

From: [Eifion Bibby](#)
To: [Mona Offshore Wind Project](#)
Cc: [Harry Stubbs](#); [Louise Staples](#)
Subject: Re -Compulsory Acquisition Hearing Project-: Mona Offshore Wind Farm Scheme - Listed Building Consent application -Our client/Affected Party -: Mr EW Roberts Our Ref-: Mon.Rob.E-1-C
Date: 04 November 2024 18:05:55
Attachments: [CCBC Highway Department Memo 22.08.24 document-15919096 \(1\).pdf](#)
[Listed Building Consent Drawing -15915310.pdf](#)
[Listed Building - Elevation Drawing -15915312 \(3\).pdf](#)
[EN010137-000356-B5_Mona_Land Plan \(Onshore\).pdf](#)
Importance: High

Dear Sirs,

Registration identification number-: 20048005

As a post Compulsory Acquisition Hearing submission, in respect of the above mentioned affected party, we reaffirm the concerns raised pursuant to the proposal, on behalf of Conwy County Borough Council's Highways Department, for the following condition to be imposed in the event of a Listed Building Planning Consent application (*Application reference 0/51909*) being granted to alter the roadside access to Plot no 02-032 [on the [Land Plan \(On Shore\)-; B5_Mona_Land Plan \(Onshore\)](#)], i.e. -: 'No surface water drainage from the site shall be allowed to discharge onto the county highway'.

Accordingly, our client requires, please -:

1. confirmation of what measures are to be put in place to prevent discharge of water onto the county highway .
2. that the draft Development Consent Order (together with the associated Book of Reference) be amended to include an unequivocal obligation that the Applicant (and assigns) ensure, should such a condition (or a variation of the same) be imposed, that the existing and future owner(s) and occupier(s) of the subject plot will be indemnified against prosecution, penalty and monetary loss in consequence of the proposed project (including the access alterations) - so that the affected party is not disadvantaged to accord with the principle of equivalence .

Yours faithfully
Eifion Bibby

J Eifion Bibby MRICS FAAV

Director & RICS Registered Valuer

For and on behalf of :

Davis Meade Property Consultants, Plas Eirias Business Centre, Abergele Road, Colwyn Bay, Conwy, LL29 8BF.

Mobile No: [REDACTED] **Tel:** [REDACTED] **Fax:** [REDACTED]

Website: www.dmpropertyconsultants.com

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http://www.dmpropertyconsultants.com/files/7015/2716/9947/Privacy_Notice.pdf

MEMO

At / To

Development and Building Control Manager
Regulatory Services

Copi / Copy To

Oddi Wrth / From

Head of Service
Environment, Roads & Facilities

Ffôn / Tel

01492 57 5438

E-Bost / E-Mail

██████████@conwy.gov.uk

Fy Nghyf / My Ref

0/51909

Eich Cyf / Your Ref

Dyddiad / Date

22nd August 2024

**CONWY COUNTY BOROUGH
COUNCIL
DEVELOPMENT CONTROL**

RECEIVED: 23/08/2024

APPLICATION NO: 0/51909

Application No. 0/51909

Re-siting of existing wall and associated works including dismantling of existing wall and reconstruction of the wall using traditional methods to match original construction as well as the reinstatement of gate piers with metal posts to the rear of the gate (Listed Building Consent)

Gwrych Estate Boundary Wall, Abergele Road, LL22 8EU

We refer to the above application and would comment on the proposal as follows;

- The Highway Authority requests that the trees/ vegetation must not encroach within the visibility splay of the main access onto the highway.

Subject to a satisfactory response to the above, we would condition as follows:

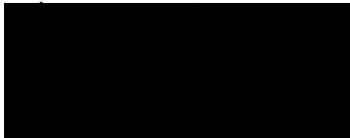
1. The access to be used by vehicles is to be constructed of bituminous macadam binder course material for a distance of 16 metres from the edge of the adjoining carriageway.
2. The existing vehicular entrance gates installed within the application site shall be set back at least 16 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling/development hereby permitted remains in existence.
3. No surface water drainage from the site shall be allowed to discharge onto the county highway.

Could you please provide the applicant with the following informatives:

- a. The applicant should note that planning permission does not constitute permission under the Highways Act for various activities that may be associated with the development i.e. use of the highway/footway to, for example, deposit material, deposit skips, erect scaffolding, any excavation within the highway or the provision of traffic management. Such activities will require the separate consent of the Highway Authority for which you should contact the Streetworks Manager on 01492 575426.

- b. It is an offence to carry out work within the Highway without consent of the Highway Authority (**Planning permission does not constitute consent under the Highways Act, 1980**). Separate Consent of the Highway Authority will be required to construct the footway and / or verge crossing required in connection with this development. The vehicular crossing shall be carried out at the applicants own expense, by an approved Contractor, before the access is brought into use. Please contact Highways Development Control on 01492 576666.
- c. **It is an offence** to allow mud, stones, soil, rubbish or other matter to fall, be carried, or washed onto a highway. The applicant should ensure that positive preventative measures are provided within the curtilage of the site/property and is responsible for making arrangements for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway. These measures shall thereafter be suitably maintained. Failure regarding the above may result in the Highway Authority serving legal notice.
- d. The Highway Authority shall not be responsible for any highway surface water entering the site as the result of the development. The applicant should ensure that such matters are considered before development is commenced and is encouraged to discuss such matters with the Highway Authority.
- e. The Highway Code states: "Do not reverse from a side road into a main road. When using a driveway, reverse in and drive out".

For or on behalf of



Andrew Wilkinson

Pennaeth Gwasanaethau Cymdogol/Head of Neighbourhood Services

MONA OFFSHORE WIND PROJECT

Land Plan (Onshore)

Document number: MOCNS-J3303-DMC-10001

Document Reference: B5

APFP Regulations: 5(2)(i)

February 2024

F01



Image of an offshore wind farm

Document status

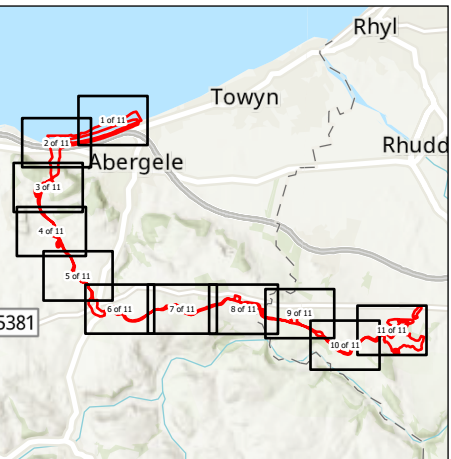
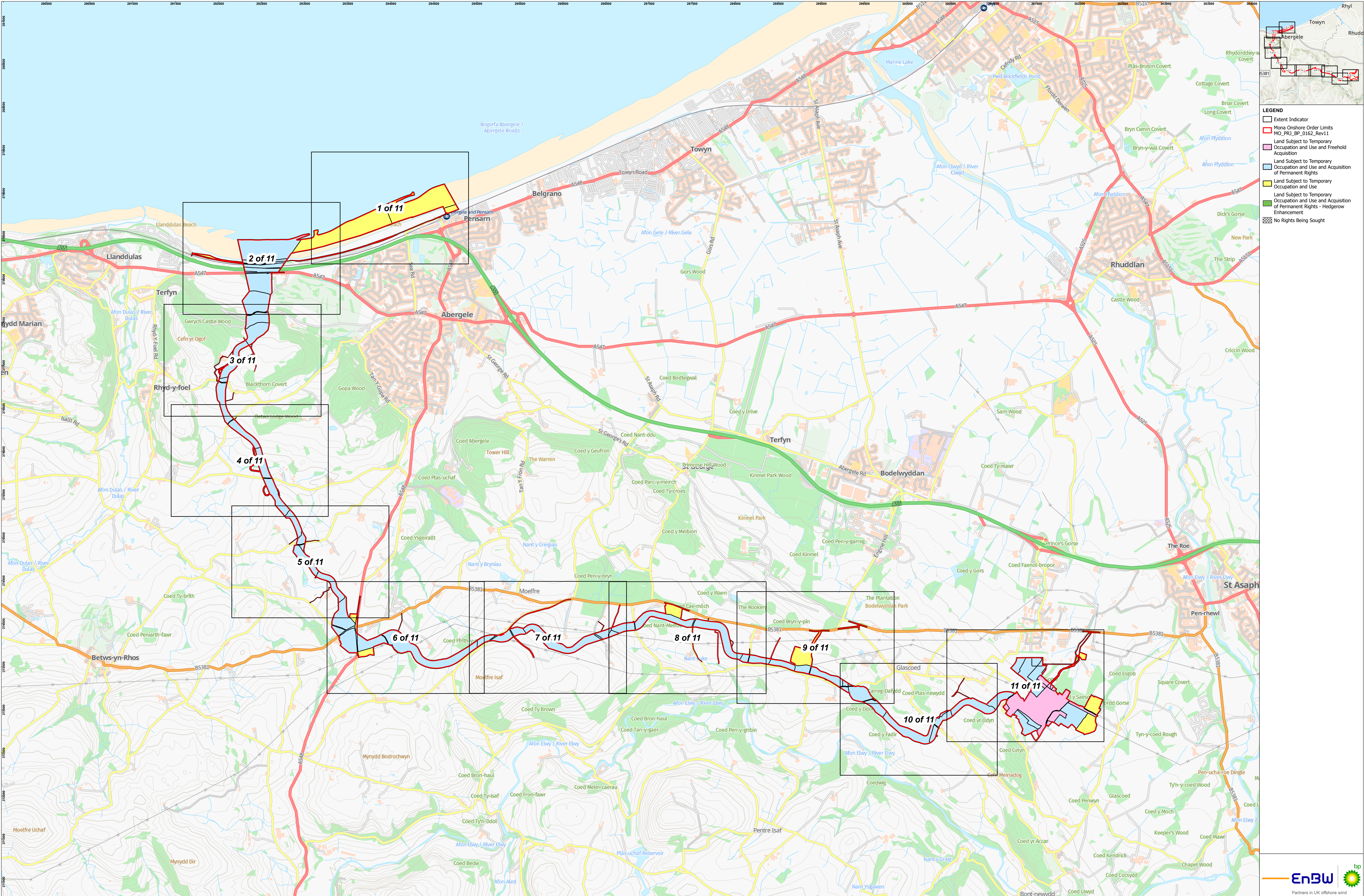
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
F01	Application	Dalcour Maclaren	Mona Offshore Wind Ltd	Mona Offshore Wind Ltd	Feb 2024

Prepared by:

Dalcour Maclaren

Prepared for:

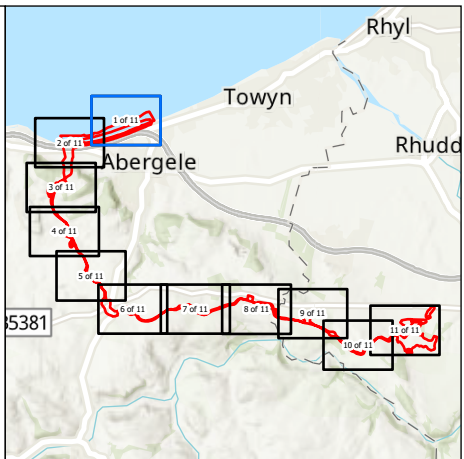
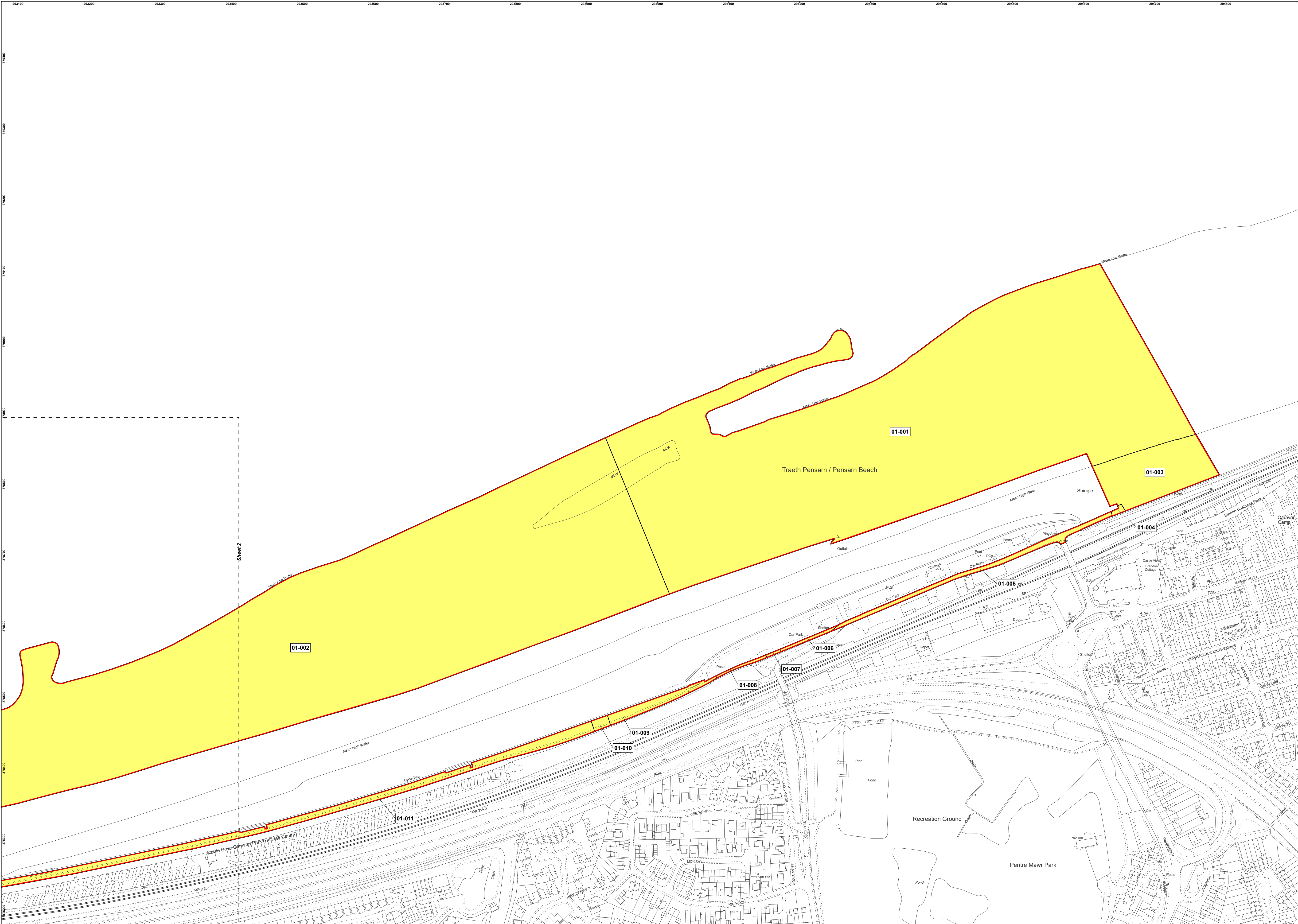
Mona Offshore Wind Ltd.



- LEGEND**
- Extent Indicator
 - Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11
 - Land Subject to Temporary
Occupation and Use and Freehold
Acquisition
 - Land Subject to Temporary
Occupation and Use and Acquisition
of Permanent Rights
 - Land Subject to Temporary
Occupation and Use
 - Land Subject to Temporary
Occupation and Use and Acquisition
of Permanent Rights - Hedgerow
Enhancement
 - No Rights Being Sought

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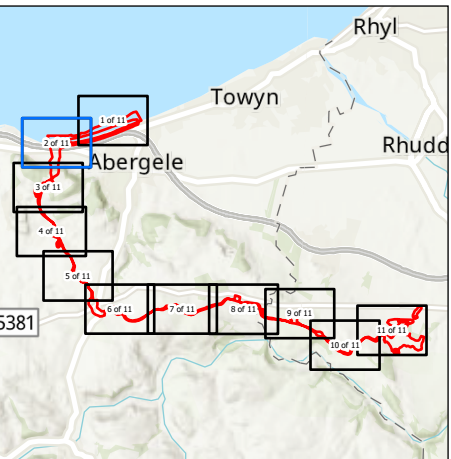
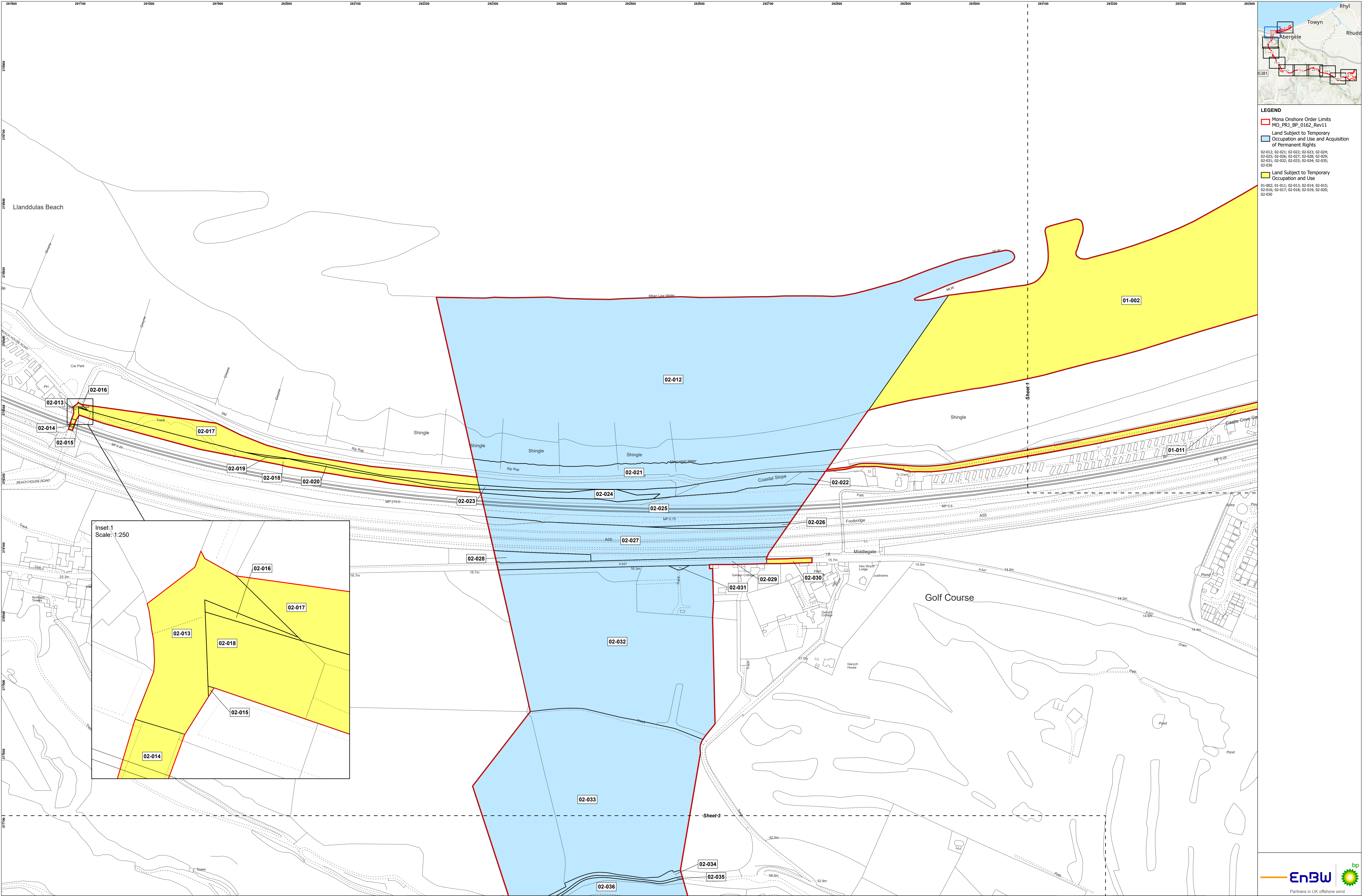


LEGEND

- Mona Onshore Order Limits
- MO_PRJ_BP_0162_Rev11
- Land Subject to Temporary Occupation and Use
- 01-001; 01-002; 01-003; 01-004; 01-005; 01-006; 01-007; 01-008; 01-009; 01-010; 01-011

