

# VIP Snowdonia: Tunnel and Underground Cables Construction

<b>Name</b>	Landowner Commitments Register – Snowdonia VIP: Tunnel Scheme
<b>Document Version</b>	<b>Notes / Author</b>
31/08/2021	First draft / Andrew Gurney Bruton Knowles
30/09/2021	Reviewed + updated by R La Terriere
06/10/2021	Review and additional text and plans added by Andrew Gurney Bruton Knowles
12/10/2021	Reviewed + updated by R La Terriere for first issue for tender.

## Landowner Commitments Register – Snowdonia VIP: Tunnel scheme

In the course of obtaining land rights for the Snowdonia VIP project, National Grid has made various commitments to landowners and this document summarises these.

General commitments that are common across all or most landowners are given in Section 1, and specific commitments to individual landowners follow in Section 2.

***This document highlights general or particular requirements, concerns or requests raised by or agreed with landowners and is not intended to exhaustively describe the reinstatement requirements of the land. The main works contractor remains responsible for minimising land/property damage and for reinstatement of the land to the Project Managers reasonable satisfaction and as required by the contract.***

This is a live document and will be maintained by the National Grid Lands Team. It will be updated as agreements and commitments are made and communicated to the main works contractor. The document version control above will highlight change dates and summarise the changes made.

## Contents

Landowner Commitments Register – Snowdonia VIP: Tunnel scheme.....	1
Section 1 – General Commitments .....	3
Notice requirements .....	3
General requirements.....	3
Section 2 – Specific Commitments.....	5
Overview Plan .....	6
269 – National Grid Electricity Transmission .....	8
293 - Nigel & Alison Duncan .....	11
294 – Crown Estate (Foreshore) .....	12
421 – Crown Estate (Common Land) .....	12
296 – Welsh Ministers .....	15
299 - ADRA .....	16

## VIP Snowdonia: Tunnel and Underground Cables Construction

306 - John Williams & Rhian Roberts.....	17
309 - CCI Credit Management Limited.....	18
315 - Festiniog Railway Company .....	20
319 – Tarmac (formerly Breedon Group).....	22
320 - GD & MW Williams .....	24
323 - Jeston Homfray .....	27
326 - Gwynedd Council .....	29
336 – Network Rail.....	32
372 - Huw Owen.....	35
380 - Michael & Susanne Smedley.....	37
383 - Peter & Mairwen Jones.....	39
384 - Birchwood Trust.....	44
385 - Matthew Owen-Hughes.....	47
396 – Welsh Government .....	48
421 – Crown Estate (Common land) .....	50
468 - Morwen Pritchard.....	51
469 - Sean & Clare Britton .....	53
473 - Cian Williams.....	55
483 – R Davies .....	56
491 – Keolis.....	56
Section 3 – Supplementary Information.....	57
Supplementary Information A: Garth Fields.....	58
Supplementary Information B: Asset Protection Agreements .....	59
Supplementary Information C: Monitoring Sites.....	60

# VIP Snowdonia: Tunnel and Underground Cables Construction

## Section 1 – General Commitments

### Notice requirements

The National Grid Lands Team and its land agent / legal suppliers ('Project Lands Team') will serve all required notices to landowners. The Main Works Contractor and the Project Lands Team will need to work closely and communicate over about future land access requests.

The intention is to divide the project into the following components for the purpose of serving notice:

