

From: Martin Griffiths [REDACTED]
Sent: 23 November 2022 20:36
To: AwelyMor
Subject: Re: RE: Query
Attachments: IMG_20221123_190725.jpg; IMG_20221123_190705.jpg; IMG_20221123_190629.jpg; IMG_20221123_190544.jpg; IMG_20221123_190519.jpg; IMG_20221123_190309.jpg; IMG_20221123_190242.jpg; IMG_20221123_190233.jpg

Categories: Deadline

Thanks Jake,

As we would like to submit before the deadline please accept our sincere apologies should this submission include information which is outside the remit of the planning inspectorate, we would be happy to clarify further if required.

Attached (hard copies available) are pictures of documents (excerpts) generated during the property survey undertaken during the conveyancing process for our property purchase and also of a recent RFI received from Dalcour Maclaren).

Items that we believe are relevant:

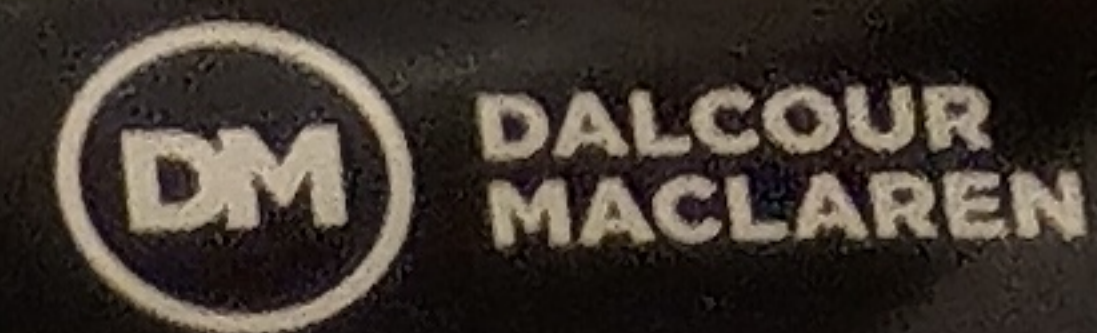
Air quality (negative impact of RWE construction phase) Large projects (0 identified, 2 now planned in rapid succession) Registered parks and gardens (DCC future plans for Parkland) Energy - proposed wind power projects (0 planned, now 2)

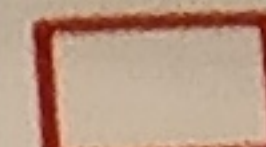
Further to this we would like to include:

We have received RFI from DM, BP-Mona
(Land referencing to include access rights) Predicted reduction in property prices 15-20% Nationally (with the addition of proposed works our home may be driven into negative equity) Reduced desirability (meaning if we contemplated relocation our property would not sell) Availability of similar properties locally (should we wish to move nothing remotely similar within locality) Dalcour Maclaren Surveys (Undertaken within our boundaries yet no reports supplied) Notifications (Liaising with neighbours, no others have been informed) Rights of access (Construction likely to affect work life balance ie commute) New ways of working ie WFH (Construction likely to increase noise & vibrations locally) Green belt land (Proposed substation is on high grade arable/grazing land) St Asaph Business Park (suitable sites have remained vacant long term locally) Upcoming site visits (exclude affected residential properties) Risks (increased risks to residents due to increased traffic) Local resources (impact of large increase in local workforce) Carbon footprint (increased output within Denbighshire) Current infrastructure (additions to pylons & cabling) Proposed completion (generally unrealistic when considering large projects) Insurances (increase to both property & vehicle) Pre-populated correspondence DM (assumptions, open right to reply) Emotional & physical investment (long term outlook now questionable) Family stability (long term outlook now questionable) Established community (long term outlook now questionable) Legal representation (availability & affordability of such) Public sector employees - both respondents (skills shortage within locality)

Kind regards,

Amy Evans
Martin Griffith's
[REDACTED]