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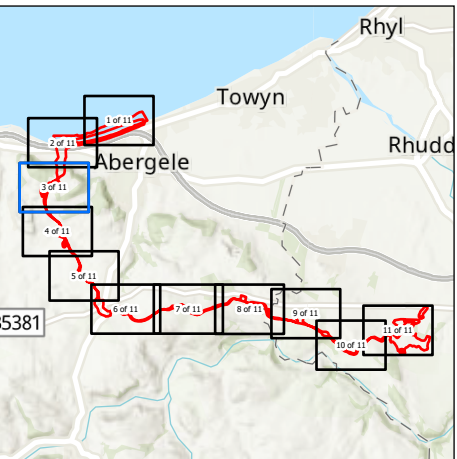
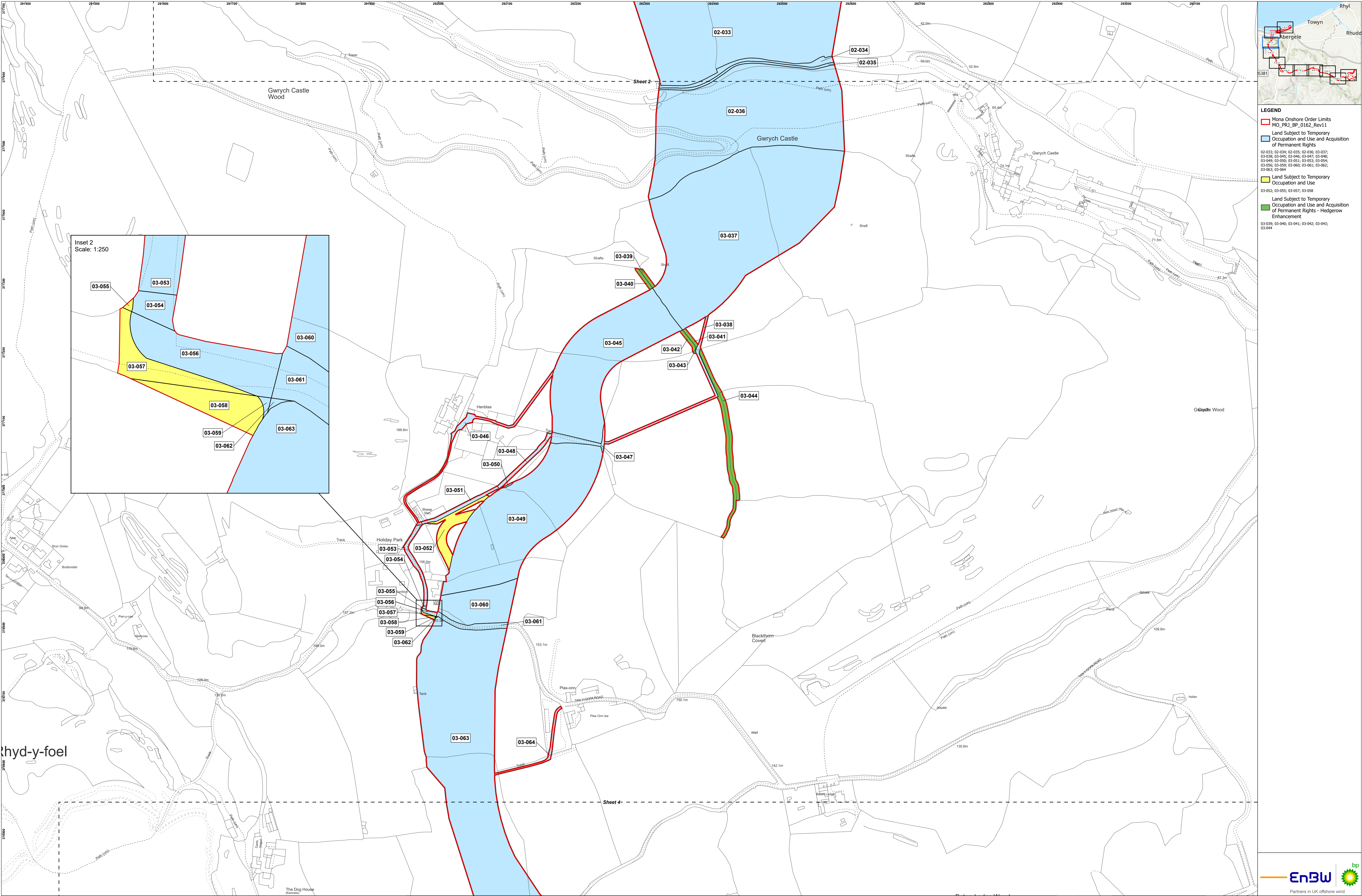




- LEGEND**
- Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11
 - Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights
02-012; 02-021; 02-022; 02-023; 02-024; 02-025; 02-026; 02-027; 02-028; 02-029; 02-031; 02-032; 02-033; 02-034; 02-035; 02-036
 - Land Subject to Temporary Occupation and Use
01-002; 01-011; 02-013; 02-014; 02-015; 02-016; 02-017; 02-018; 02-019; 02-020; 02-030



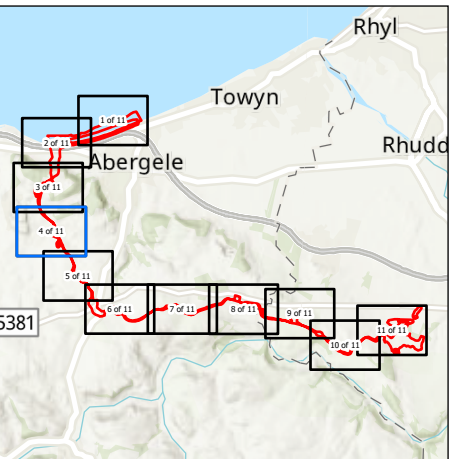
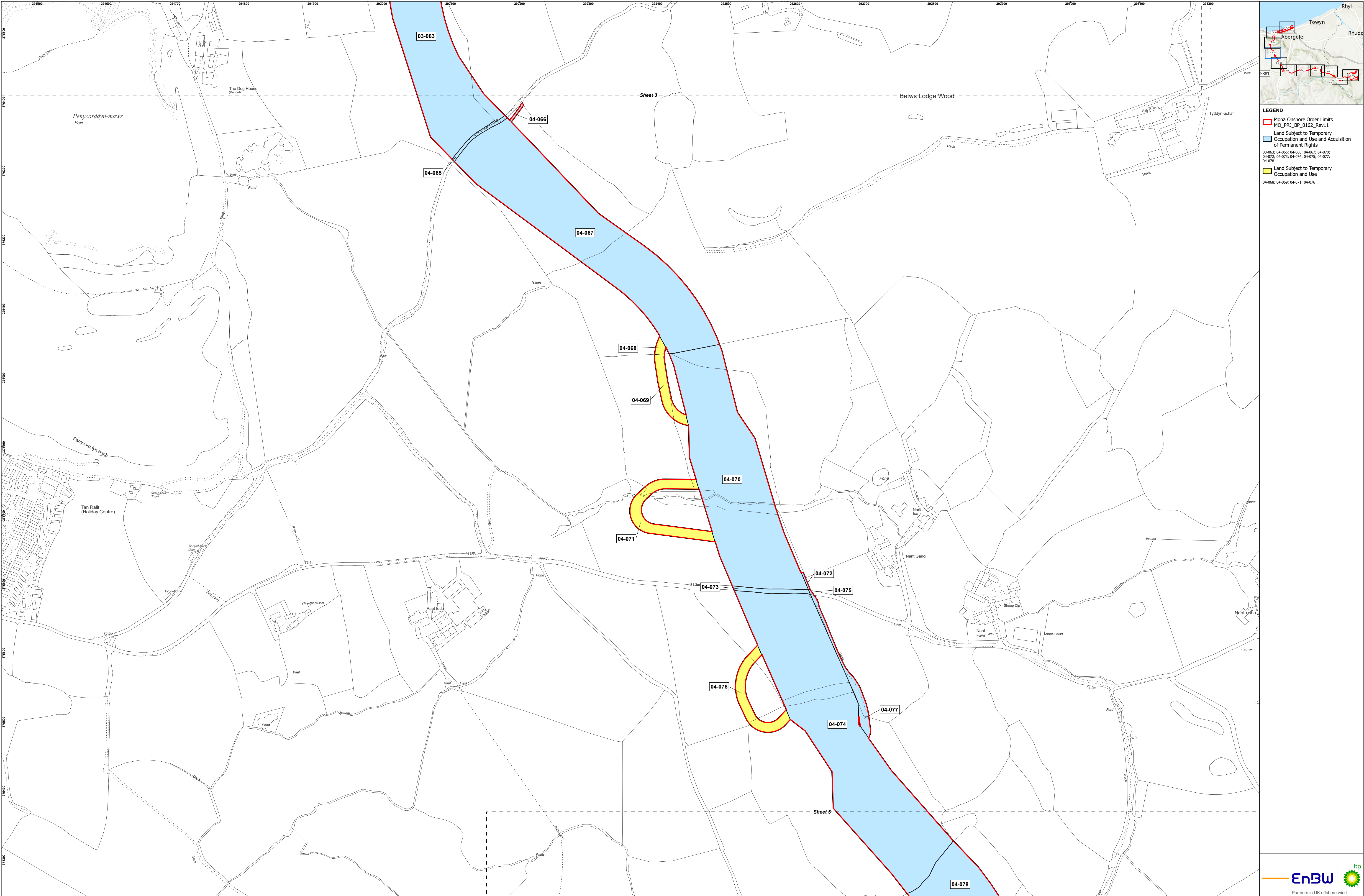
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- LEGEND**
- Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11
 - Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights
 - 03-033; 03-034; 03-035; 03-036; 03-037; 03-038; 03-045; 03-046; 03-047; 03-048; 03-049; 03-050; 03-051; 03-053; 03-054; 03-055; 03-056; 03-060; 03-061; 03-062; 03-063; 03-064
 - Land Subject to Temporary Occupation and Use
 - 03-052; 03-055; 03-057; 03-058
 - Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights - Hedgerow Enhancement
 - 03-039; 03-040; 03-041; 03-042; 03-043; 03-044

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LEGEND

■ Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11

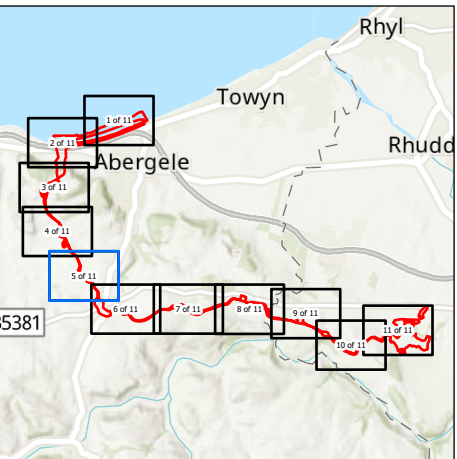
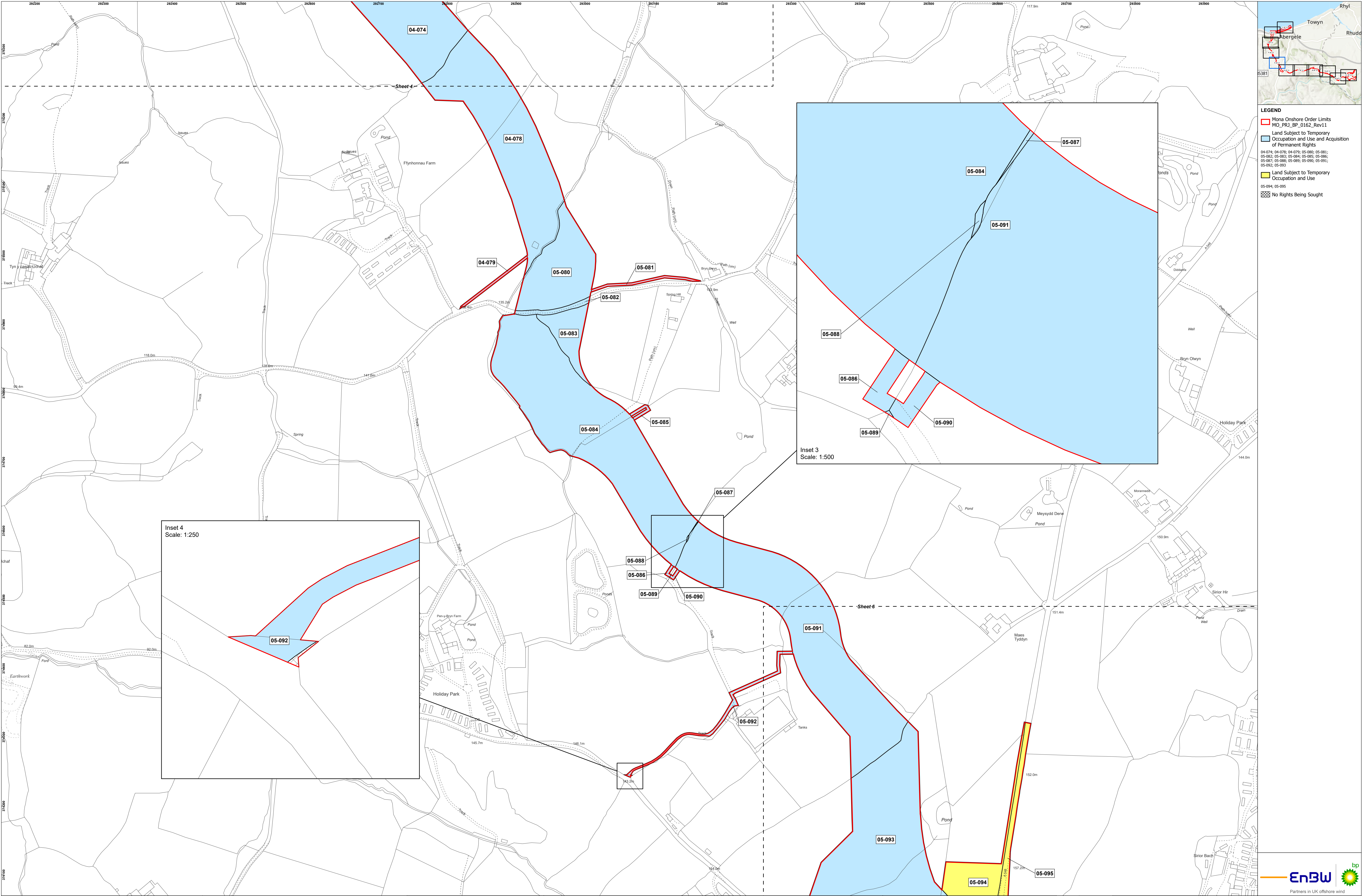
■ Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights

■ Land Subject to Temporary Occupation and Use

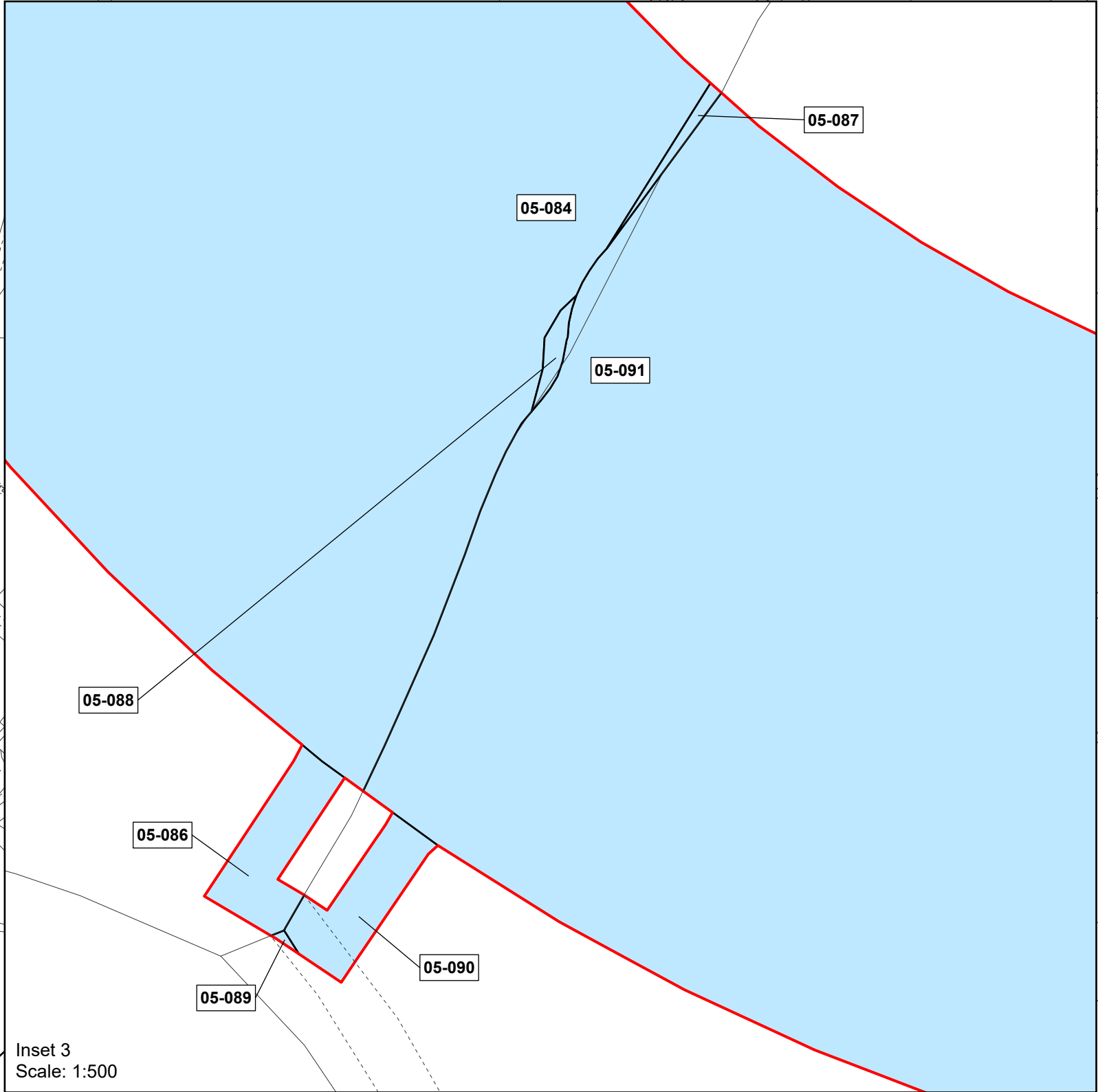
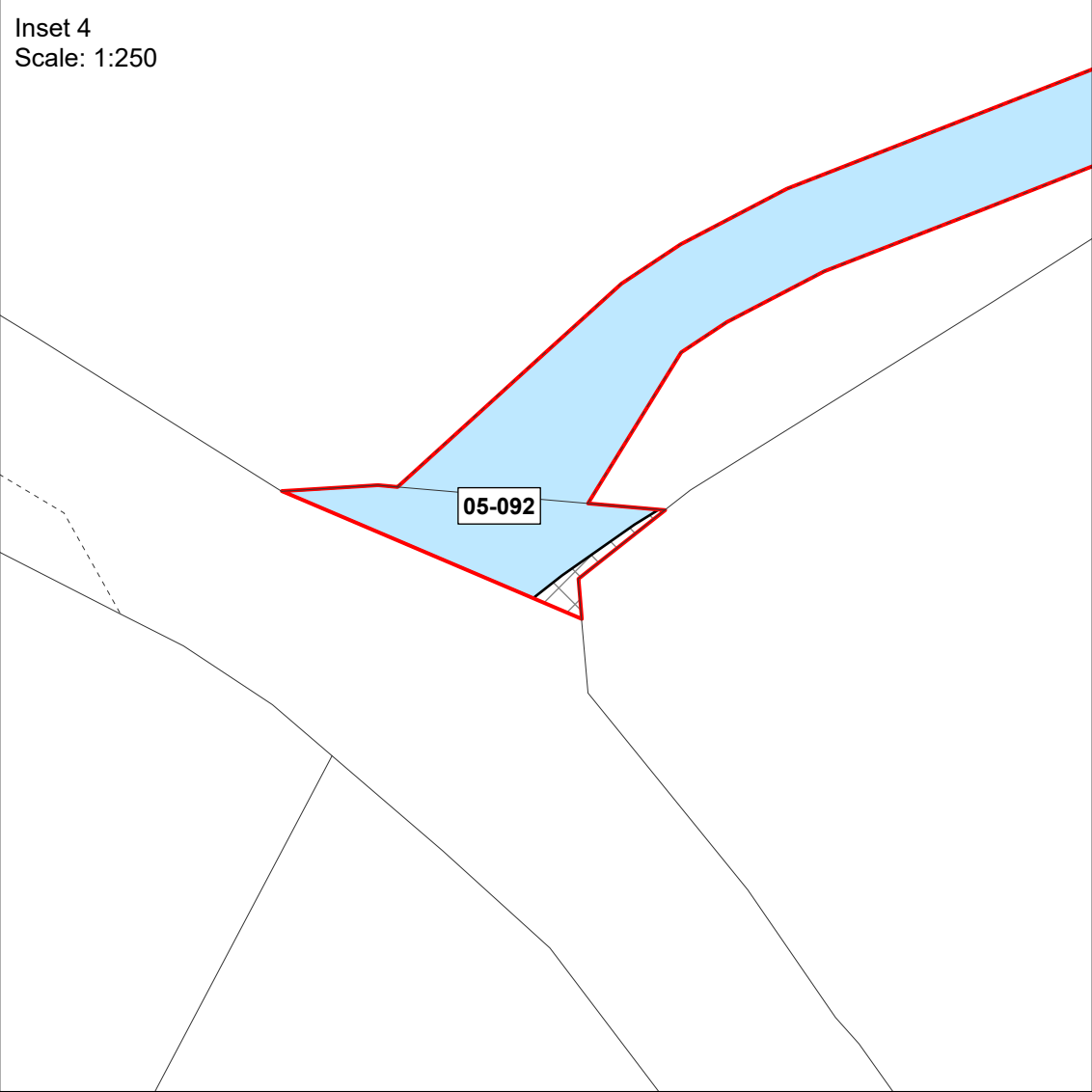
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04-072; 04-073; 04-074; 04-075; 04-077;
04-078

