



## ISSUES IDENTIFIED

*For further details please see Certificate page of this report.*

**Information panel:**

**Search ID:**SOL-173817-263172-0021

**Address:** 7, Bryniau Road, LLandudno, LL30 2BL



# ISSUES IDENTIFIED

**Grid Reference**

277466,381729

**GroundSure Reference**

SOL-173817-263172-0021

**Address**

7, Bryniau Road, LLandudno,  
LL30 2BL

## Extensions and Small Developments



No small developments or extensions of concern have been identified in proximity to the Property.

## Small Projects



No small projects of concern have been identified at or in proximity to the Property.

## Large Projects



Large projects have been identified in proximity to the Property. Please see the detailed report for further information.

Notes: Whilst GroundSure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. GroundSure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. If the existence or absence of a planning application, consent or similar may have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority. This interpretation is given based solely on the data within this report, and is a subjective view of developments that property owners in general may be concerned about. This interpretation will not necessarily represent the views of every party who views this report. It is recommended that you view the data within the report to confirm that there are no developments identified which will impact upon your perceived enjoyment of your/your client's property.

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# Overview of Findings

Detail	On-site	0-25m	25-250m	250-500m
Planning Applications (house extensions)	0	0	16	n/a
Planning Applications (projects)	0	0	6	15
Mobile Masts Data	0	0	0	0
Designated Environmentally Sensitive Sites	0	0	1	0
Designated Visually and Culturally Sensitive Sites	0	0	2	2
HS2 and Crossrail Information	0	0	0	0

Detail	Highest Risk Rating
Radon	The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

# Detailed Findings

## Notes on data content

**Planning Information:** The Planning Applications section of this report contains data provided under licence from Glenigan. Glenigan is the largest provider of planning data in the UK. The company has been collecting and processing planning application data since 1973. Glenigan tracks applications from initial planning and tender through to contracts awarded. This Planning Report contains the most up to date commercially available information on planning applications made in the vicinity of the subject property over the last 10 years.

Please note that due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. If any refused applications are identified within this report which would have a bearing on a purchaser's decision if they were to have been granted, you are advised to seek further clarification from the Local Authority on the application's status.

Whilst GroundSure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. GroundSure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. If the existence or absence of a planning application, consent or similar may have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority.

Planning applications for house extensions searches up to 250m and is displayed as points on the Planning Applications and Mobile Masts Map. Project planning applications searches up to 500m. Those within and around a 250m buffer are represented as points on the Planning Applications and Mobile Masts Map.

**Ofcom Sitefinder Mobile Phone Mast records:** This information is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations.

**Mobile Phone Mast Planning records:** This data is taken from Glenigan's archive of planning applications relating to mobile phone masts.

**Designated Environmentally Sensitive Sites:** This section of this report comprises Sites of Special Scientific Interest, National Nature Reserves, Ramsar sites, Special Protection Areas, Special Areas of Conservation, Local Nature Reserves and Scheduled Ancient Woodland. The presence of these sites can result in restrictions upon certain types of development that may impact the sensitive environmental receptors identified.

**Designated Visually and Culturally Sensitive Sites:** This section of the report comprises Conservation Areas, Scheduled Ancient Monuments, Protected Parks and Gardens, Listed Buildings (and certificates of Immunity from Listing), National Parks, Areas of Outstanding Natural Beauty and World Heritage Sites. The presence of these sites can result in restrictions on certain types of development that may impact the aesthetic and cultural receptors identified.

**English Heritage:** © English Heritage 2013. Contains Ordnance Survey data © Crown copyright and database right 2013. The English Heritage GIS Data contained in this material was obtained on 01/07/2013. The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.