1. Land required for surveys.
  - Rights will be sought for non-intrusive surveys from November 2021 for land within the red line boundary.
  - Rights for reptile translocations at Cilfor are in place subject to formal landowner notification, which will be given once dates are known.
  - Any additional survey requirements should be notified to the Lands team as soon as possible so that there is time to follow compulsory access processes (14 weeks' notice has been specified).
2. Land required for the two tunnel head house sites and adjacent land at Garth and Cilfor.
  - Notices are expected to be served on tunnel head house landowners in April 2022 so that land is available in advance of 29 August 2022 and can be withdrawn if the project is not awarded funding.
  - Notice on one further landowner in respect of tunnel + underground cables between Garth tunnel head house site and Garth Sealing End Compound is expected to be served in June/July *following* a decision to proceed (see **319 – Tarmac (formerly Breedon Group)**)
3. Land required for a water discharge pipe (if required) at Cilfor.
  - Notice requirements to be confirmed and subject to main works contractor determining the need for these rights – 6 months' notice needed prior to any construction activities for this pipe (see **320 - GD & MW Williams**).
4. Land required for the tunnel (where not included in the above land holdings).
  - Notice anticipated to be served following completion of route alignment, and allowing 6 months' time before tunnel boring machine runs into land east of Garth SEC.
  - Notice procedures must start no later than March 2024 (assuming compulsory purchase order is confirmed in October 2021).
  - Crown Estate has an additional agreement (undertaking in respect of Section 63) that has extra notice requirements. (see **294 – Crown Estate (Foreshore)**).
5. Land required for overhead line removal.
  - Notice procedures may start from March 2024, or earlier, to avoid losing compulsory acquisition opportunity (to be confirmed).

### General requirements

- Unless agreed otherwise, the Tunnel is to be built at a depth not less than 15 metres below mean sea level/Ordnance Datum.

## VIP Snowdonia: Tunnel and Underground Cables Construction

- Make good to the satisfaction of the owner and/or occupier any damage to the property or to the buildings, trees, hedges, fences, crops or livestock. If damage can't be made good or if National Grid prefer, then compensation will be provided. Making good includes filling in the ground surface, replacement of soil, turf and drains or as far as possible restoring the surface to its former condition.
- If requested by the owner and/or occupier, remove all timber and brushwood felled or lopped.
- Do not leave any litter and leave the property neat and tidy.
- Keep the owner and/or occupier indemnified against all losses, actions, claims and demands.

# VIP Snowdonia: Tunnel and Underground Cables Construction

## Section 2 – Specific Commitments

The schedules below provide a summary of specific terms in the land agreements where they may add to or depart from the above general requirements.

Please refer to the plan

Schedule of properties together with details and plans shown below –

*Contact with parties shall be via the National Grid Lands Team.*

# VIP Snowdonia: Tunnel and Underground Cables Construction

## Overview Plan

NOTE: this is a live document and the plan may be updated to reflect updates to agreements

