROADS) (SIDE ROADS) ORDER 202-

(Ref J16-R013-A55J15J16-2021-0049-R)

I refer to your submission through the Help and Support form on the A55 Engagement Hub dated 25th March 2021. Although you appreciated that the project is necessary and will be a welcome improvement to efficiency and safety for the A55, you expressed your concerns about the impacts the works associated with the above draft Orders may have on your business, including loss of trade and the devaluation of the property.

As no land is to be acquired from this property under the proposed road scheme, there is unfortunately no statutory entitlement to compensation for trade or any other disturbance during the construction phase. Any claim for devaluation of the property, as a result of the building of the new scheme, would need to be made under Section 10 of the Compulsory Purchase Act 1965 (the validity of a claim under Section 10 depends upon certain rules). Such claims can be complex and normally involve professional advice.

Professional advice could also be sought in relation to a claim for loss in value under Part 1 of the Land Compensation Act 1973. Such a claim can only be made a year after the new scheme comes into use. These claims are normally made in respect of residential property and relate to diminution in value resulting from the use of the new or changed road system and covers only limited physical factors such as noise, dust, fumes and lighting. In limited circumstances, commercial property might qualify.

You may also wish to consider requesting a review of the Rateable Value of your property.

If you require clarification, or wish to discuss matters further, please contact Mrs Sian Dawes of the Welsh Government Land Acquisition Team as follows: Email: Sian.Dawes@gov.wales.

Yours faithfully,

James Healey. B.Eng. C.Eng. MHKIE. MICE.

Project Engineer – A55 Junctions 15/16 Improvement Scheme

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