**Cadw:** Contains public sector information licensed under the Open Government Licence v1.0

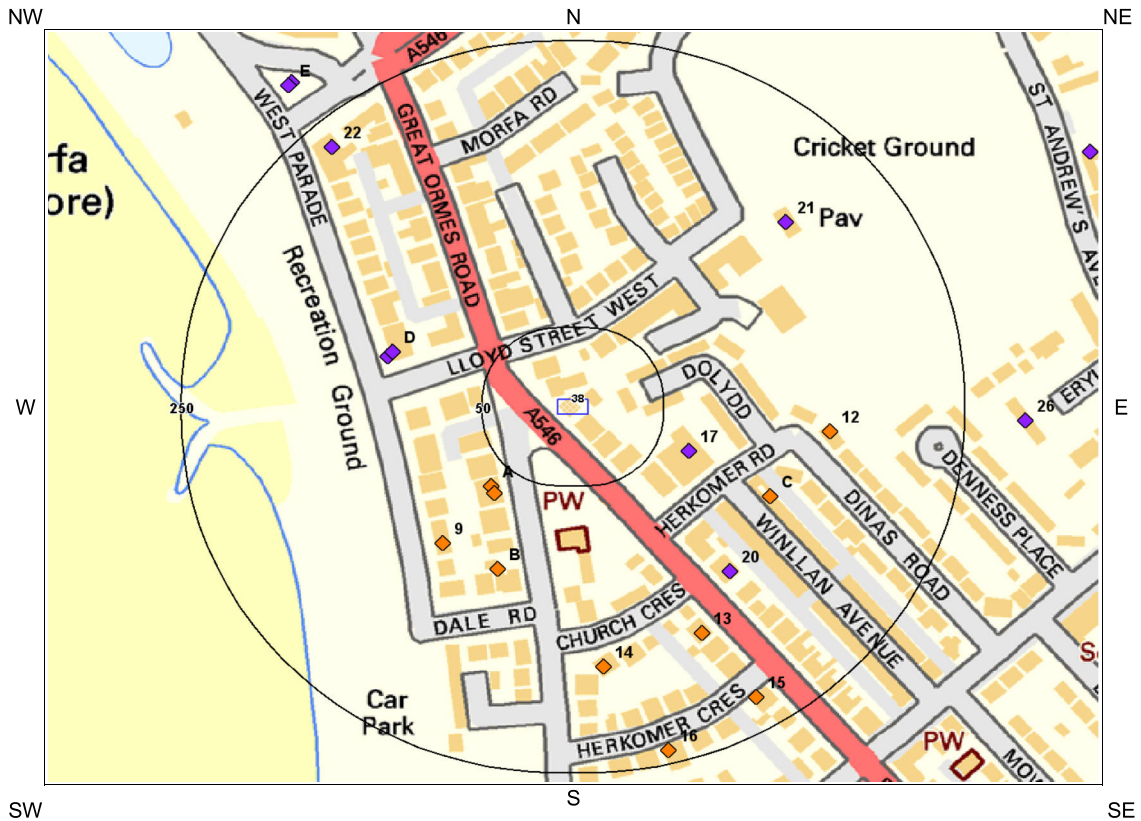
**Historic Scotland:** Contains public sector information and Ordnance Survey data © Crown copyright and database right 2013.

**Rail Infrastructure:** This dataset shows the presence of either the Highspeed 2 (HS2) rail link or Crossrail infrastructure. It does not detail any smaller scale or existing rail networks. The information contained within these sections is taken from HS2 Ltd and publicly available maps of the Crossrail development digitised by GroundSure. As the Crossrail project is ongoing, the locations of boring machines and completed sections of tunnel is subject to change.

**Natural Ground Subsidence:** This dataset is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Where significant natural ground instability is indicated, its level of significance is expressed on a scale of A to E ('low' to 'high'), relating to its potential to cause subsidence damage in buildings that may not have been constructed to appropriate standards.

**Radon:** This dataset is taken from a joint database produced by the British Geological Survey (BGS) and the Public Health England (PHE – formerly the Health Protection Agency (HPA)). This data is considered to be accurate to approximately 50m. Radon is a radioactive gaseous element emitted naturally from rocks and minerals where radioactive elements are present. In England and Wales, under Building Regulation 211 (2007), radon protective measures are required for some new dwellings and extensions to existing dwellings that are built in radon affected areas. In areas where less than 3% of properties are affected, no radon protection measures are required under building regulations. In areas where between 3-10% of properties are affected, basic radon protection measures are required, and in areas where over 10% of properties are affected then full radon protection measures will be required. A property is considered to be radon affected if a reading of over 200 becquerels per cubic metre is measured. A target level of 100 becquerels per cubic metre is considered the ideal outcome for protection measures in new buildings. In Scotland, BR376 applies, specifying that new properties and extensions in areas where 1-3% of properties are affected should have Stage 1 protection measures installed. Stage 2 protection measures should be installed in new properties and extensions in Scotland where more than 3% of properties are radon affected.

# 1. Planning Applications and Mobile Masts Map



Planning Applications and Mobile Masts Legend



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-  Site Centre
-  House Extension Planning Application
-  Mobile Mast Planning Records
-  Project Planning Application
-  Ofcom Sitefinder Mobile Masts
-  Search Buffers (m)

# 1. Planning Applications and Mobile Masts

## 1.1 Planning Applications: House Extensions

16

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
1A	67.0	SW	Seawinds, 66 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/35065	24/06/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
2A	67.0	SW	66 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/34344	21/12/2007	House (Extension)	House Extn (Exact)	Detailed Planning Refused
3A	70.0	SW	68 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/34870	02/05/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
4A	70.0	SW	68 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/34158	16/11/2007	2 Storey House (Extension)	House Extn (Exact)	Detailed Planning Refused
5B	116.0	S	76 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/36289	04/09/2009	House	House Extn (Exact)	Detailed Planning Refused
6B	116.0	S	76 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/36561	14/12/2009	House	House Extn (Exact)	Detailed Planning Granted
7B	116.0	S	Ed Dol Joy, 76 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/34847	25/04/2008	House	House Extn (Exact)	Detailed Planning Granted
8B	116.0	S	76 Great Ormes Road, Llandudno, Gwynedd, LL30 2BH	0/41086	24/09/2014	House	House Extn (Proximity)	Detailed Planning Withdrawn
9	118.0	SW	Farsite,	0/39310	18/10/2012	House	House Extn	Detailed Planning





ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
			West Parade, Llandudno, Gwynedd, LL30 2BD				(Exact)	Granted
10C	134.0	SE	3 Herkomer Road, Llandudno, Gwynedd, LL30 2JA	0/33159	20/03/2007	Flats (Conversion)	House Extn (Exact)	Detailed Planning Withdrawn
11C	134.0	SE	Hazelmere, 3 Herkomer Road, Llandudno, Gwynedd, LL30 2JA	0/33691	23/07/2007	2 Houses (Conv)	House Extn (Exact)	Detailed Planning Granted
12	161.0	E	34 Dinas Road, Llandudno, Gwynedd, LL30 2JE	0/35275	28/08/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
13	170.0	SE	18 Bryniau Road, West Shore, Llandudno, Gwynedd, LL30 2EZ	0/32647	15/11/2006	House (Extension)	House Extn (Exact)	Detailed Planning Granted
14	177.0	S	6 Church Crescent, Llandudno, Gwynedd, LL30 2EQ	0/32869	18/01/2007	House (Extension)	House Extn (Exact)	Detailed Planning Granted
15	227.0	SE	28 Bryniau Road, Llandudno, Gwynedd, LL30 2EZ	0/38404	22/11/2011	Garage	House Extn (Exact)	Detailed Planning Granted
16	240.0	S	6 Herkomer Crescent, Llandudno, Gwynedd, LL30 2EX	0/30852	22/09/2005	Garage	House Extn (Exact)	Detailed Planning Submitted

## 1.2 Planning Applications: Projects

21

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
17	72.0	E	West Shore Garage Ltd, Herkomer Road, Llandudno, Gwynedd, LL30 2YZ	0/34956	23/05/2008	8 Residential Units	Projects (Proximity)	Detailed Planning Granted
18D	115.0	W	Sunnymede Hotel, West Parade, Llandudno,	0/35263	20/08/2008	12 Flats	Projects (Exact)	Detailed Planning Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
			Gwynedd, LL30 2BD					
19D	117.0	W	Former Glan Y Mor Nursing Home, West Parade, Llandudno, Gwynedd, LL30 2BD	0/30145	14/04/2005	4 Flats (Conversion)	Projects (Proximity)	Detailed Planning Submitted
20	144.0	SE	Kiddies Corner, 35 Bryniau Road, Llandudno, Gwynedd, LL30 2EZ	0/38462	08/12/2011	Nursery (Extension)	Projects (Exact)	Detailed Planning Granted
21	180.0	NE	Llandudno Cricket Club, The Oval, Llandudno, Gwynedd, LL30 2BT	0/34783	15/04/2008	Cricket Club (Extension)	Projects (Exact)	Detailed Planning Granted
22	231.0	NW	The Lilly, West Parade, Llandudno, Gwynedd, LL30 2BD	0/38624	03/02/2012	Restaurant (Alterations)	Projects (Exact)	Detailed Planning Granted
23E	283.0	NW	The Tram Shelter, West Parade, Llandudno, Gwynedd, LL30 2BB	0/36802	08/04/2010	Cafe (Conversion)	Projects (Proximity)	Detailed Planning Granted
24E	283.0	NW	Tram Shelter, West Parade, Llandudno, Gwynedd, LL30 2BB	0/33056	21/02/2007	Shop (Conversion)	Projects (Proximity)	Detailed Planning Withdrawn
25E	283.0	NW	Tram Shelter, West Parade, Llandudno, Gwynedd, LL30 2BB	0/34137	06/11/2007	Shop (Conversion)	Projects (Proximity)	Detailed Planning Granted
26	290.0	E	Eryl Wen, Eryl Place, Llandudno, Gwynedd, LL30 2TX	0/39933	01/07/2013	Offices (Conversion)	Projects (Exact)	Detailed Planning Granted
-	329.0	NW	Beth Eden Christian Guest Hous, 4 - 5 West Parade, Llandudno, Gwynedd, LL30 2BB	0/34165	19/11/2007	Restaurant (Conversion)	Projects (Exact)	Detailed Planning Granted
-	336.0	SE	West Shore Social Club, Bryniau Road, Llandudno, Gwynedd, LL30 2DZ	0/32188	28/07/2006	8 Houses & 6 Flats	Projects (Proximity)	Detailed Planning Granted
29	375.0	NE	74 - 76 St. Andrews Avenue, Llandudno,	0/37218	25/08/2010	2 Residential/ Temporary	Projects (Exact)	Detailed Planning Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
			Gwynedd, LL30 2JF			Units		
-	415.0	NW	West Beach, West Parade, Llandudno, Gwynedd, LL30 2AX	0/41293	09/12/2014	Sea Defence Works	Projects (Proximity)	Detailed Planning Granted
-	427.0	NW	Boating Pond, West Parade, Llandudno, Gwynedd, LL30 2	0/38903	28/05/2012	Memorial House	Projects (Proximity)	Detailed Planning Withdrawn
-	435.0	SE	Ysgol Ffordd Dyffryn, Dyffryn Road, Llandudno, Gwynedd, LL30 2LZ	0/32679	29/11/2006	Reception Area	Projects (Exact)	Detailed Planning Granted
-	438.0	NE	24 St. Andrews Place, Llandudno, Gwynedd, LL30 2YR	0/34164	22/11/2007	3 Flats	Projects (Exact)	Detailed Planning Granted
-	449.0	NW	Former Tennis Courts, Abbey Road, Great Ormes Road, Llandudno, Gwynedd, LL30 2EH	0/33035	27/02/2007	12 Flats	Projects (Proximity)	Outline Planning Granted
-	450.0	N	Former Tennis Courts, Abbey Road, Llandudno, Gwynedd, LL30 2EH	0/36279	02/09/2009	36 Elderly Person Units	Projects (Proximity)	Approval of Reserved Matters Granted
-	478.0	NE	Branksome Hotel, 58 - 62 Lloyd Street, Llandudno, Gwynedd, LL30 2YP	0/30751	05/09/2005	8 Townhouses	Projects (Proximity)	Detailed Planning Granted
-	483.0	NW	Clontarf Hotel, 2 Great Ormes Road, Llandudno, Gwynedd, LL30 2AR	0/37095	12/07/2010	Managers Accommodation (Extension)	Projects (Exact)	Detailed Planning Granted