Key:
 Area of Interest

Reference:
141149_CYM219718

Title Number:
CYM219718

Interest:
Amy Louise Evans

Location:
Land and buildings at Ffordd Glascoed,
51 Abergele, LL22 9DW

Coords: 300,615 373,888

Scheme Name:
Mona Offshore Wind Farm

Drawing Name:
Land Interest Questionnaire Plan

Drawing No: 22000496_PLN_LIQ_1083.1

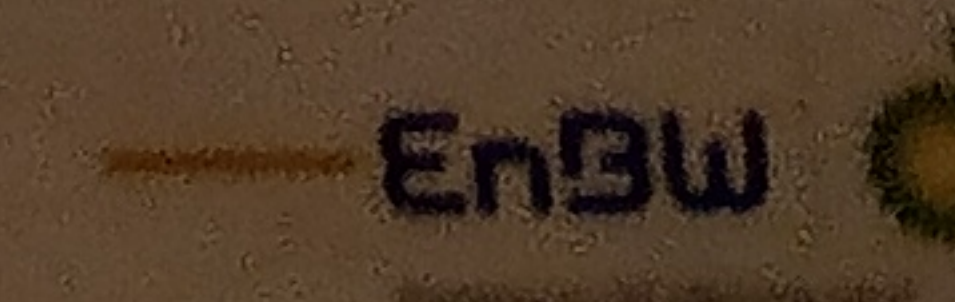
Rev	Date	Description
-	21.10.2022	First Issue

Drawn: BM

Approved: ED

Sheet No: 1 of 1

Sheet Size: A4



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200 Metres

Scale: 1:1250

Groundsure

DATA ON INTELLIGENCE

pali™
Property And Land Information

RESIDENTIAL

HOMEBUYERS

Search Report

Date

03-08-2018

Groundsure Reference

PALI-5295275

Address

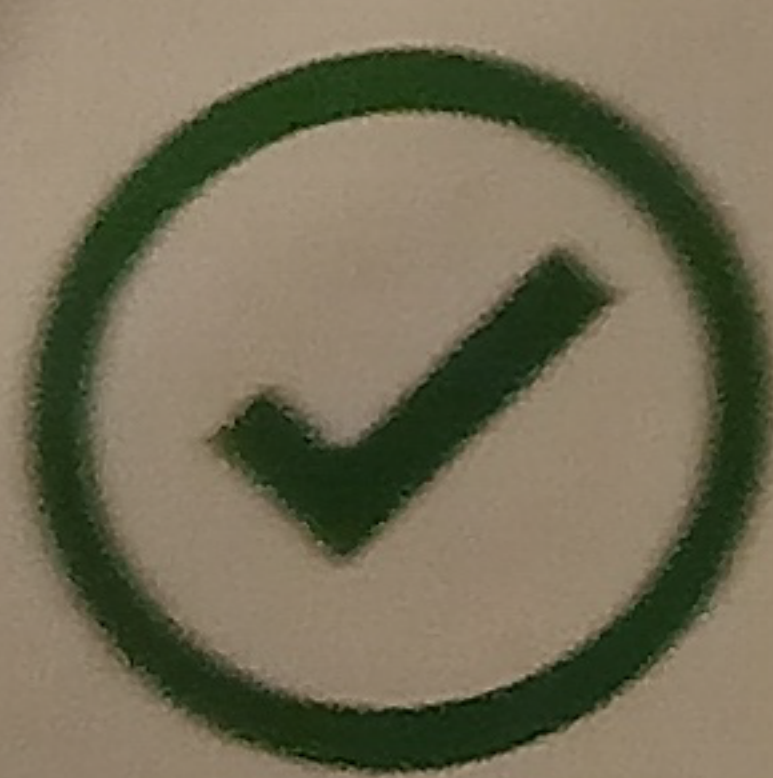
Grid Reference

300604 373887

Your Reference

PROFESSIONAL OPINION

Contaminated Land



PASSED

Groundsure considers there is not a **High Potential Risk*** that the site will be identified as **Contaminated Land****. No further action is required in relation to Contaminated Land.

High Potential Risk is the level of risk which results in 1% of reports being in Need of Further Assessment
** within the meaning of Part 1A of the Environmental Protection Act 1990

Natural Ground Subsidence



IDENTIFIED

The property or an area within 25m has been assessed to have a **Moderate-High** potential for natural ground subsidence. Please see Section 5.9 for further information.

River, coastal and surface water flooding



NEGLIGIBLE

The property or an area within 25m has been assessed to be at Negligible risk of flooding. The JBA Insurability Index is Green for this property. Please see the Overview and Guidance section for further information.

