



Our Ref: qA1420042
Date: 03 August 2021

Dear

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

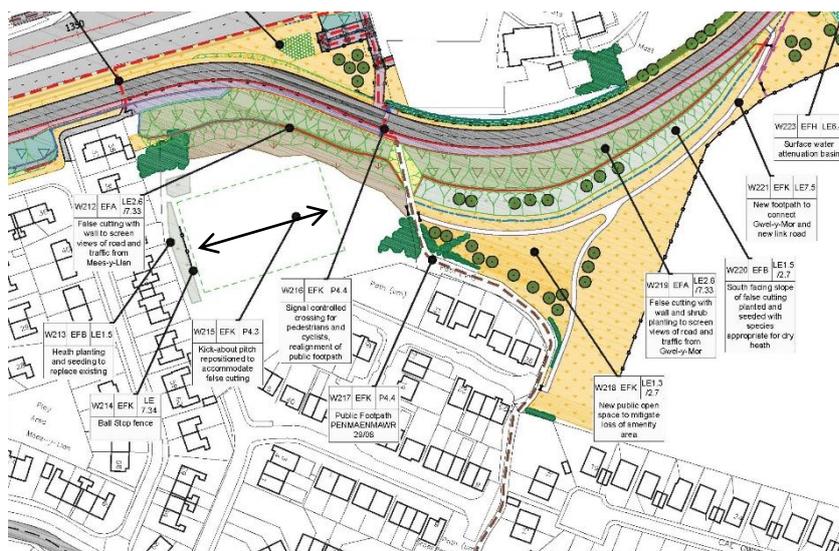
(Ref A55J15J16-2021-079-R)

I refer to your online submission dated 6 May and the Welsh Government acknowledgement letter dated 14 May 2021. Your submission has been registered as an Objection to the above draft Orders.

I understand you have concerns about the status/arrangements of the football field & exchange land and I have responded to these concerns below.

Proposed arrangements for the football field and exchange land

It is recognised that the informal playing area is an important amenity. Therefore, as shown on the Environmental Master Plan extract, the Scheme is proposing to relocate the football field towards the south-west so that it retains the same usable area as a kick-about field within the existing area. Additionally, the cross fall across the relocated pitch would be similar to the existing arrangement meaning that it would have an equivalent functionality. To help you visualise this, we have shown two arrows of the same length on both the Google Map and Environmental Master Plan (EMP).



Extract from the Environmental Master Plan (Sheet 2) showing the proposals for the open space and exchange land at Maes Y Llan, Dwygyfylchi

The proposed exchange land which makes up the triangular exchange land area to the east would be designed and landscaped to provide a multi-generational amenity space, that complements the existing play areas within the centre of Maes-Y-Llan estate and the new Gwel y Mor housing estate. The locations of these play areas are indicated by orange stars on the Google Map extract below.



Extract from Google Maps, showing satellite imagery of the open space at Maes Y Llan, Dwygyfylchi (@Google 2021)

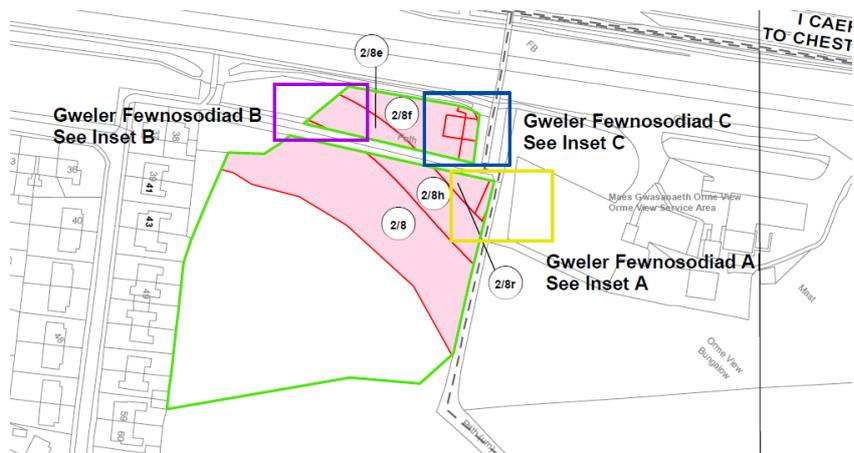
We are currently developing more detailed plans for the exchange land which we will be discussing with the landowner. Once we have received their feedback, we will be in a position to share them more widely.

Land ownership concerns

In terms of ownership, please see the following plans that were published with the Draft Orders. Extracts have also been provided below for your reference.