### 1.3 Additional Information: Projects

21

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
17	72.0	E	0/34956	Scheme comprises demolition of structure and construction of 8 residential units with associated car	An application (ref. 0/34956) for detailed



ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
				parking and landscaping.	planning permission was granted by Conwy County B.C.
18 D	115.0	W	0/35263	Scheme comprises demolition of buildings and construction of 12 apartments. Associated works include access roads, enabling, infrastructure, landscaping and sewer systems.	An application (ref: 0/35263) for detailed planning permission was granted by Conwy County B.C.
19 D	117.0	W	0/30145	Scheme comprises change of use and alterations to former nursing home to form 4 self contained flats and construction of means of access and demolition of building.	An application (ref: 0/30145) for Detailed Planning permission was submitted to Conwy County B.C. on 14th April 2005.
20	144.0	SE	0/38462	Scheme comprises construction of new entrance porch and stairway access to flat above, formation of new rear parking area and rear vehicular access.	An application (ref: 0/38462) for detailed planning permission was granted by Conwy County B.C.
21	180.0	NE	0/34783	Scheme comprises construction of a single storey detached building for use as a score box.	An application (ref: 0/34783) for detailed planning permission was granted by Conwy County B.C.
22	231.0	NW	0/38624	Scheme comprises dormer roofs to west parade elevation altered to provide windows with lower cill levels. 2 first floor bedroom windows altered by reducing size of central pier. rooflights to ground floor lean to roof enlarged.	An application (ref: 0/38624) for detailed planning permission was granted by Conwy County B.C.

#### 1.4 Planning Authority Statistics:

ID	Planning Authority	% applications decided in 8 weeks or fewer	% of Applications Decided in 8 Weeks or more.	Total Number of Appeals	% of Appeals Dismissed	% of Appeals Allowed
38	Conwy - Conwy	72	28	24	46	54

## 1.5 Ofcom Sitefinder Mobile Phone Mast Records

**Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site?** **No**

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor GroundSure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