Energy



IDENTIFIED

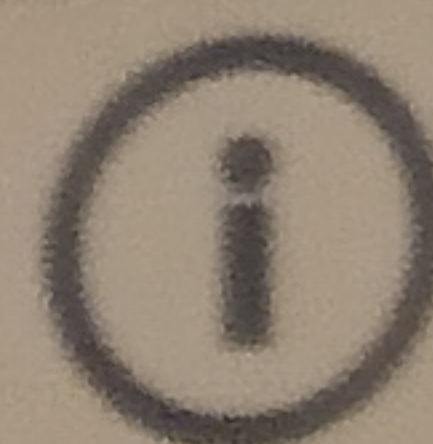
The property has been identified to lie within 50m of one or more energy features. Please see section 7 for further information.



No significant issues identified

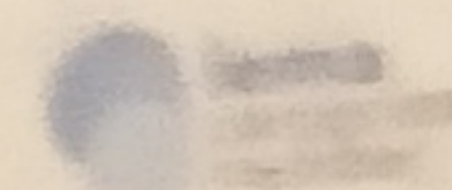
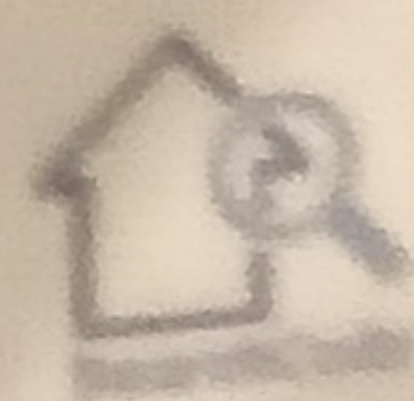


Issues have been identified. Further investigation is recommended



Some issues have been identified which a prudent purchaser may wish to investigate further

COPSO
EXECUTIVE MEMBER



7. Energy

7.1 Existing oil, gas, shale gas or coalbed methane wells

Count of records of existing oil, gas, shale gas or coalbed methane wells within 5km of the property

1

Guidance: This dataset identifies one or more oil, gas, shale gas or coalbed methane exploratory or extraction wells active within the last 15 years to be located within 5km of the property. The dataset is taken from the Oil and Gas Authority (OGA) register of onshore wells and is updated monthly. Further details of the well(s) identified can be found in a full Groundsure Energy report.

7.2 Proposed oil, gas, shale gas or coalbed methane wells

Count of Proposed oil, gas, shale gas or coalbed methane wells within 5km of the property

0

Guidance: No records of planning applications relating to oil, gas, shale gas or coalbed methane wells have been identified within 5km of the property. The dataset is unique to Groundsure and is derived from local authority planning records. The data is updated weekly. No further action is recommended in regard to this aspect of the report.

7.3 Existing wind farms

Count of existing wind farms

0

Guidance: No records of wind projects registered with the UK Wind Energy Database (UKWED) have been identified within 5km of the property. The dataset is taken from Renewables UK and is provided for information only, with no guarantee given as to its completeness or accuracy. Renewables UK are excluded from any liability for any such inaccuracies or errors. Groundsure would advise further independent research of any sites of interest to determine exact locations and details of projects. No further action is recommended in regard to this aspect of the report.

7.4 Proposed wind power projects

Count of proposed wind power projects within 5km of the property

0

Guidance: No records of planning applications relating to wind turbine developments (with two turbines or more) have been identified within 5km of the property. This dataset is unique to Groundsure and is derived from local authority planning records, updated quarterly. No further action is recommended in regard to this aspect of the report.

7.5 Existing solar farms

Count of existing solar farms

2

Guidance: This dataset identifies one or more operational solar farms and those under development within 5km of the property. The dataset is taken from the Department of Energy and Climate Change (DECC) and is updated on a monthly basis. Further details of the project(s) identified can be found in a full Groundsure Energy report.

7.6 Proposed solar farms

Count of proposed solar farms within 5km of the property

7

Guidance: This dataset identifies one or more planning application relating to solar farm developments within 5km of the property. The dataset is unique to Groundsure and is derived from local authority planning records. The data is updated weekly. Further details of the project(s) identified can be found in a full Groundsure Energy report.

7.7 Existing power stations

Count of existing power stations within 5km of the property

0

Guidance: No existing power stations have been identified within 5km of the property. These datasets show power generating establishments with a generation capacity of 1MW or greater. The data is derived from records within the Digest of United Kingdom Energy Statistics (DUKES). No further action is recommended in regard to this aspect of the report.

