

### Appendix 3

Letter from NRA to Colwyn BC dated 10<sup>th</sup> November 1995  
ref:SH9778/950485/3

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Planning Officer,  
Colwyn Borough Council,  
Civic Centre,  
Colwyn Bay,  
Clwyd.  
LL29 8AR

Date : 10-Nov-95  
Reply To : Mrs Meryl Read  
NRA Ref : SH9778/950485 / 3  
Your Ref : 1/16320

Dear Sir/Madam,

RE: CONVERSION AND EXTENSION TO FORM HOTEL AND RESTAURANT, ERECTION OF BUILDING TO PROVIDE 72 MOTEL ROOMS, CONVERSION OF OUTBUILDINGS TO CAR MUSEUM AND TEA ROOMS, ERECTION OF 20 LODGES, CONSTRUCTION OF LAKE, ACCESS AND LANDSCAPING AT GORS FARM, GORS ROAD, TOWYN

I refer to your letter dated 31st October 1995 in respect of the above application.

The design level of the embankment on the North side of River Gele is set at 4.600m AOD Newlyn. Therefore, the new floor levels (at 5.200m AOD) would seem to be acceptable, based on the design figure. (The NRA would however, question the figure of the existing GROUND LEVELS of 5.000m AOD as stated on the plan).

The applicant has not submitted details of any works associated with existing defence levels for the River Gele.

Details have not been provided in respect of proposals for the existing outfalls, or at what level the Motor Museum is to be set, and any proposed protection measures to be undertaken.

In addition to the above, a number of matters require to be addressed before the NRA will be in a position to issue any formal land drainage consents associated with this scheme. In particular the following matters MUST be progressed and formally consented by the Authority prior to implementation and/or execution of the works:



Dr JOHN STONER Rheolwr Cyffredinol Rhanbarthol / Regional General Manager

Awdurdod Afonydd Cenedlaethol, Rhanbarth Cymru / National Rivers Authority, Welsh Region  
Highfield, Ffordd Priestley, Caernarfon, Gwynedd, LL55 1HR. Ffôn: (01286) 672247, Ffacs: (01286) 674451  
Highfield, Priestley Road, Caernarfon, Gwynedd LL55 1HR. Tel: (01286) 672247. Fax: (01286) 674451

(i) formal land drainage consent must be obtained for ALL works within 7.0m of the landward base of existing River Gele defences.

(ii) full details of the proposed treatment to existing outfalls must be submitted for formal approval/consent. (NRA maintenance activities MUST NOT be compromised by any proposed works at these locations).

(iii) formal land drainage consent is required for surface water outfall to Bodoryn Marshes Drain "A" Main River.

(iv) formal land drainage consent is required for sewer crossing of River Gele Main River.

(v) formal land drainage consent is required for sewer crossing of Ffynnon-Y-Ddol Gors Road leg Main River.

(vi) loss of flood storage - depositon of fill material in flood plain will not be permitted unless appropriate and equivalent compensatory storage is provided for in close proximity to such works. Further detailed discussion on this matter is required to enable a satisfactory solution to all parties concerned.

It should be noted that all proposals and details submitted should be based upon detail surveyed cross sections of the affected watercourse, plotted to scale, and related to O.S.B.M. - Newlyn for each element of the works identified above.

A minimum of 1.0m cover from hard bed level to soffit of all piped crossings is required.

No development of the site should take place until such time as these matters have been addressed and the appropriate consents issued.

Appropriate forms to progress these matters will be forwarded to the applicant from the NRA's Regulations Engineer Mr P.M. Reeves.

Yours faithfully,



R.C. Carter  
( Development Liaison Officer )