## 1.6 Mobile Phone Mast Planning Records

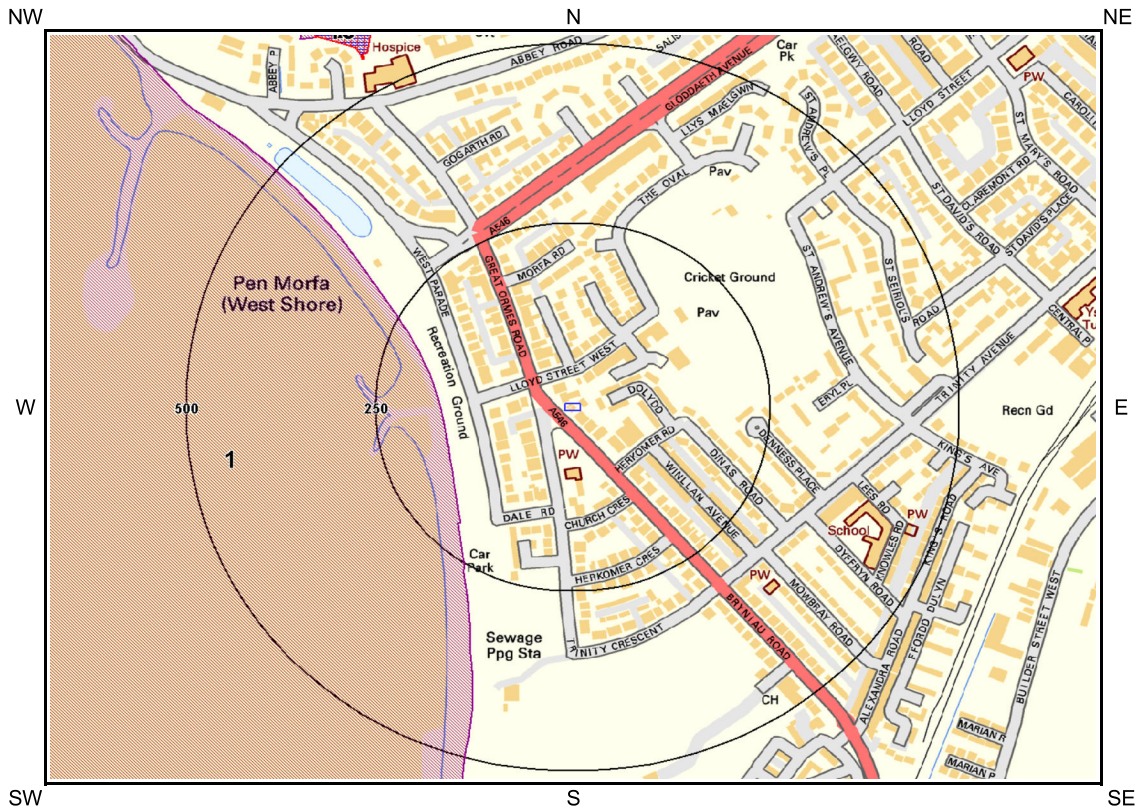
**Have any planning records relating to telecommunication masts been identified within 250m of the study site?** **No**

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.



# 2. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map



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- |                        |                          |                               |                         |
|------------------------|--------------------------|-------------------------------|-------------------------|
| Site Centre            | Green Belt               | Ancient Woodland              | National Nature Reserve |
| Site Outline           | SSSI                     | Special Areas of Conservation | Local Nature Reserves   |
| 100 Search Buffers (m) | Special Protection Areas | Ramsar Sites                  |                         |

## 2. Designated Environmentally Sensitive Sites.

### 2.1 Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site:

Yes

### 2.2 Records of Sites of Special Scientific Interest within 2000m of the study site:

7

ID	Distance	Direction	SSSI Name	Data Source
1	160.0	W	ABER AFON CONWY	Natural Resources Wales
2	547.0	NW	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
-	888.0	N	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
-	1099.0	N	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
-	1144.0	N	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
-	1290.0	NE	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
-	1369.0	NE	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales

### 2.3 Records of National Nature Reserves within 2000m of the study site:

1

ID	Distance	Direction	NNR Name	Data Source
-	992.0	N	Maes-y-facrell, Pen Y Gogarth	Natural Resources Wales

### 2.4 Records of Special Areas of Conservation within 2000m of the study site:

5

ID	Distance	Direction	SAC Name	Data Source
9	553.0	NW	Great Orme's Head / Pen y Gogarth	Natural Resources Wales
-	1000.0	SW	Y Fenai a Bae Conwy / Menai Strait and Conwy Bay	Natural Resources Wales
-	1144.0	N	Great Orme's Head / Pen y Gogarth	Natural Resources Wales
-	1295.0	NE	Great Orme's Head / Pen y Gogarth	Natural Resources Wales
-	1752.0	S	Y Fenai a Bae Conwy / Menai Strait and Conwy Bay	Natural Resources Wales

### 2.5 Records of Special Protection Areas within 2000m of the study site:

1

ID	Distance	Direction	SPA Name	Data Source
-	1000.0	SW	Liverpool Bay / Bae Lerpwl (Wales)	Natural Resources Wales

**2.6 Records of Ramsar sites within 2000m of the study site:**
**0**

Database searched and no data found.