04-068; 04-069; 04-071; 04-076

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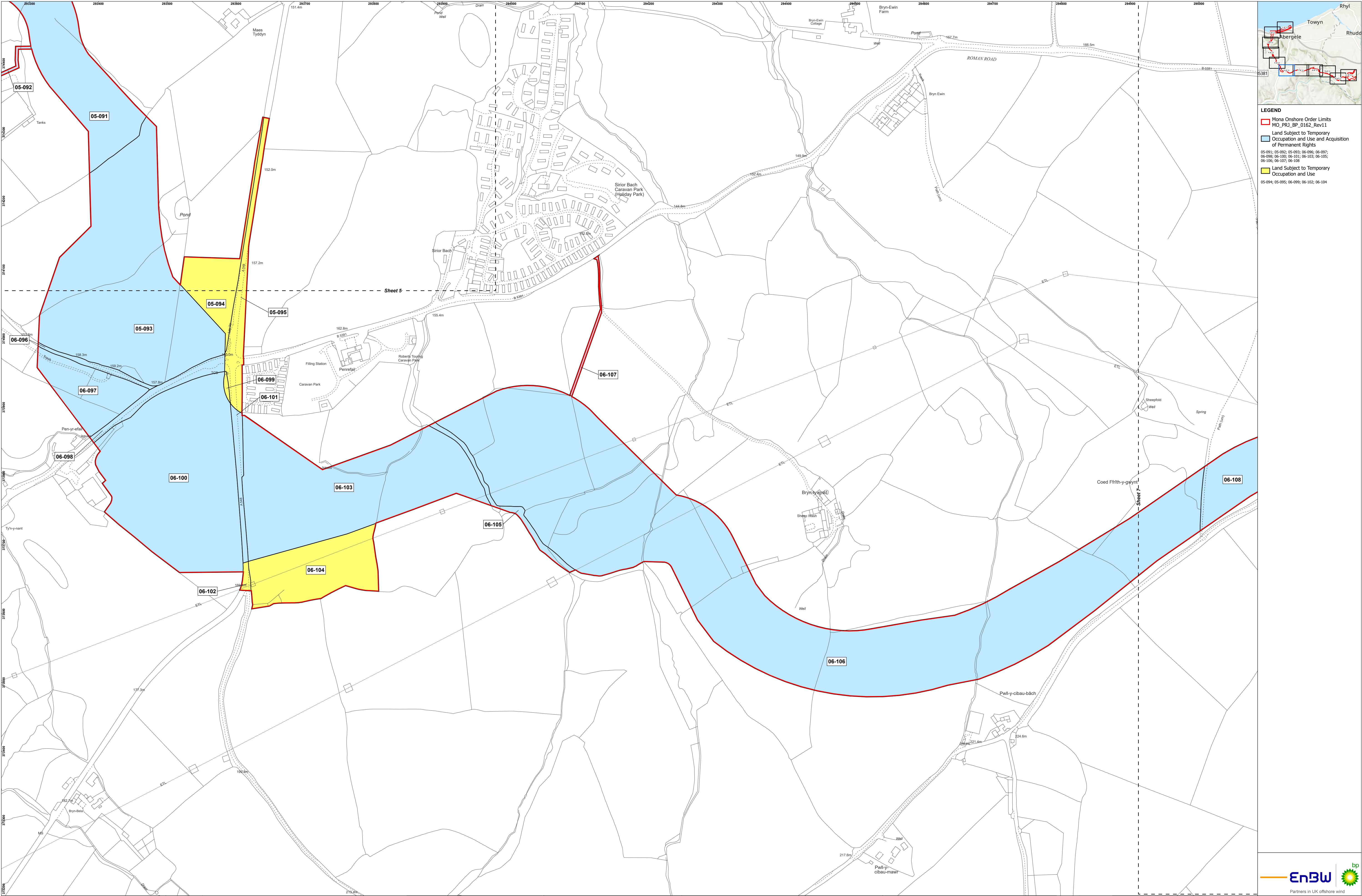


- LEGEND**
- Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11
 - Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights
 - Land Subject to Temporary Occupation and Use
 - No Rights Being Sought
- 04-074; 04-076; 04-079; 05-080; 05-081; 05-082; 05-083; 05-084; 05-085; 05-086; 05-087; 05-088; 05-089; 05-090; 05-091; 05-092; 05-093
- 05-094; 05-095

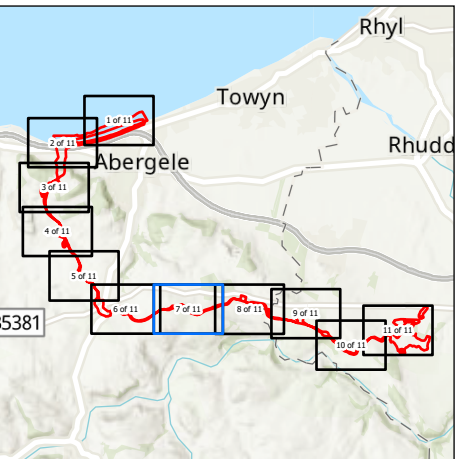
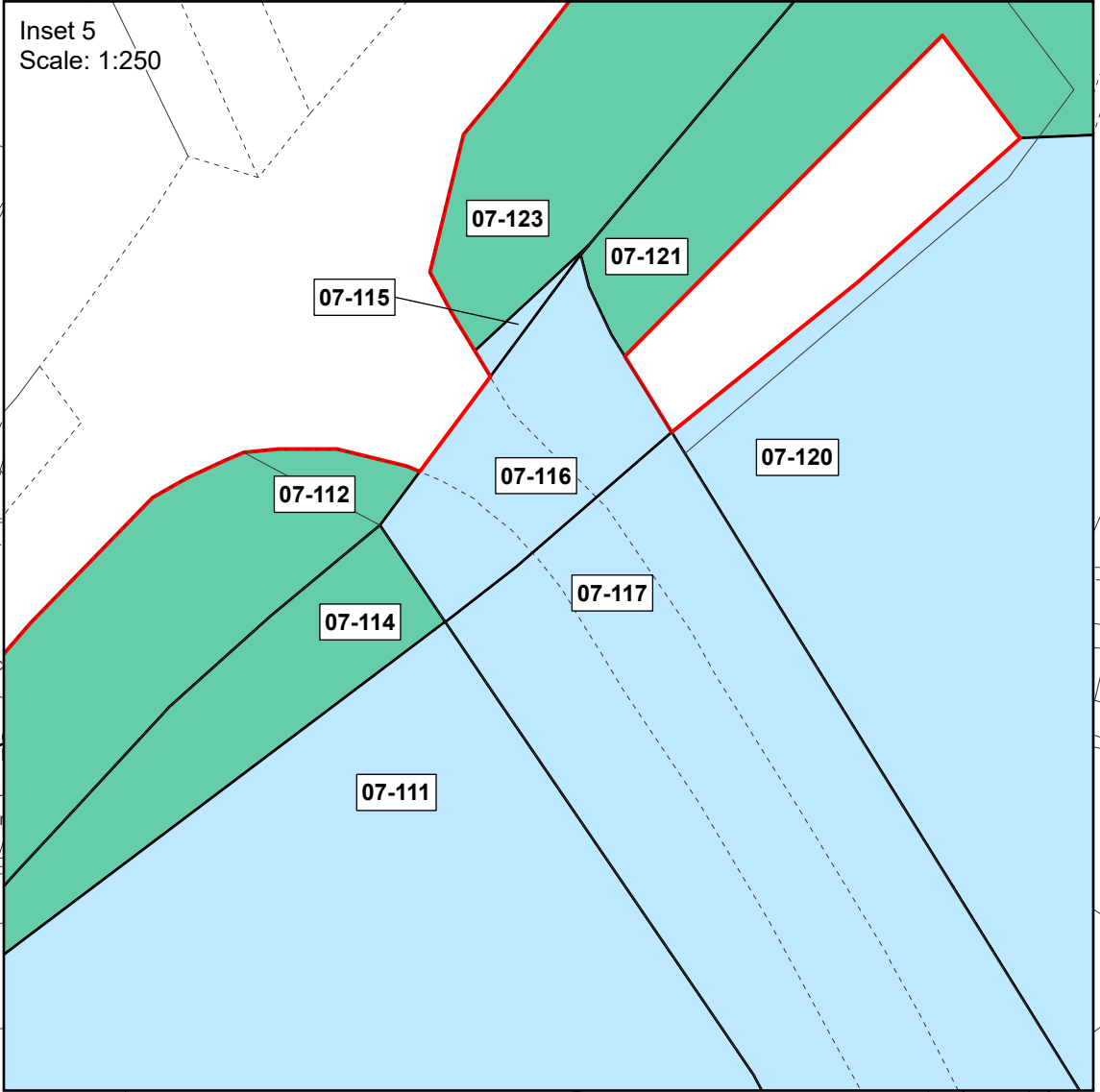
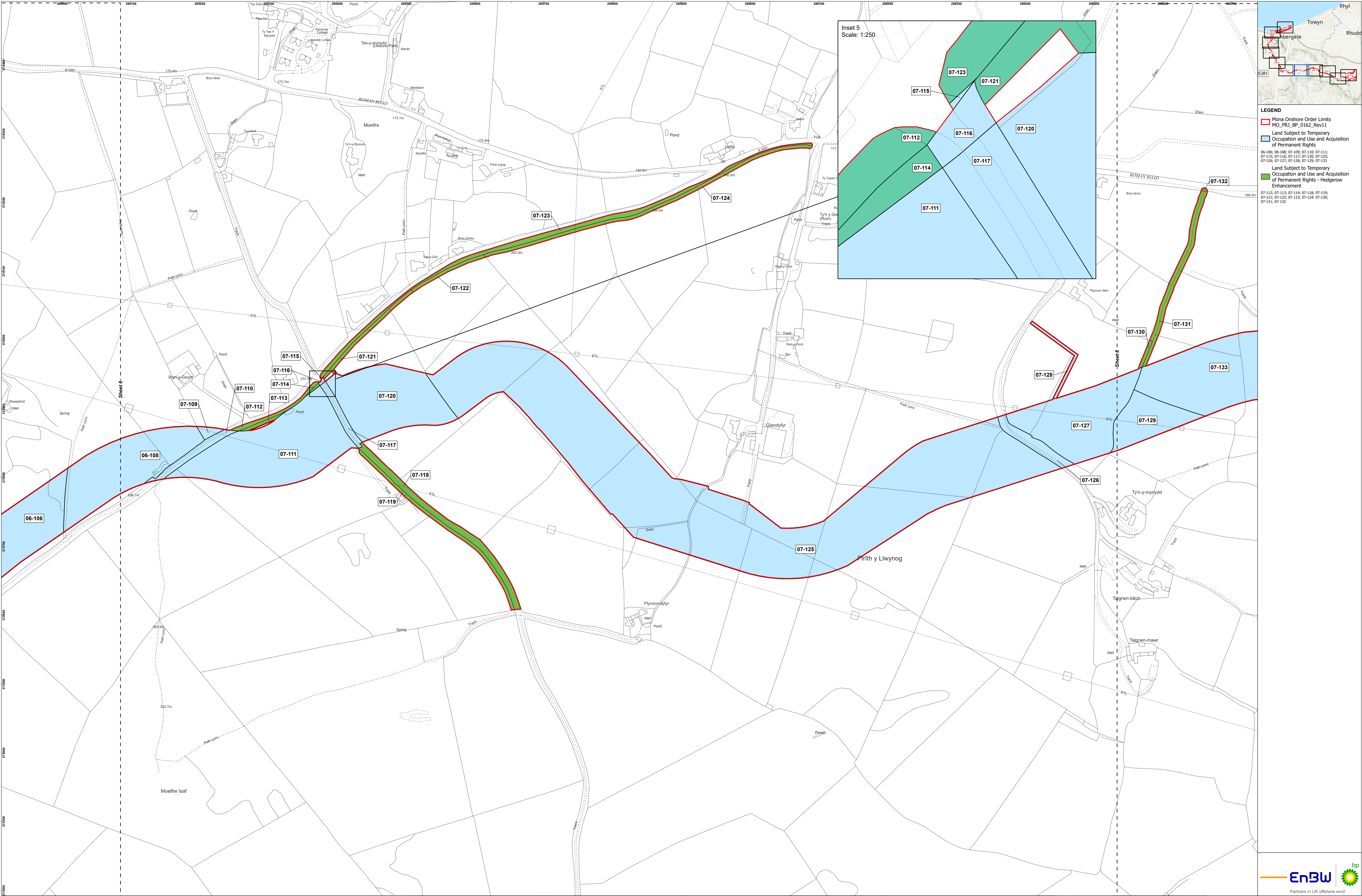