7.8 Existing Nuclear Establishments

Count of existing nuclear establishments within 5km of the property

0



Groundsure

LOCATION INTELLIGENCE

Planning

Total planning applications

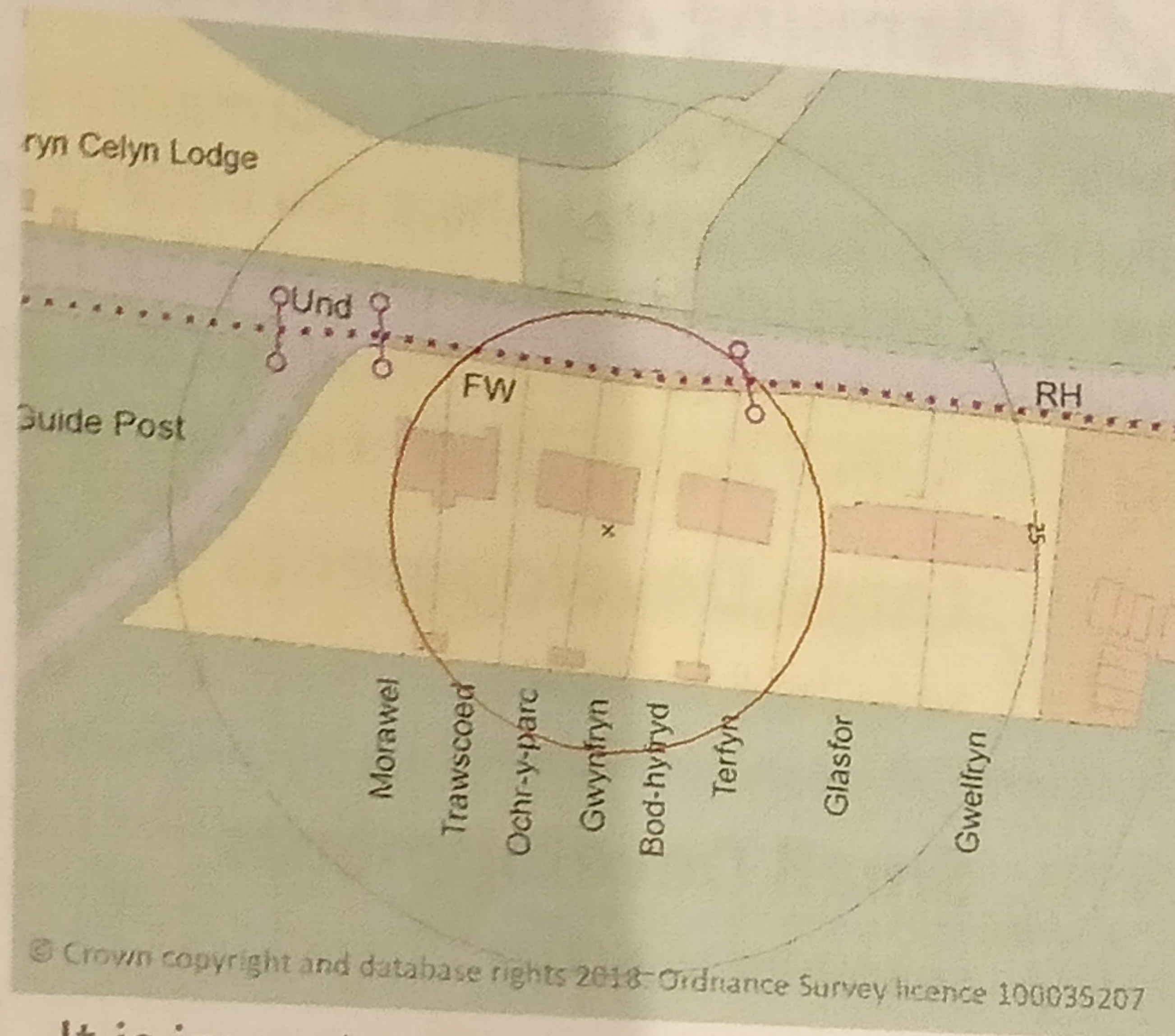
2

In the last 10 years

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please read all the information in this report carefully.