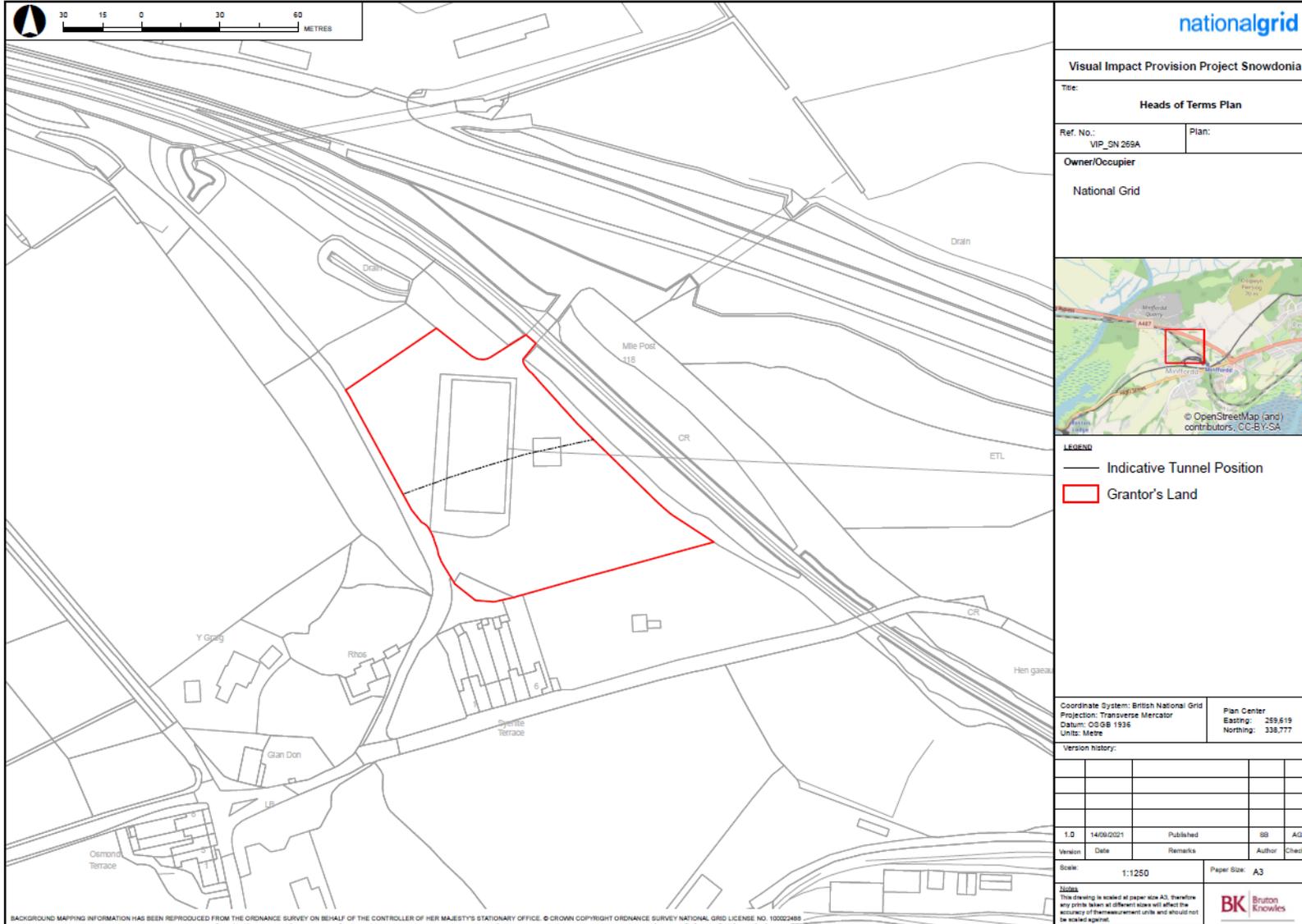
Placeholder page for PDF plan insertion

## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
<p>269 – National Grid Electricity Transmission</p>	<p>Responsibility for this site is divided between two teams within National Grid.</p> <ul style="list-style-type: none"> <li>• <b>Inside security fence (Operational Land):</b> Substations Team (c/o Alan Dumbill, National Grid)</li> <li>• <b>Outside security fence (Non Operational Land):</b> Non Operational Land Team (c/o agent Dalcour Maclaren)</li> </ul> <p>NOTE THERE IS A GRAZING TENANT WHO HAS RIGHTS OVER THE NON-OP LAND. The Non-Op Team will handle all communications with the grazing tenant unless agreed otherwise.</p> <ul style="list-style-type: none"> <li>• The project Lands Team has ensured the tenant is aware of the project and that the grazing rights can be terminated when needed.</li> <li>• Notice periods will apply and 3 months’ notice prior to entry for construction should be assumed (survey rights are already available). <b>[to be updated in early 2022 upon renewal of grazing agreement]</b></li> </ul> <p>NOTE THERE ARE HABITAT MANAGEMENT PROPOSALS FOR THIS SITE AS PART OF THIS PROJECT, so these will need to be considered when planning works.</p> <p>NOTE THERE IS A RIGHT OF ACCESS IN FAVOUR OF THE WELSH GOVERNMENT (in respect of trunk road/bypass survey land). See <a href="#">plan 2</a> below which shows the area over which the Welsh Government has a right of access, outlined in red and filled blue. Access to the underpass may be required at any time although it is expected that the Project Lands Team will negotiate a more suitable route than is shown on this plan to avoid conflict with proposed habitat management proposals.</p> <p><b>Discussions ongoing regarding specific procedures required.</b></p>

