



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-102049-Z7Q1
Eich cyf/Your ref: Black Cat Roundabout

Maes y Ffynnon,
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Bangor,
Gwynedd,
LL57 2DW

northplanning@cyfoethnaturiolcymru.gov.uk

03000 65 4682

08/10/2019

Annwyl Syr/Madam / Dear Sir/Madam,

PRELIMINARY PRE-APPLICATION ADVICE

BWRIAD / PROPOSAL: Option A (Partially Signalised Roundabout plus 'spiral' road markings)

LLEOLIAD / LOCATION: A55 junction 19, Llansanffraid, Glan Conwy Interchange

Thank you for your enquiry dated 18/09/2019.

We have considered your enquiry in relation to our Development Planning [Consultations Topics](#) document (September 2018). We advise that the following matters are relevant to your site / proposed development and suggest you consider these further prior to the submission of any planning application:

Flood Risk

The proposal is within zone C1 according to the development advice maps accompanying TAN15: Development and Flood risk. We can confirm that there is a degree of flooding associated with the site/proposal; this is confirmed by a Flood Hazard Mapping study (River Ganol at Mochdre) carried out in December 2012.

The site is also within the Afon Ganol Internal Drainage District which means that the site is at risk from various sources of flooding including tidal, fluvial and pluvial and suffers from problems with a high-water table. The area benefits from the presence of tidal defences/tidal doors in the Conwy Estuary and at Rhos on Sea which prevents tidal inundation. Any overtopping or failures to these structures could lead to saline flooding of the site.

It is appreciated that Option A will not change the flood risk to users although a limited Flood Consequence Assessment should be compiled in support of the works.

It may also be useful for NMWTRA to understand the possible risks and for emergency planning purposes.

The works is directly adjacent to a designated main river (Afon Ganol). NRW use our permissive powers to maintain this watercourse for flood risk purposes. The works should not comprise the watercourse nor our access to maintain with heavy plant. Certain activities in, over, under or within 8m of the main river may be subject to a [Flood risk Activity Permit](#) under the Environmental Permitting Regulations (2016).

Should you require a copy of the modelling report and associated appendices [please contact our datadistribution@cyfoethnaturiolcymru.gov.uk]

European Protected Species (EPS)

Our records show there may be protected species in the vicinity of the site. We advise liaison with the LPA ecologist to discuss and agree the scope of any surveys required.

We refer you to our [website](#) for further advice

Groundwater protection and land contamination

Advice on environmental considerations and the assessments needed to support your planning application can be found on our external website.

For advice on how to deal with possible land contamination on your development visit: <http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/land-contamination/?lang=en>

For advice on how to protect groundwater at your development visit: <http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/protecting-groundwater/?lang=en>

Provision of Data

In addition to the above, please note, we can also provide certain data free of charge, as set out in our [Open Data Policy](#). Customers can [access our data via our website](#).

Please note the view expressed in this letter is a response to a pre-planning enquiry only. We trust these comments will prove helpful, but they should not set a precedent for any future Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

As part of our discretionary advice service we can provide further advice relating to land contamination, groundwater and flood risk prior to your planning application being submitted. There is a charge for this service. Further details are available on our website.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any queries on the above please do not hesitate to contact us.

Yn gywir / Yours sincerely,

Siôn M. Williams

Siôn M. Williams
Development Planning Advisor
Development Planning Advisory Service