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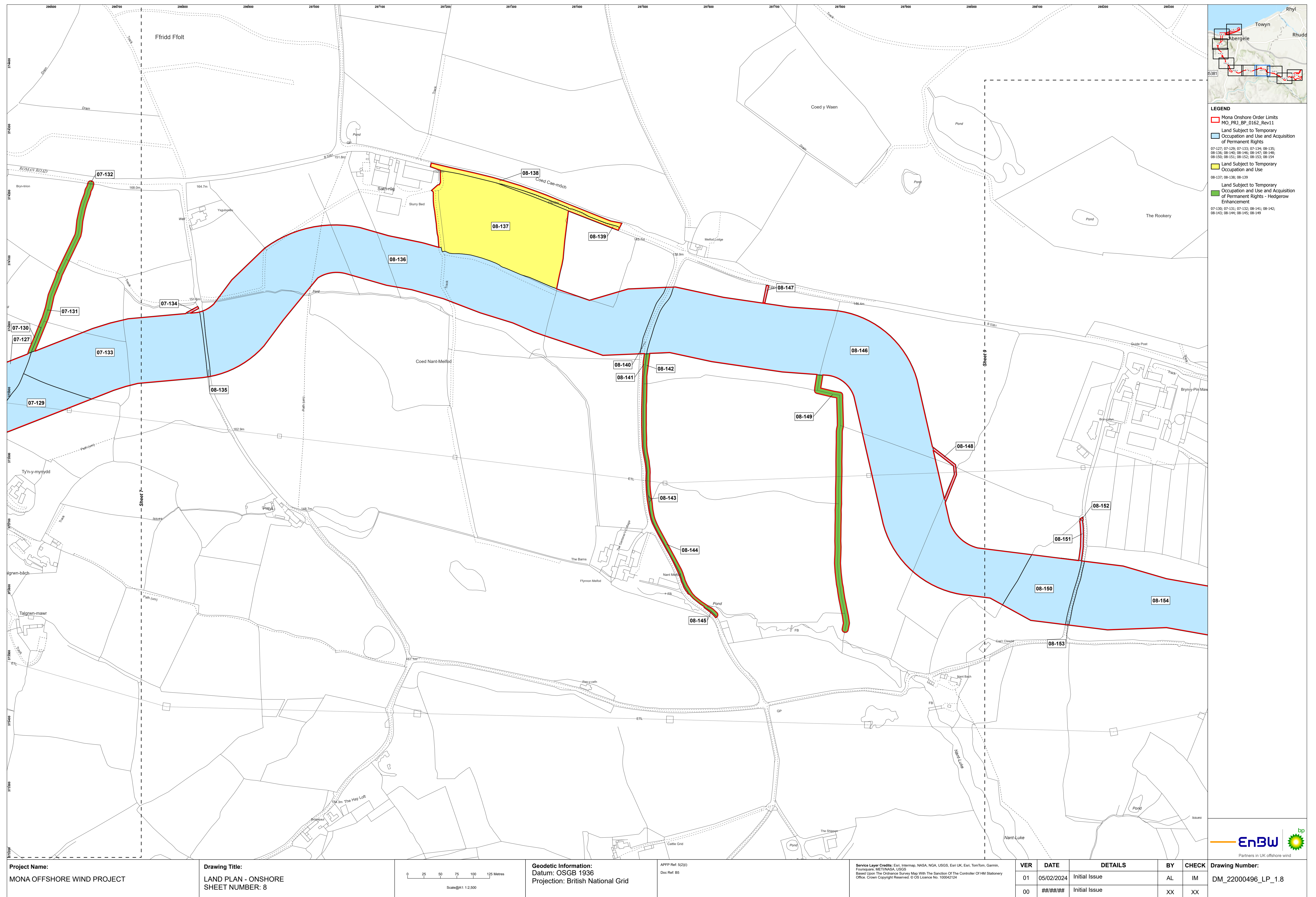
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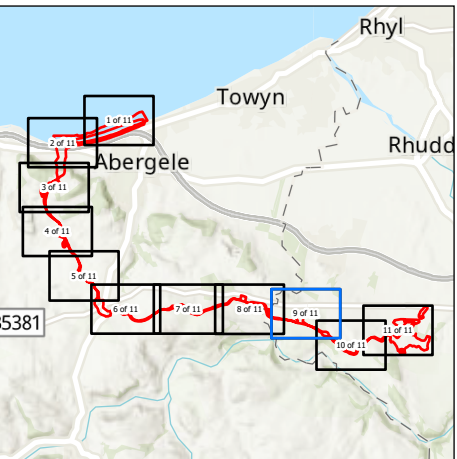
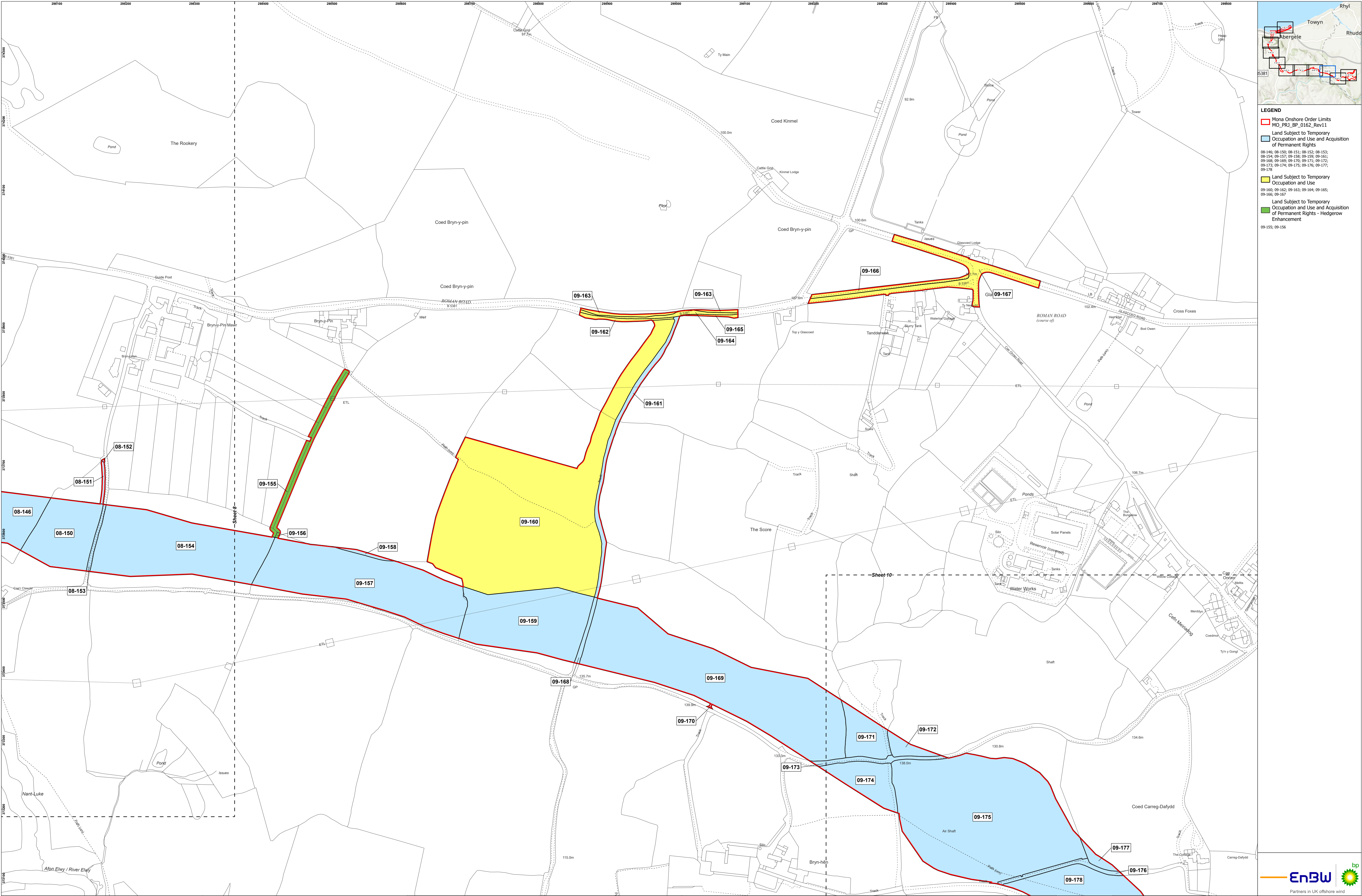


LEGEND

Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11
 Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights
 Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights - Hedgerow Enhancement

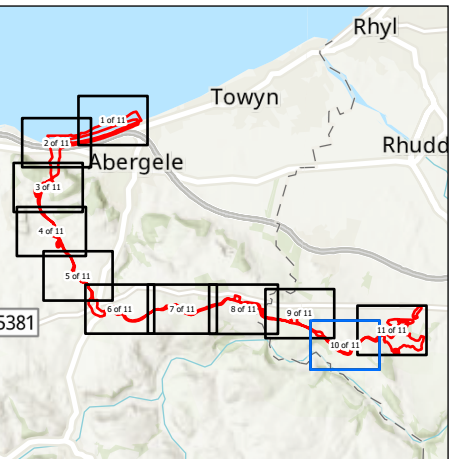
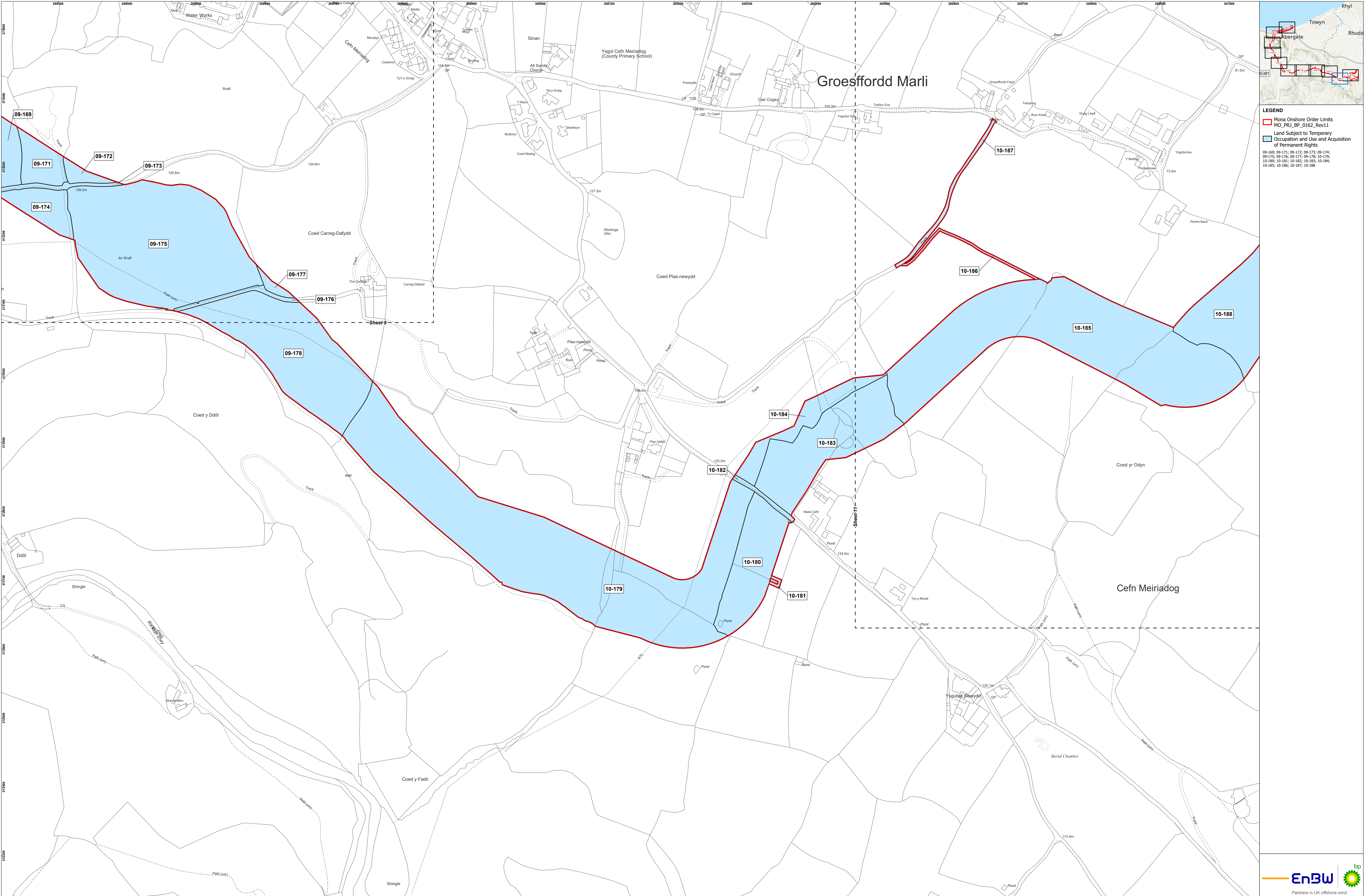
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07-126; 07-127; 07-128; 07-129; 07-133
07-112; 07-113; 07-114; 07-118; 07-119;
07-121; 07-122; 07-123; 07-124; 07-130;
07-131; 07-132