- Draft Section 19 “Certificate Map Public Open Space Land Take and Exchange Land” CPO Sheets 1 and 2.
- A55 The Welsh Ministers (Chester to Bangor trunk road (Junctions 16 and 16A Improvement Realignment and Slip Roads)) Compulsory Purchase Order 202-: Site Plan 2

The extent of the existing public open space as recorded by Conwy CBC is located between Maes Y Llan and the Puffin Services is shown on Sheet 1 of the Section 19 Certificate Map, bounded by a green line. The white area within the green line is shown in blue as plot 2/8a on the CPO plan Sheet 2. The Welsh Government would undertake minor landscaping works within the area, to reposition the football pitch markings etc. However, it is otherwise outside of the Scheme boundary. The land ownership of plot 2/8a would remain the same as existing.



Extract from Draft Section 19 “Certificate Map Public Open Space Land Take and Exchange Land” CPO Sheet 1

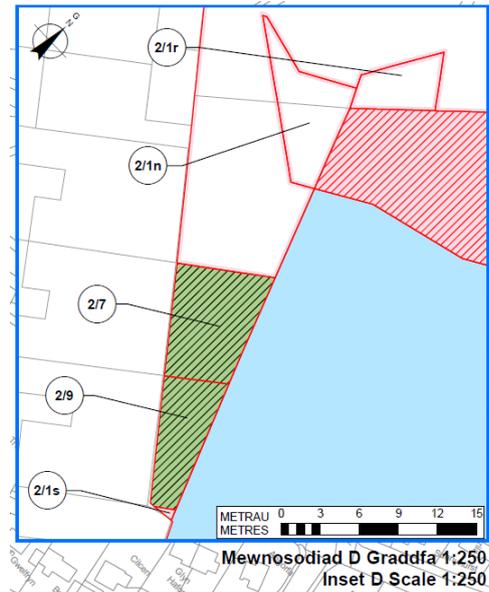
The exchange land provided has been calculated based on the area of open space (as detailed in Conwy CBC database) which would be lost to the Scheme. It does not include land that would fall within the environmental mitigation areas or the future County Road boundary. It also does not include any of the areas shown on the EMP, that would be open for enjoyment by the public, but would not form part of the land classed as open space. As shown on the extract from Sheet 2 of the Section 19 Certificate Map, the exchange land is made up of Plots 2/13e, 3/4d and 2/20.

This land would be acquired by the Welsh Government to mitigate for the open space lost, as shown shaded in pink on Sheet 1 of the Section 19 Certificate Map. This land would be handed over to the current owner of the open space lost to the Scheme, on completion of the required landscaping works.



Extract from Draft Section 19 “Certificate Map Public Open Space Land Take and Exchange Land” CPO Sheet 2

The land to the west of the football field, outside of the existing open space, has been included in the CPO. However, as illustrated from the following extract from the land referencing plan, the intention is that this would be with the agreement of the landowner under licence. In which case, the land ownership would remain as existing.



Extract from the Draft Land Reference Sheet 2 Inset D

I note that you are concerned that the scheme does not provide any guarantees with respect to the land remaining as open space in the future. If the landowner wished to develop the land, as per the current situation, it would be subject to planning permission. I suggest you contact Conwy CBC for further information regarding how they might take its current use into consideration.

Pedestrian Access to the football field

In terms of access arrangements into the field from Ysguborwen Road and from Maes Y Llan:

- Access from the north: Currently the access into the field from the north and Maes Y Llan is either from Public Footpath 29/08 or via a stile from the cycleway/footway. The scheme proposals currently include for the cycleway / footway from Maes Y Llan to join with the active travel route along the link road. To address this concern, we will investigate whether it would be feasible to incorporate an additional pedestrian access point closer to Maes Y Llan as part of detailed design.
- Access from the south: The current scheme proposals would not affect the access from the southern end of the field from Ysguborwen Road or Gwel y Mor housing estate. However, as part of the development of the landscaping for the open space, proposals for an additional link are being prepared. These will shortly be shared with Conwy CBC and the landowner for their consideration.

I hope I have satisfactorily addressed the points you have raised. I will be responding separately to your concerns about noise barriers.

Should you require clarification, or wish to discuss the matters prior to responding, please contact Rob Griffiths of Ramboll as follows: Tel: 07918 720458 / Email: Robert.Griffiths@ramboll.co.uk.

Yours faithfully

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

Project Engineer – A55 Junctions 15/16 Improvement Scheme

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