Planning summary

	Large Projects searched to 750m	0	
	Small Projects searched to 500m	1	page 3
	House Extensions searched to 125m	1	page 4
	Radon	Identified	page 5
	Planning Constraints	Identified	page 6
	Local Information	Yes	page 8



It is important to be fully informed of all risks associated with a property before completing your purchase. Please read all the information in this report carefully.

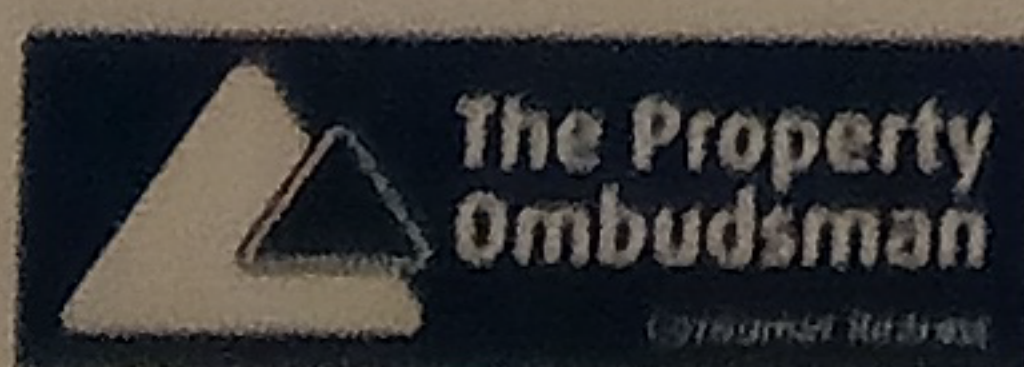
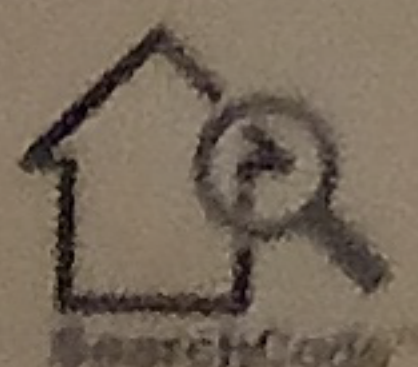
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Property And Land Information

You can contact PALI Limited on:
search@paliltd.com
08700 500 820

Full assessments for other environmental risks are available in other Groundsure searches including Groundsure Avista, which offers seven key environmental risk searches. Contact Groundsure or your search provider for further details.

CPSO
EXECUTIVE MEMBER



Contact us with any questions at:
info@groundsure.com
08444 159 000

Grid reference: 300604 373887
Reference: PALI-5295274
Your reference: [REDACTED]

Date: 3 August 2018

Planning

Grid reference: 300604 37380
Reference: PALI-529532
Your reference: [REDACTED]

Planning summary

Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

0 Large Developments
searched to 750m

1 Small Developments
searched to 500m

Please see **page 3** for details of the proposed developments.

1 House extensions or new builds
searched to 125m

Please see **page 4** for details of the proposed developments.

Large developments: 10 or more houses (or 1-9 houses if value is greater than £1m) and all other projects with a value greater than £250,000. Small developments: 3-9 houses or other developments with project value of less than £250,000.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 6** for further details of the identified issues.

Environmental Protected Areas	None
Visual and Cultural Protected Areas	Identified