- LEGEND**
- Mona Onshore Order Limits
MO_PRJ_BP_0162_Rev11
 - Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights
 - 08-146; 08-150; 08-151; 08-152; 08-153; 08-154; 09-157; 09-158; 09-159; 09-161; 09-168; 09-169; 09-170; 09-171; 09-172; 09-173; 09-174; 09-175; 09-176; 09-177; 09-178
 - Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights - Hedgerow Enhancement
 - 09-155; 09-156



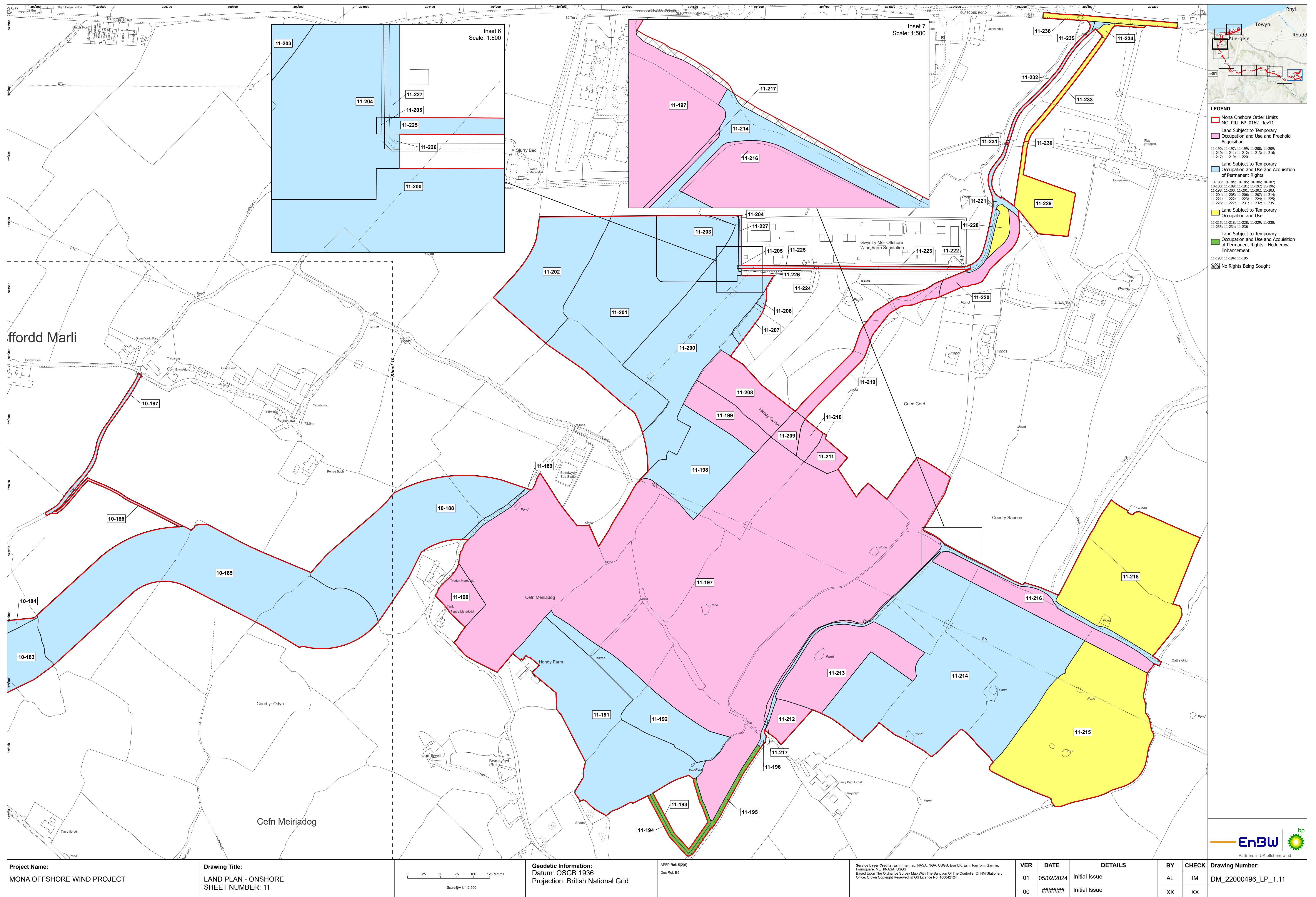


LEGEND

- Mona Onshore Order Limits
- MO_PRJ_BP_0162_Rev11
- Land Subject to Temporary Occupation and Use and Acquisition of Permanent Rights
- 09-169; 09-171; 09-172; 09-173; 09-174; 09-175; 09-176; 09-177; 09-178; 10-179; 10-180; 10-181; 10-182; 10-183; 10-184; 10-185; 10-186; 10-187; 10-188

Project Name: MONA OFFSHORE WIND PROJECT		Drawing Title: LAND PLAN - ONSHORE SHEET NUMBER: 10				Geodetic Information: Datum: OSGB 1936 Projection: British National Grid		APFP Ref: 5(20) Doc Ref: B5		Service Layer Credits: Esri, Intermap, NASA, NGA, USGS, Esri UK, Esri, TomTom, Garmin, FourSquare, METANASA, USGS Based Upon The Ordnance Survey Map With The Sanction Of The Controller Of HM Stationary Office. Crown Copyright Reserved. © OS Licence No. 100042124		VER	DATE	DETAILS	BY	CHECK	Drawing Number: DM_22000496_LP_1.10
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NE

