



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 J16-R025; A55J15J16-2021-009A-R)

I refer to your email dated 24 March 2021 following your call with Mike Gilbert, Public Liaison Officer that day and in response to your receipt of the Welsh Government Notice of the above Order dated 24 March 2021. Your email has been registered as a miscellaneous query.

You have raised a query about CPO Plot 2/1s which is registered as being owned by The Welsh Ministers but which you believe was purchased together with CPO Plot 2/9 (which is registered to the property) by the previous owner of Maes Y Llan in 2011 from the council and was then incorporated into the garden and new boundary fencing put up. I have addressed the question of land ownership and use of Plot 2/1S below.

Ownership of Plot 2/1s

I can confirm that this plot is recorded with the Land Registry as being owned by The Welsh Ministers. Our understanding is that there were 3 separate parcels of land (at the rear of Maes y Llan) identified as surplus to the original A55 Penmaenmawr Bypass. The land was offered to the respective adjacent owners. However, sale terms could only be agreed with the owners of , which were subsequently completed (CPO Plots 2/7 and 2/9 respectively). The owner of did not wish to regularise ownership by entering into a formal transfer at that time, and it was left up to the owner of to approach the Land Registry with any claim to the land at the rear of their property registered under title No CYM37008 and, if successful, arrange for the land to be registered in their ownership. This includes the area of land identified as Plot 2/1s under the CPO (please see Figure 1 below).

If you wish to transfer ownership of Plot 2/1s to yourselves then we would advise that you seek appropriate legal advice. Please also feel free to contact Keith Lewis at Welsh Government Email: Keith.Lewis@gov.wales / Tel: 03000 256479 to discuss the matter further.

Use of Plot 2/1s

I can confirm that if the land identified as Plot 2/1s were in private ownership then it would be wanted under Essential License only until work has been completed but would be included in the CPO as title for the reasons set out in the CPO letter from Welsh Government sent to you relating to Plot 2/9 dated 24 March 2021 Ref: A55_J16_CPO17_20210324_2888829.

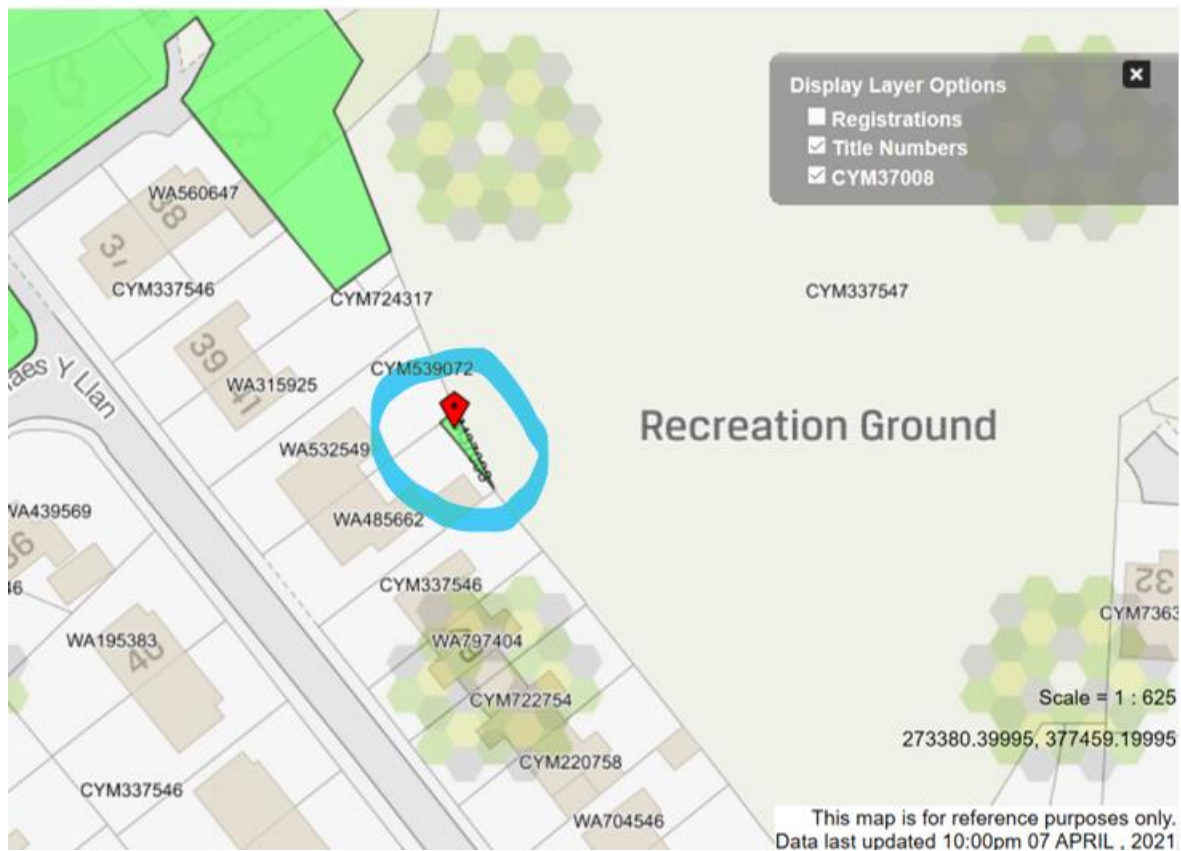


Figure 1 – Land to rear of Maes Y Llan registered under title No CYM37008

I hope I have satisfactorily addressed the points you have raised. I will be responding separately to your other communications including your objection submitted online.

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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