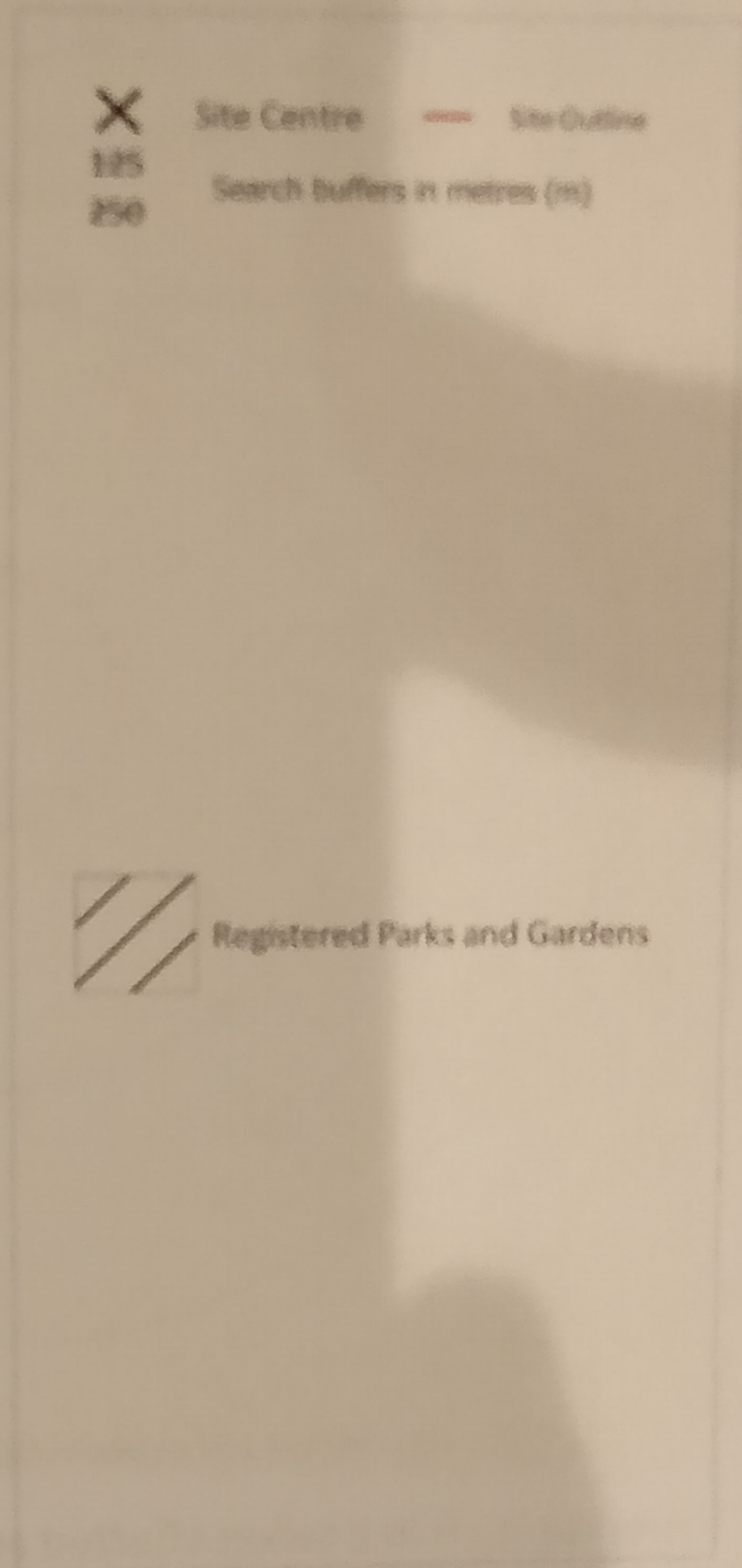
Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

Mobile phone masts	None
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4/26/50 (2/2)



London Ltd

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150

150

150

6



1277

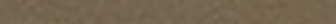
[illegible][illegible]

Old reference: 6444 21281
Reference: 6444 21281
New reference: [REDACTED]

www.awelymor.cymru

[illegible]

proposed projects
 established processes
 no other physical involvement
 CD is a physical (containing)
 (containing) (containing)

Notes

Groundsure
 THE LEADING RISK MANAGEMENT
 AND DATA ANALYTICS COMPANY

Planning

Grid reference: 300604 37222
Reference: PALL-5701
Your reference: [REDACTED]

Additional searches that are not of concern or relevant to this location

The searches listed below were run against the property and found not to be of concern or represent a risk.

Planning

- Large projects searched to 750m
- Mobile phone masts
- Mobile phone masts planning records

Planning constraints

- Sites of Special Scientific Interest
- Internationally important wetland sites (Ramsar sites)
- Special Area of Conservation
- Special Protection Areas (for birds)
- National Nature Reserves
- Local Nature Reserves
- Designated Ancient Woodland
- Green Belt
- World Heritage Sites
- Areas of Outstanding Natural Beauty
- National Parks
- Conservation Areas
- Listed Buildings
- Certificates of Immunity from Listing
- Scheduled Monuments

Neighbourhood

- Air quality management area

**DALCOUR
MACLAREN**

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