SSW

17.79m AOD

ELEVATION 1

S

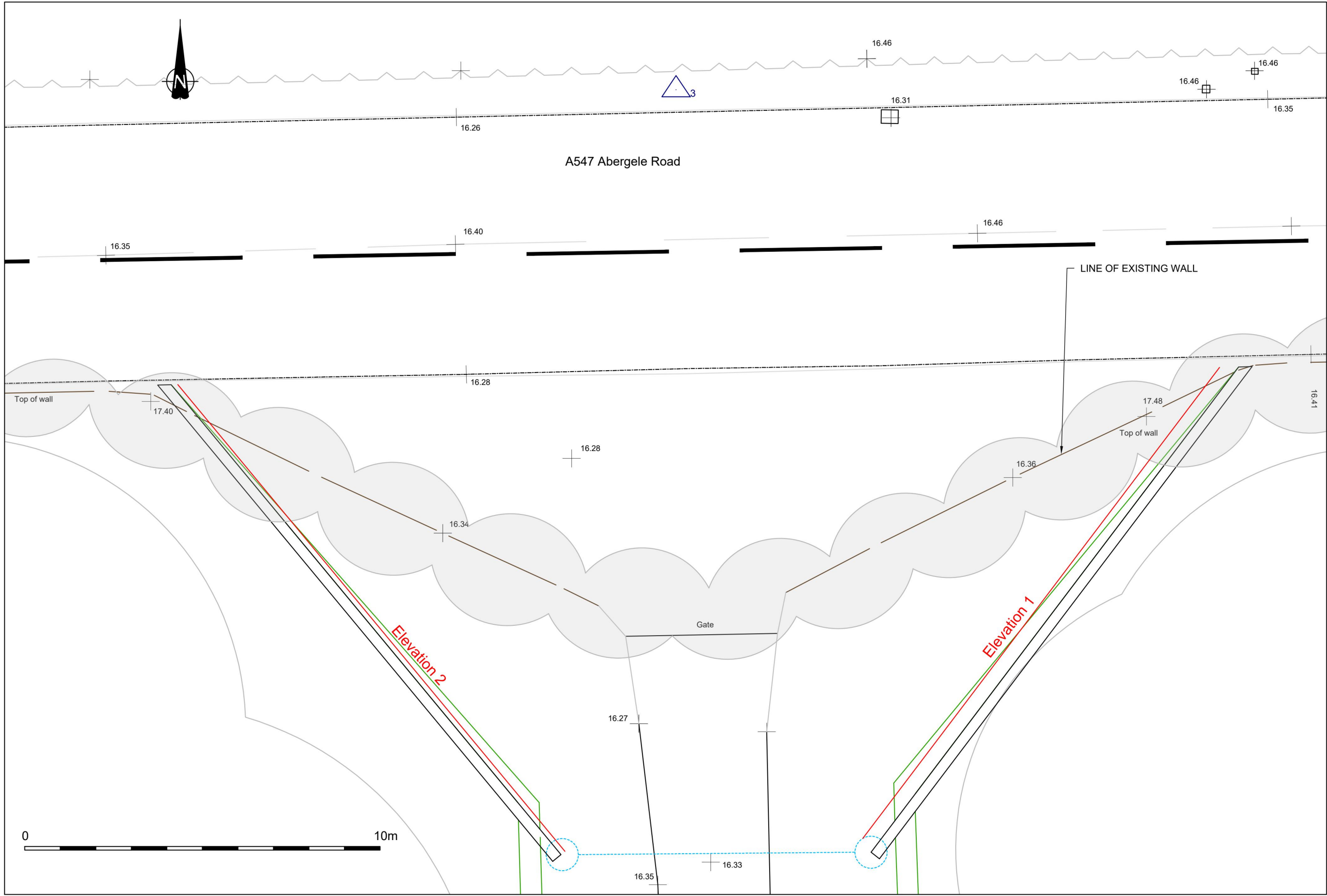
N/SE

NW

17.89m AOD

SEE PHOTO

ELEVATION 2



PLAN
SCALE 1:100



STONE WALL

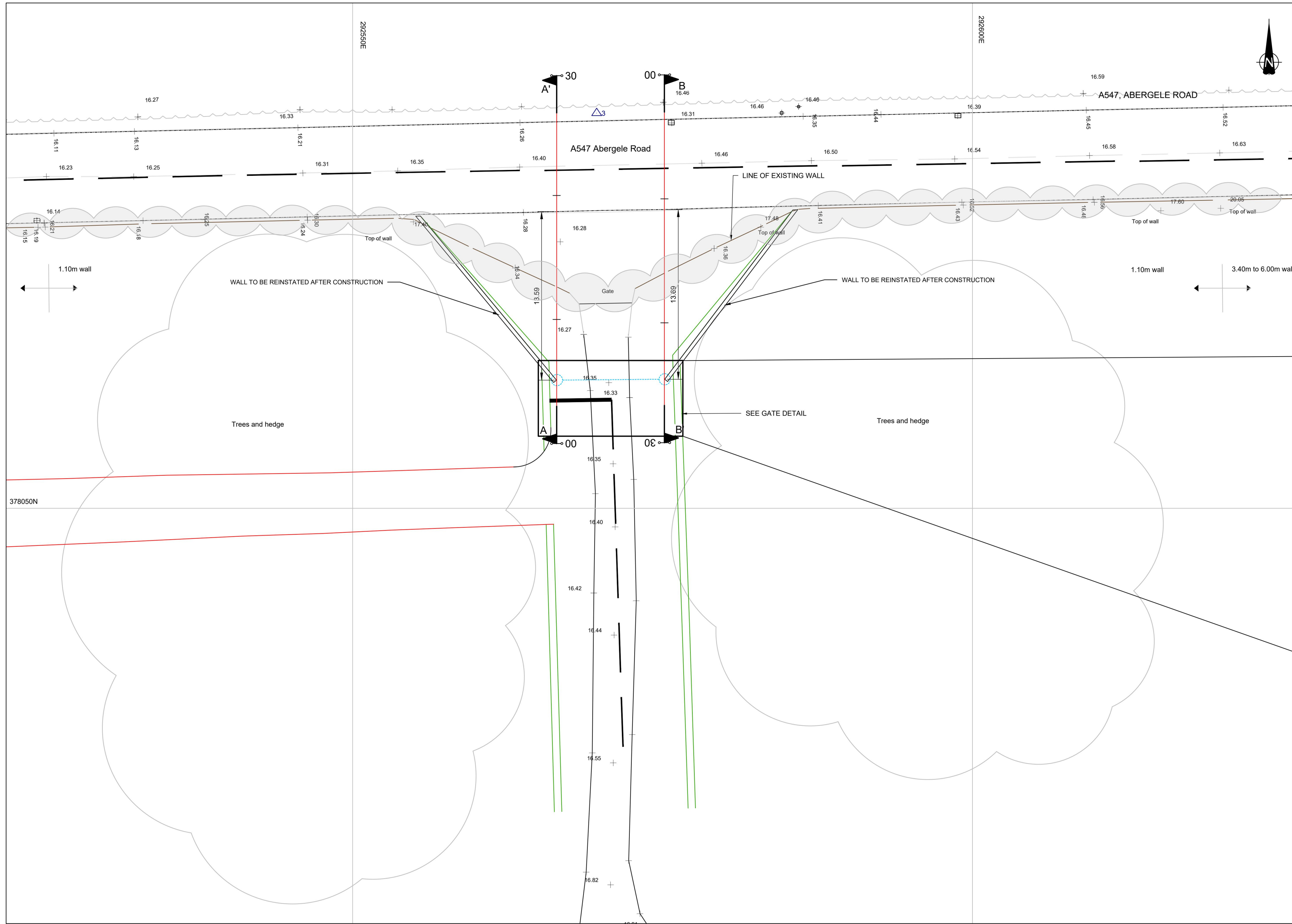
PHOTO OF ORIGINAL 19TH CENTURY SECTION OF GWRYCH ESTATE BOUNDARY WALL.
THE 1950'S SECTION OF WALL SUBJECT TO THIS LBC WILL BE RECONSTRUCTED IN THE
SAME BUILDING TECHNIQUE AS THE ORIGINAL 19TH CENTURY WALL AS SHOWN ABOVE

NOTE:
DETAILS OF STONE PLACEMENT TO BE CONFIRMED ON SITE DURING
WALL CONSTRUCTION

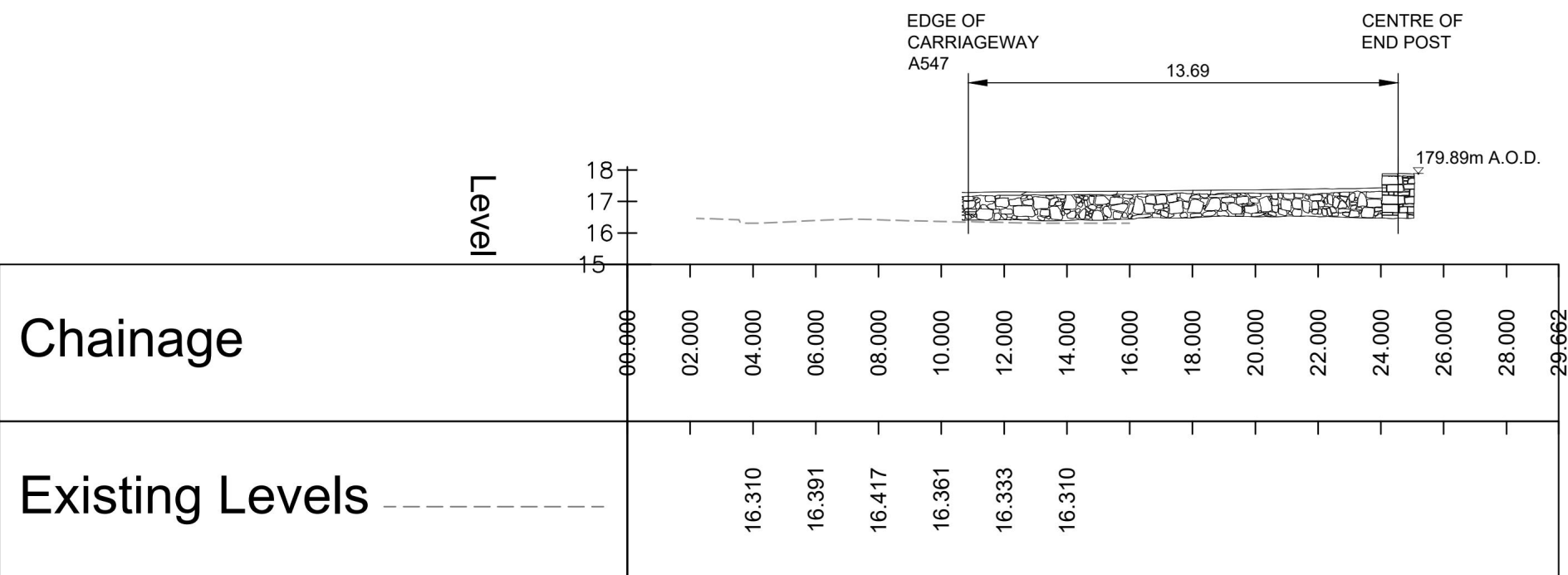
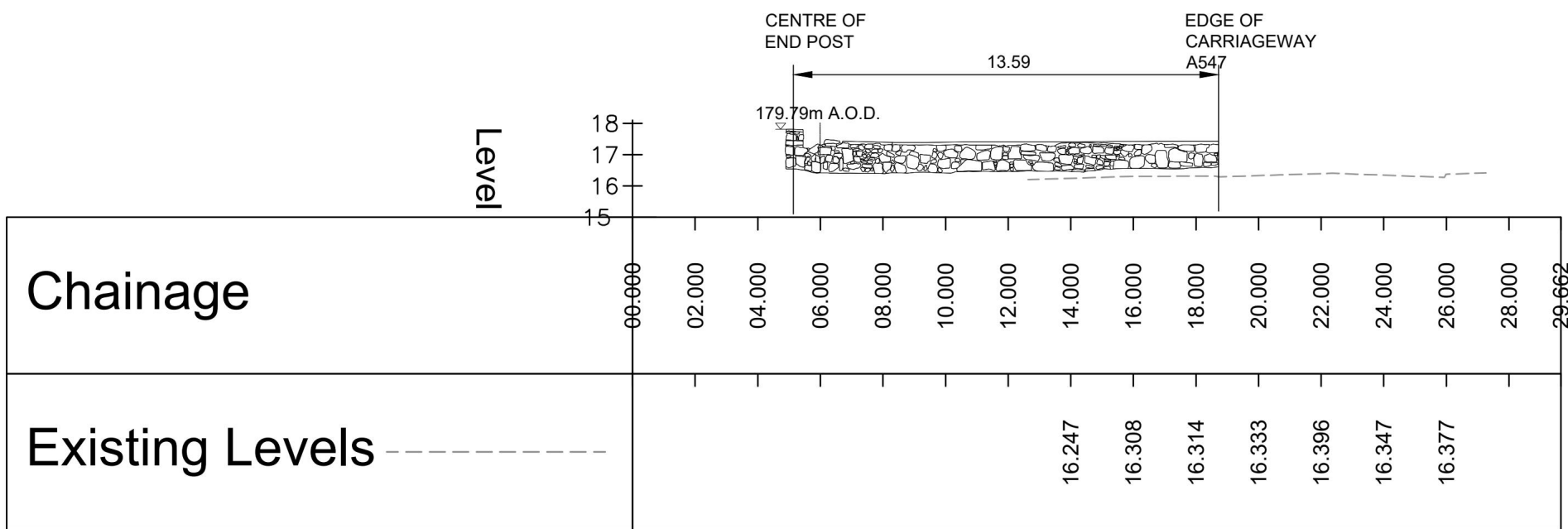
- KEY
- HEIGHT m AOD
 - LOCATION OF ELEVATION

A	FIRST ISSUE				09/08/24	SLB	AEP	ASP
REVISED		DETAILS			DATE	ISSUED	CHECKED	APPROVED
CLIENT								
MONA OFFSHORE WIND LIMITED								
PROJECT								
MONA AND MORGAN OFFSHORE WIND FARM								
DRAWING TITLE								
PROPOSED ELEVATIONS OF GWRYCH BOUNDARY WALL								
DRG No. ED13798-0206					REV A		SUIT. CODE	
DRG SIZE A1		SCALE AS SHOWN		DATE 08/08/24				
DRAWN BY SJB		CHECKED BY AEP		APPROVED BY AEP				





TYPICAL GATE DETAIL



B	ISSUED FOR APPROVAL	30/08/24	SJB	IC	AEP
A	FIRST ISSUE	11/07/24	SJB	IC	AEP
REVISION	DETAILS	DATE	ISSUED	CHNG	APPRO
CLIENT	MONA OFFSHORE WIND LIMITED				
PROJECT	MONA AND MORGAN OFFSHORE WIND FARM				
DRAWING TITLE	CROSS SECTIONS THROUGH END POSTS				
DRG No.	ED13798-0204	REV	B	SUIT. CODE	
DRG SIZE	A1	SCALE	AS SHOWN	DATE	05/07/24
DRAWN BY	SJB	CHECKED BY	IC	APPROVED BY	AEP
					