**2.7 Records of Local Nature Reserves within 2000m of the study site:**
**4**

ID	Distance	Direction	LNR Name	Data Source
15	547.0	NW	GREAT ORME'S HEAD	Natural Resources Wales
-	1154.0	N	GREAT ORME'S HEAD	Natural Resources Wales
-	1173.0	N	GREAT ORME'S HEAD	Natural Resources Wales
-	1240.0	N	GREAT ORME'S HEAD	Natural Resources Wales

**2.8 Records of Ancient Woodland Areas within 2000m of the study site:**
**5**

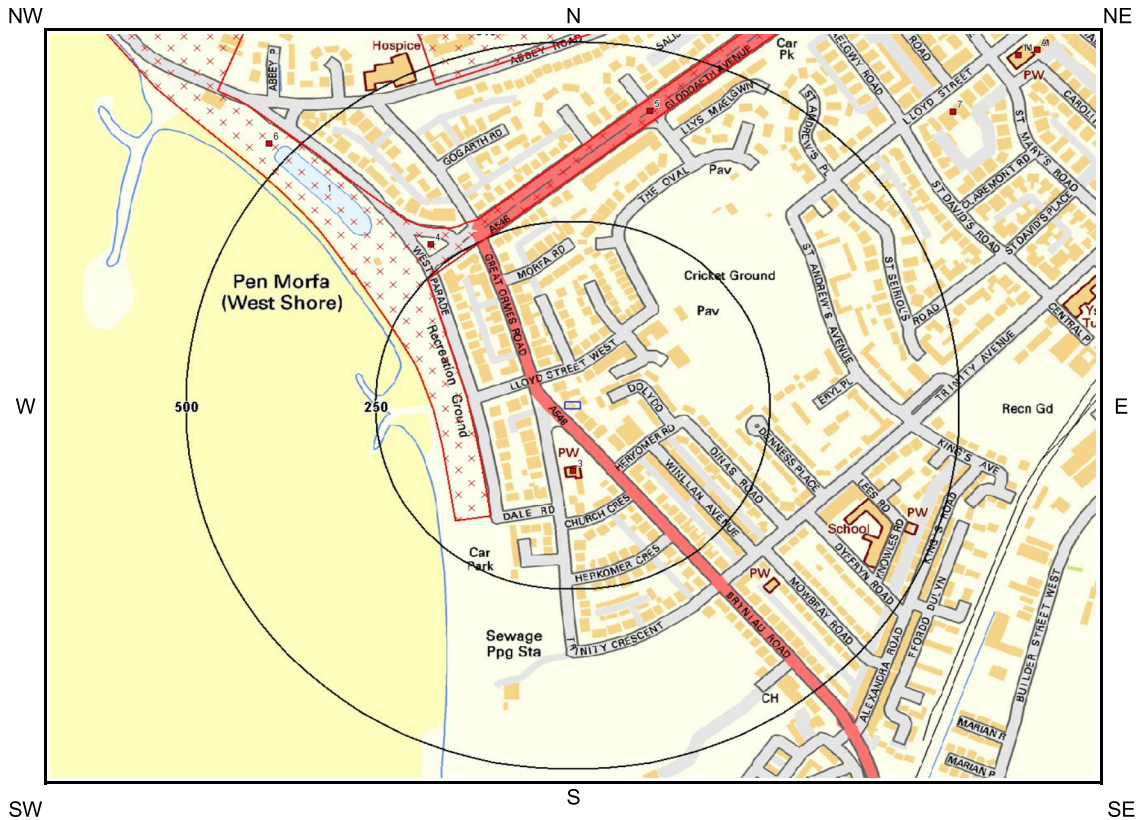
ID	Distance	Direction	Ancient Woodland Name	Type
-	581.0	N	Unknown	Ancient and Semi-Natural Woodland
-	680.0	N	Unknown	Restored Ancient Woodland Site
-	939.0	N	Unknown	Ancient and Semi-Natural Woodland
-	963.0	N	Unknown	Ancient and Semi-Natural Woodland
-	1821.0	SE	Unknown	Ancient and Semi-Natural Woodland

**2.9 Records of Green Belt land within 2000m of the study site:**
**0**

Database searched and no data found.



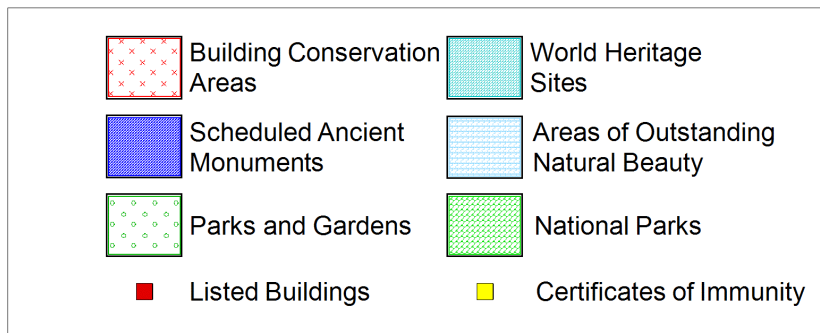
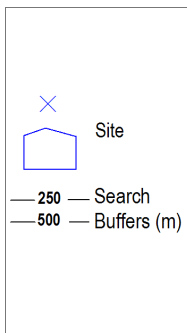
# 3. Designated Visually and Culturally Sensitive Sites



Designated Visually and Culturally Sensitive Sites Legend



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## 3. Designated Visually and Culturally Sensitive Sites

### 3.1 Presence of Designated Visually and Culturally Sensitive Sites within 500m of study site:

Yes

### 3.2 Records of Conservation Areas within 500m of study site:

1

ID	Distance	Direction	Conservation Area Name	District
1	123.0	W	LLANDUDNO	

### 3.3 Records of Listed Buildings within 500m of study site:

3

ID	Distance	Direction	Listed Building Name	Grade
3	86.0	S	Church of Our Saviour (West Shore)	II
4	282.0	NW	Shelter (Former Tram Terminus)	II
5	415.0	N	Shelter	II

**3.4 Records of Scheduled Ancient Monuments within 500m of study site:** 0

Database searched and no data found.