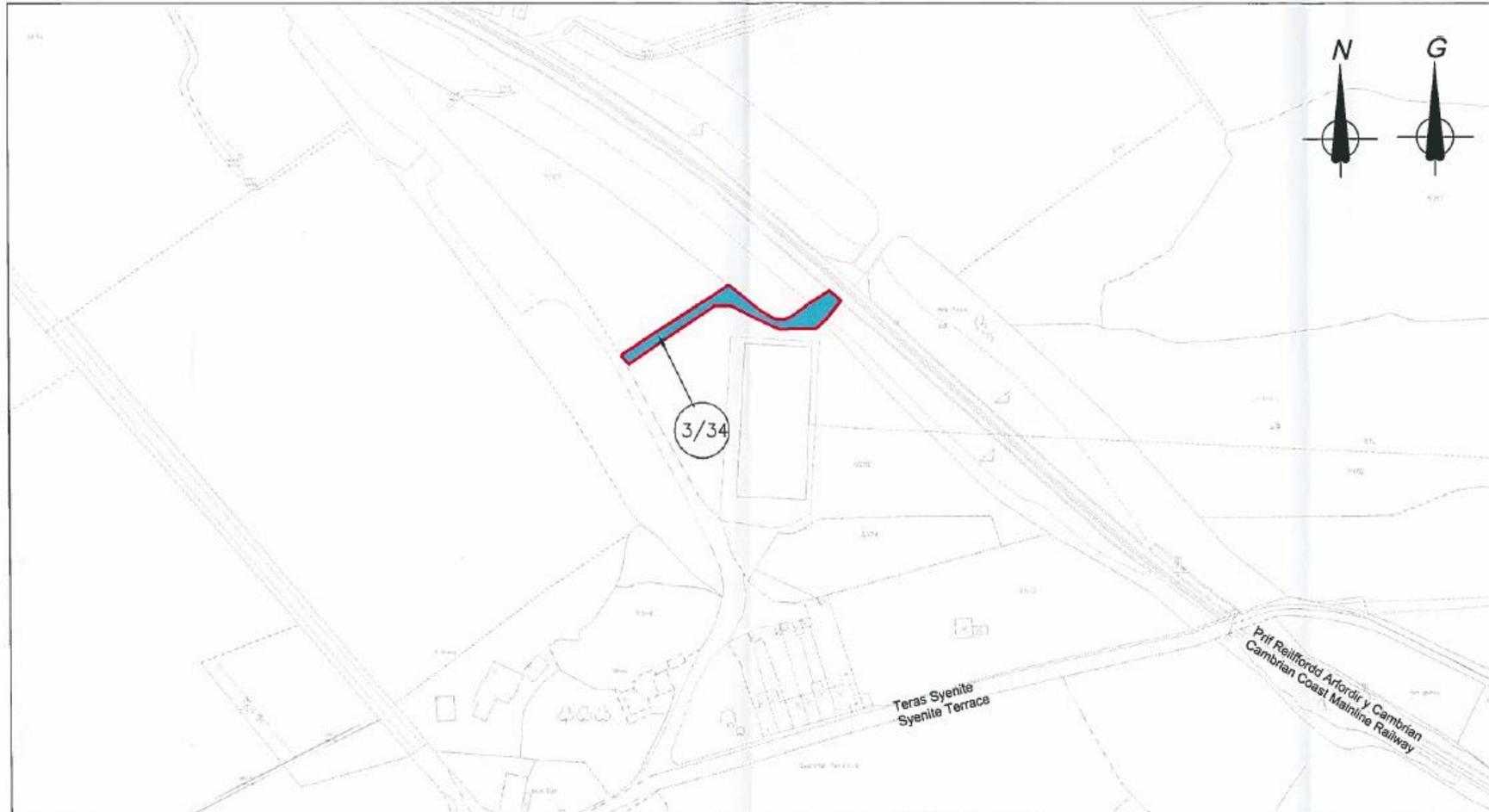
# VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 1 – Land owned by National Grid at Garth Sealing End Compound



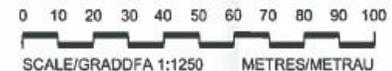
# VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 2 – indicative access route to underpass in favour of Welsh Government



