

From: Information redacted
Sent: 03 June 2026 17:24
To: Information redacted
Cc: Information redacted
Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Good afternoon Information redacted

I shall be grateful for your response as soon as you can please as time is fast running out on this planning permission, and we need to submit and pay for the discharge of conditions applications again.

Kind regards

Information redacted



Information redacted
Information redacted

Information redacted
Information redacted



Rwyf yn gweithio ddydd Llun-ddydd Iau – nid wyf yn gweithio ar ddydd Gwener.

I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted

Sent: 27 May 2026 15:10

To: Information redacted

Cc: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Thank you Information redacted
Information redacted

I would be grateful if you can confirm that these drawings are acceptable for both the discharge of condition and S73 application please.

We have also completed the CSTMP to discharge condition 16, which I attach for your informal approval.

Kind regards

Information redacted



Information redacted
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Information redacted
Information redacted



Rwyf yn gweithio ddydd Llun-ddydd Iau – nid wyf yn gweithio ar ddydd Gwener.

I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted

Sent: 27 May 2026 14:58

To: Information redacted

Cc: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted

Refer to telephone conversation earlier.

Attached revised plans showing the extent of visibility splay :-

- 2616-110 Rev B Existing Highway Layout and Site Clearance - A1 1in250
- 2616-200 Rev C Proposed Highway Works - A1 1in250

The existing stone gatepost has been surveyed, and I've added dimension of gatepost for your information.

I've also added an enlarge scale extract of the visibility splay at the gatepost to drawing 1616-110 rev B for clarity.

I trust this is acceptable.

Should you require further detail please do not hesitate to contact me.

Regards

From: Information redacted **Sent:** 27 May 2026 10:32

To: Information redacted **Cc:** Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Good morning Information redacted,

Apologies for the delay in coming back to you following your last email.

Upon receipt of your email, which contained the updated visibility splay drawings featuring a stated splay of 110m from a set-back of 2.4m to the east of the access, I requested NMWTRA carry out a site visit to obtain further dimensions to verify both dimensions and the location of the existing stone gatepost, to enable a more accurate assessment of the impact of this object upon the achievable visibility to the right of the site's proposed access.

Unfortunately, I was delayed in obtaining this last week due to absences within NMWTRA. However, I have just received the requested information and attach the provided photographs for information.

As can be seen, our Trunk Road Agent took a set of measurements to confirm the size and location of the gatepost, relative to another fixed object (i.e. the existing gully), and the dimensions recorded were as follows:

Gatepost dimensions:

150mm wide and 550mm deep (when viewed from the trunk road carriageway)
1400mm height
1080mm offset from the edge of carriageway of the A487 to the face of the post facing the A487

Reference dimension: Southern face of stone post to northern edge of nearby gully is 530mm

In light of the above, I would be grateful if you could please arrange for the location of the gatepost to be identified on the visibility splay drawing in line with the above dimensions and the splay updated as necessary.

Also, it was noted that the visibility splay lines extended past the extents of the previously submitted drawing. Please ensure that the stated visibility splays are drawn in their entirety within the submitted drawing.

Having discussed this site with my colleague Information redacted, I would advise that you will need to submit a Section 73 application to vary the visibility splay drawings to reflect

the amended visibility splay. Furthermore, any visibility splay that is non-compliant in respect of the requirements of CD 123 of the DMRB will be subject to a Departure from Standards Submission, which I would suggest should be produced and submitted to the Welsh Government for review prior to applying for a S73 application.

Should you wish to discuss any of the above further, please don't hesitate to contact me.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Cymuned Llandudno / Llandudno Junction
Llandudno / Llandudno

From: Information redacted

Sent: 14 May 2026 13:10

To: Information redacted

Cc: Information redacted

Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Good afternoon Information redacted

I have tried calling you this morning, can you give me a call when you're available please on Information redacted

We now believe that we have reached a solution, following a conversation with Information redacted, whereby the new access will provide a much safer and improved access and alleviate the current pinch point as you enter Llanrhystud, and this is a justification for approving a reduced visibility splay of a 100m, even though some vehicles will still be able to see beyond this. This reduced visibility splay does not encroach on any third party land.

Can you please confirm whether you are happy with the attached plans, so that we can re-submit the discharge of condition application to discharge Condition 15 and proceed with the development, the condition reads:

"Prior to any construction works starting, detail design of the access, footways and verge detailing specification of all materials/planting along with setting out details etc. must be submitted and approved in writing by the local planning authority in conjunction with Welsh Government. Verges must align with biodiversity policies and additional areas may be required to align with Llwybr Newydd i Natur."

Kind regards

Information redacted



Information redacted

Information redacted

Information redacted



Rwyf yn gweithio ddydd Llun-ddydd Iau – nid wyf yn gweithio ar ddydd Gwener.

I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted

Sent: 06 May 2026 09:39

To: Information redacted

Cc: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted

Refer to the attached outlook from Information redacted with reference to his discussion with Information redacted (MWTRA) regarding the visibility splay at the above site, it is agreed that 100m visibility splay is acceptable.

Attached revised site plans with amended vis-splay plan for your approval
A Non Material Amendment to change the wording will be undertaken in due course.

I trust that this is acceptable.

Regards

Information redacted

From: Information redacted

Sent: 10 April 2026 11:33

To: Information redacted

Cc: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted,

No problem, speak soon.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Llandudno Junction
Llandudno / Llandudno

From: Information redacted

Information redacted>

Sent: 10 April 2026 11:27

To: Information redacted

Cc: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted

No Problem, I've emailed the client for clarification.

Regards

Information redacted

From: Information redacted

Sent: 10 April 2026 11:24

To: Information redacted

Cc: Information redacted

Subject: FW: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Good morning Information redacted,

Apologies for the delay in coming back to you – I have only just been able to discuss the above due to colleagues being on leave over the Easter period.

Unfortunately, I have been informed that I am unable to provide the photo as it is not the Welsh Government's property and as such, we do not possess the right to share it.

I apologise that I am unable to assist further in this matter, however, I will await receipt of the updated visibility splay drawings, so that it can be further reviewed in respect of the discharging of the associated condition.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Llandudno Junction
Llandudno / Llandudno

From: Information redacted

Sent: 02 April 2026 12:01

To: Information redacted

Cc: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted

Having checked, I'm awaiting confirmation whether I can forward on the photo to a third party, so until I am advised either way I won't be able to forward it on. Apologies.

However, the stone gate post can be seen to varying degrees of quality on Google StreetView when viewing the location across the various available years.

Of course, if I am told I can forward the image over I will do so.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Llandudno Junction
Llandudno / Llandudno

From: Information redacted

Sent: 02 April 2026 11:24

To: Information redacted

Subject: RE: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted

Could you send across the photo of the gate post please.

Regards

Information redacted

From: Information redacted

Sent: 02 April 2026 10:20

To: Information redacted

Cc: Information redacted

Subject: FW: A250201 - Ysgubor Wyre, Llanrhystud, Welsh Government response

Hi Information redacted

Refer to telephone conversation earlier.

Attached updated site vis-splay plan, with a newer version of the OS Survey and added Title WA651312 as attached.

I've turned off the indicative hedgerow shown on the Arc Site Plan as that was also complicating matters.

I trust that this is acceptable.

Regards

Information redacted



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