**3.5 Records of Protected Parks and Gardens within 500m of study site:** 0

Database searched and no data found.

**3.6 Records of Certificates of Immunity from Listing:** 0

Database searched and no data found.

**3.7 Records of World Heritage Sites within 500m of study site:** 0

Database searched and no data found.

**3.8 Records of Areas of Outstanding Natural Beauty within 500m of study site:** 0

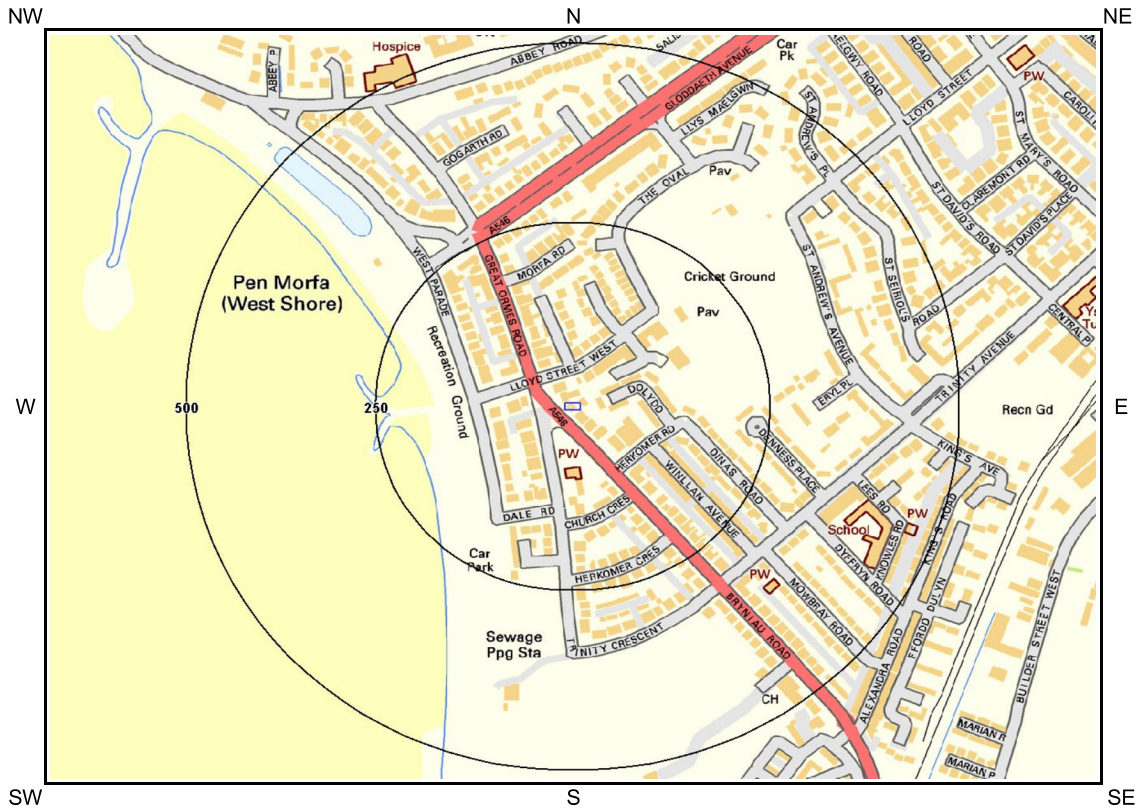
Database searched and no data found.

**3.9 Records of National Parks within 500m of study site:** 0

Database searched and no data found.



# 4. HS2 and Crossrail Information Map



HS2 and Crossrail Information Map.



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Site  
 500 Search  
 1000 Buffers (m)

HS2	
Track Type	Estimated Train Speed
Surface Alignment	<50mph
Tunnel	>50<100mph
Bridge/Viaduct	>100<150 mph
Green Tunnel	>150<200 mph
	>200<250 mph

CROSSRAIL	
Proposed Tunnel	
Complete Tunnel	
Surface Alignment	
Work Site	
Tunnel Boring Machine	
Crossrail Station	

## 4. HS2 and Crossrail information

### **4.1 Records of HS2 route within 5km of the study site:**

#### **4.1.1 Nearest centre point of track on HS2 route:**

Database searched and no data found.