Plot No. Rheol Plot	Area of Land (m <sup>2</sup> ) Mesuried Tir (m <sup>2</sup> )	Plot No. Rheol Plot	Area of Land (m <sup>2</sup> ) Mesuried Tir (m <sup>2</sup> )	Plot No. Rheol Plot	Area of Land (m <sup>2</sup> ) Mesuried Tir (m <sup>2</sup> )	Plot No. Rheol Plot	Area of Land (m <sup>2</sup> ) Mesuried Tir (m <sup>2</sup> )	Plot No. Rheol Plot	Area of Land (m <sup>2</sup> ) Mesuried Tir (m <sup>2</sup> )	OWNER PERCHENNOG	OCCUPIER DEILIAD
3/34	383									National Grid Howick Cross Lane Penwortham Preston Lancashire PR1 0NS	

- KEY / ALLWEDD**
- TITLE  
TEITL
  - RIGHTS  
HAWLIAU
  - LICENCE  
TRwyDDOD
  - ESSENTIAL LANDSCAPING  
TRIMMO HANFODOL
  - TITLE TO CONSTRUCT A PMA  
TEITL I ADELADU PMA
  - LICENCE TO CONSTRUCT A PMA  
TRwyDDOD I ADELADU PMA
  - DEDICATION (FOR PUBLIC FOOTPATH)  
DYNDOD ILLWYBRAU CYHOEDDUS



Reproduced from Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved. Licence number GD27221.

Atgynhychwyd o fap yr Arlofwg Ordnans gyda chaniatod Rheolwr Gwsg ei Mawrhyd. Cedwir Hawffraint y Goren. Rhif Trwyddod GD27221.