#### **4.1.2 Nearest centre point of overground track on HS2 route:**

Database searched and no data found

### **4.2 Records of Crossrail route within 5km of the study site:**

#### **4.2.1 Nearest Crossrail construction site:**

Database searched and no data found.

#### **4.2.2 Nearest Crossrail worksite (within 1km):**

Database searched and no data found.

#### **4.2.3 Nearest Crossrail Stations (within 5km):**

Database searched and no data found.

## 5. Radon data.

### **5.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the action level?**

The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

### **5.2 Is the property in an area where Radon Protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment<sup>1</sup>?**

Basic radon protective measures are necessary

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<sup>1</sup> Scivyer, Chris – “Radon: Guidance on protective measures for new buildings”; BR211, BRE Press (2007). Available from BRE press direct at <http://www.brebookshop.com/>

## 6. Additional Resources

As part of your investigations and enquiries into your search property you may wish to consider investigating the following additional resources to further inform your assessment:

### **Development Plans**

The term 'Development Plan' describes the various planning policy documents which provide planning guidance. This can be at a Regional, County, District/Borough or Unitary Authority level. These documents outline the Councils adopted land use policies and proposals and contain explanatory text and detailed maps of an area, showing the various allocations or restrictions upon the land.

### **Conservation Areas**

In the UK the term Conservation Area applies to an area considered worthy of preservation or enhancement due to its special architectural or historic interest. Properties within a conservation area will be subject to certain development controls and restrictions as defined under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70).

### **Listed Buildings**

A listed building is a building or structures officially designated as being of special architectural, historical or cultural significance. It may not be demolished, extended or altered without special permission being granted by the local planning authority. Owners of listed buildings may be duty bound to repair and maintain the building. For more information and to find out about listed buildings in your area visit this website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Tree Preservation Orders (TPOs)**

TPOs protect important trees which have amenity value, prohibiting the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the consent of the Local Authority. The maximum penalty for carrying out works to TPO trees without consent is £20,000. For a guide to the law and best practice on Tree Preservation Orders visit this website: [www.communities.gov.uk/planningandbuilding/planning/treeshighedges/trees](http://www.communities.gov.uk/planningandbuilding/planning/treeshighedges/trees)

### **Open Access Land**

The Countryside and Rights of Way Act of 2000 gives people new rights to freely walk on areas of open country and registered common land. For details of open access land in your area visit this website: [www.openaccess.gov.uk/S4/html/default.htm](http://www.openaccess.gov.uk/S4/html/default.htm)

### **Rights of Way**

Public Footpaths, Bridleways and Rights of Way often cross private land. Rights of way have the same status in law as any other highway, and so should be kept open and usable. To find the location of Rights of Way in your area visit this website: [www.ordnancesurvey.co.uk/oswebsite](http://www.ordnancesurvey.co.uk/oswebsite)

## **The Land Registry/Registers of Scotland**

The Land Registry register titles to land in England and Wales. In Scotland this is undertaken by the Registers of Scotland. Their role is to record all dealings with registered land such as sales, mortgages, and legal proceedings. If you wish to request or download copies of title information related to your property for a small fee visit these websites:

[www.landreg.gov.uk](http://www.landreg.gov.uk)   [www.ros.gov.uk](http://www.ros.gov.uk)

## **Property Price Information**

Nethouseprices provide access to UK house prices in England, Scotland and Wales, as recorded by the Land Registry (since April 2000) and the Registers of Scotland (since May 2000). To view the prices of properties sold in your area visit this website: [www.nethouseprices.com](http://www.nethouseprices.com)

## **Broadband Internet Access**

Broadband is a high data-transmission rate internet connection. The standard technology in most areas is DSL, followed by cable modem. In some areas, particularly remote areas of low population density, Broadband may not be available. To check Broadband availability in your area visit this website: [www.broadbandchecker.co.uk](http://www.broadbandchecker.co.uk)



## 7. Contact Details

**GroundSure Helpline**  
Telephone: 08444 159 000  
info@groundsure.com



### Glenigan

41-47 Seabourne Road  
Bournemouth BH5 2HU  
Tel: 01202 432121



### Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505



### Public Health England

Public information access office, Public Health England  
Wellington House, 133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: enquiries@phe.gov.uk  
Main switchboard: 020 7654 8000



Public Health  
England

### Local Authority details

Authority: Conwy County Borough Council  
Phone: 01492 574 000  
<http://www.conwy.gov.uk/>  
Address: Bodlondeb, Conwy, North Wales, LL32 8DU

### Get Mapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444



### CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN  
Tel: 0871 4237191  
[www.copso.org.uk](http://www.copso.org.uk)



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## Search Code

### IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: admin@tpos.co.uk

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

#### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@4C.groundsure.com](mailto:info@4C.groundsure.com)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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