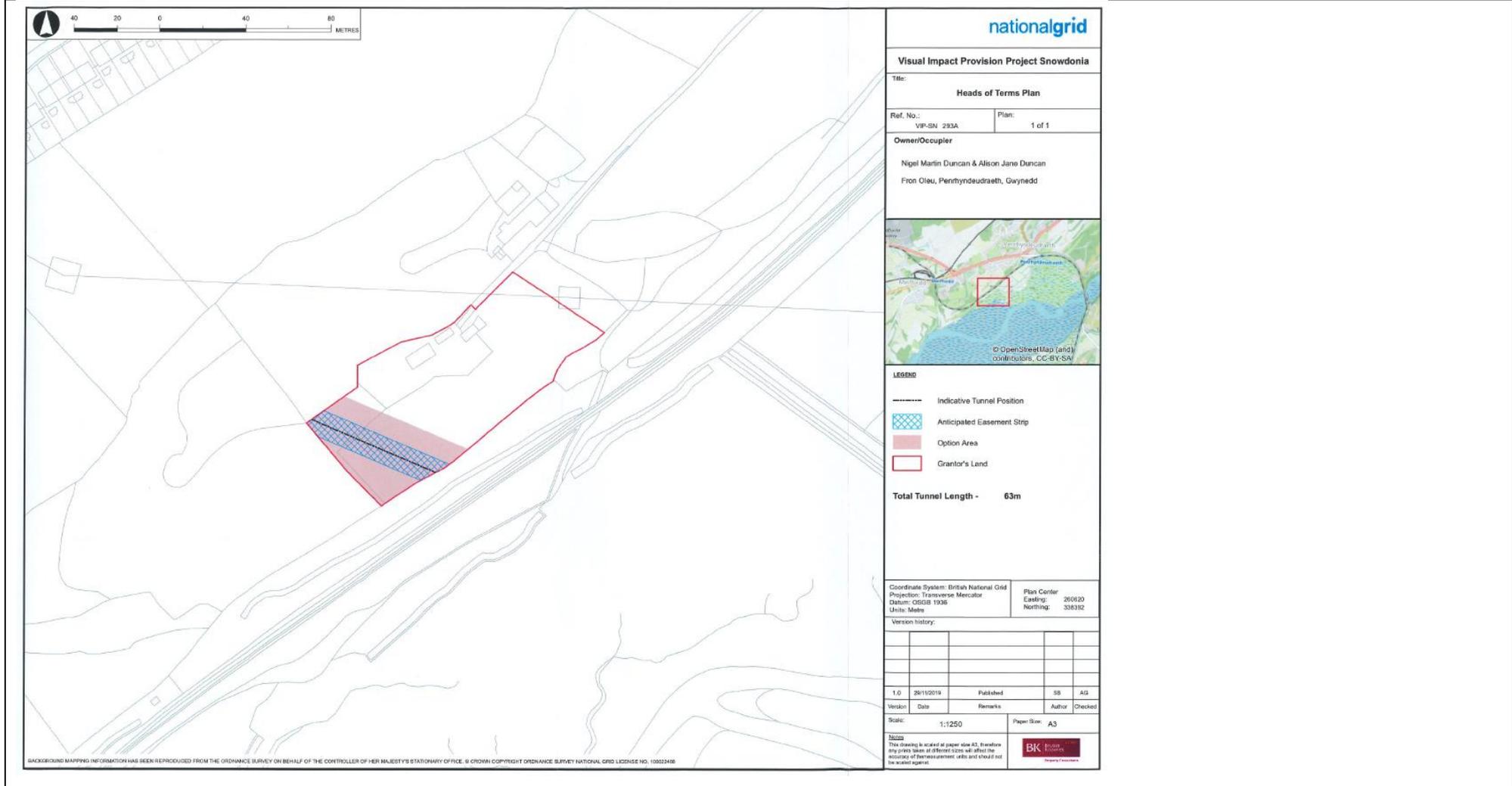


THE WELSH MINISTERS (THE FISHGUARD TO BANGOR TRUNK ROAD (A487) PORTHMADOG, MINFFORDD AND TREAMDOD BYPASS) COMPULSORY PURCHASE ORDER 2009  
 GORCHYMYN PRYNU GORFODOL GWEINIDOGION CYMRU (CEFNFFORDD ABERGWAUN I FANGOR (A487), Ffordd Osgoi Porthmadog, Minffordd a Thremadog) 2009

<b>LAND INTEREST PLAN</b>		Drawn/Darlunwyd	ACC
<b>CYNLLUN BUDDIANNAU TIR</b>		Checked/Gwirhwyd	SES
Dip No./Rhif Llan		Approved/Cymerchwyd	JAH
<b>PMT/LIP/34</b>		Date/Dyddiad	AUG 2009

# VIP Snowdonia: Tunnel and Underground Cables Construction

<b>Grantor</b>	<b>Notes</b>
293 - Nigel & Alison Duncan	No site specific notes other than those set out on Page 1



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
<p>294 – Crown Estate (Foreshore)</p> <p>421 – Crown Estate (Common Land)</p>	<p><u>Foreshore (Plan 1)</u></p> <ul style="list-style-type: none"> <li>• Agreement pending</li> <li>• Will require marine licence to be in place prior to agreeing construction activities in respect of the marine environment (e.g. boreholes).</li> <li>• Undertaking in respect of Section 63 requires specific notice. 28 days' notice to be provided to the Crown Estate prior any powers granted by the CPO been exercised. Crown Estate must provide a response within 21 days.</li> </ul> <p><u>Common Land (Plan 2)</u></p> <p>Crown Estate is landowner.</p> <p>NOTE THAT <b>320 – GD &amp; MW WILLIAMS</b> IS HOLDER OF COMMON RIGHTS TO FARM THE LAND</p> <ul style="list-style-type: none"> <li>• Tunnel Agreement pending</li> <li>• Water Discharge Pipe No agreement sought at this stage although rights will be in place with commoner. Rights will be sought as required according to final design.</li> </ul>

# VIP Snowdonia: Tunnel and Underground Cables Construction

**[Final plans pending]**

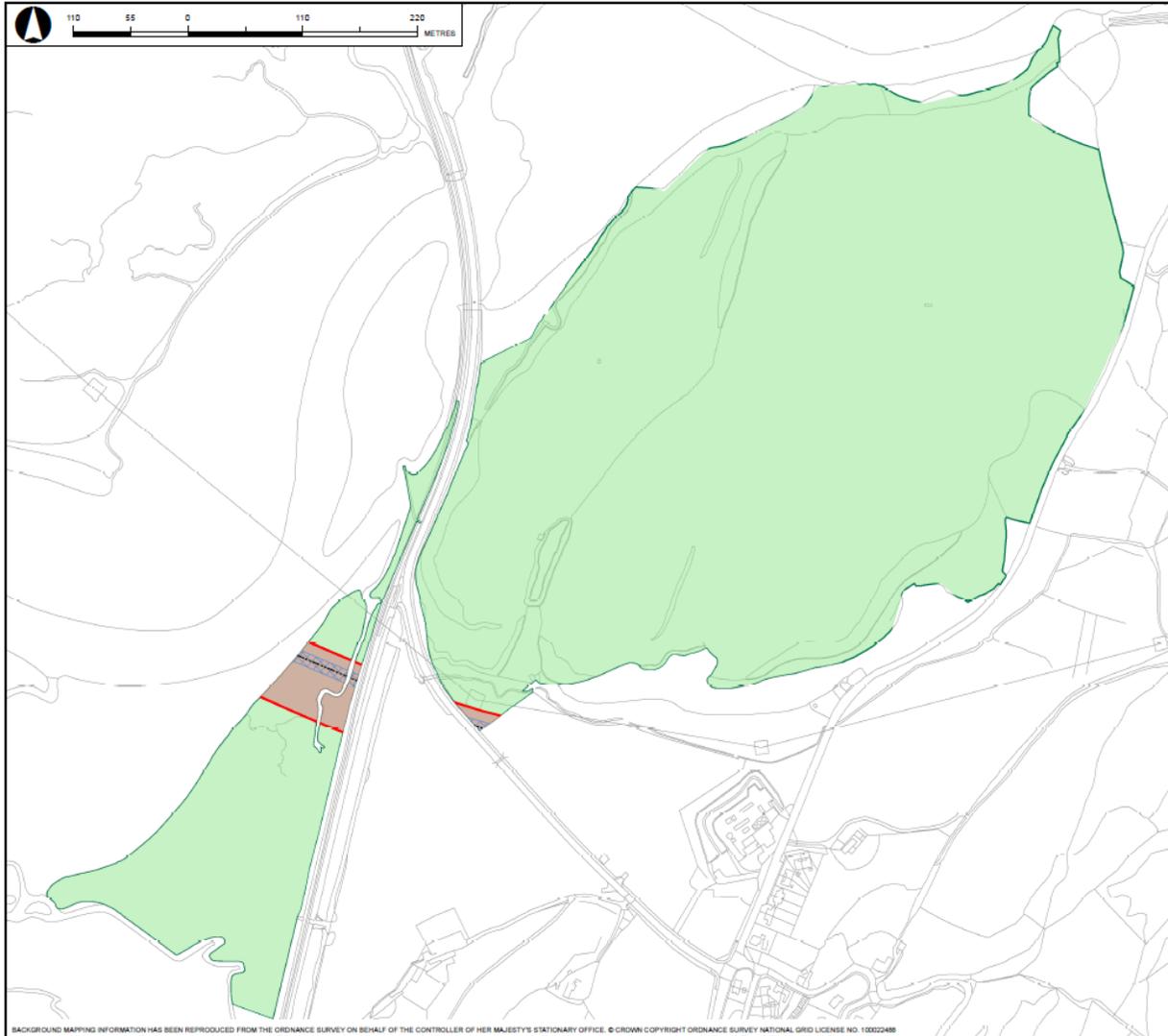
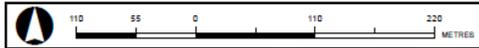
Plan 1 (Foreshore)



# VIP Snowdonia: Tunnel and Underground Cables Construction

**[Final plans pending]**

Plan 2 (Common Land)



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title:  
**Heads of Terms Plan**

Ref. No.: VIP-SN 421 Plan: 1 of 1

Owner/Occupier  
Crown Estate (common land Snowdonia)  
The Crown Estate Commissioners, 16 New Burlington Place, London, W1S 2HX



- LEGEND**
- Indicative Tunnel Position
  - ▨ Anticipated Easement Strip
  - Option Area
  - Grantor's Land

Total Tunnel Length - 67m

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Plan Center  
Easting: 262136  
Northing: 338067

Version history:

Version	Date	Remarks	Author	Checked
1.0	22/06/2019	Published	SB	AG

Scale: 1:3500 Paper Size: A3

Notes:  
This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled again.



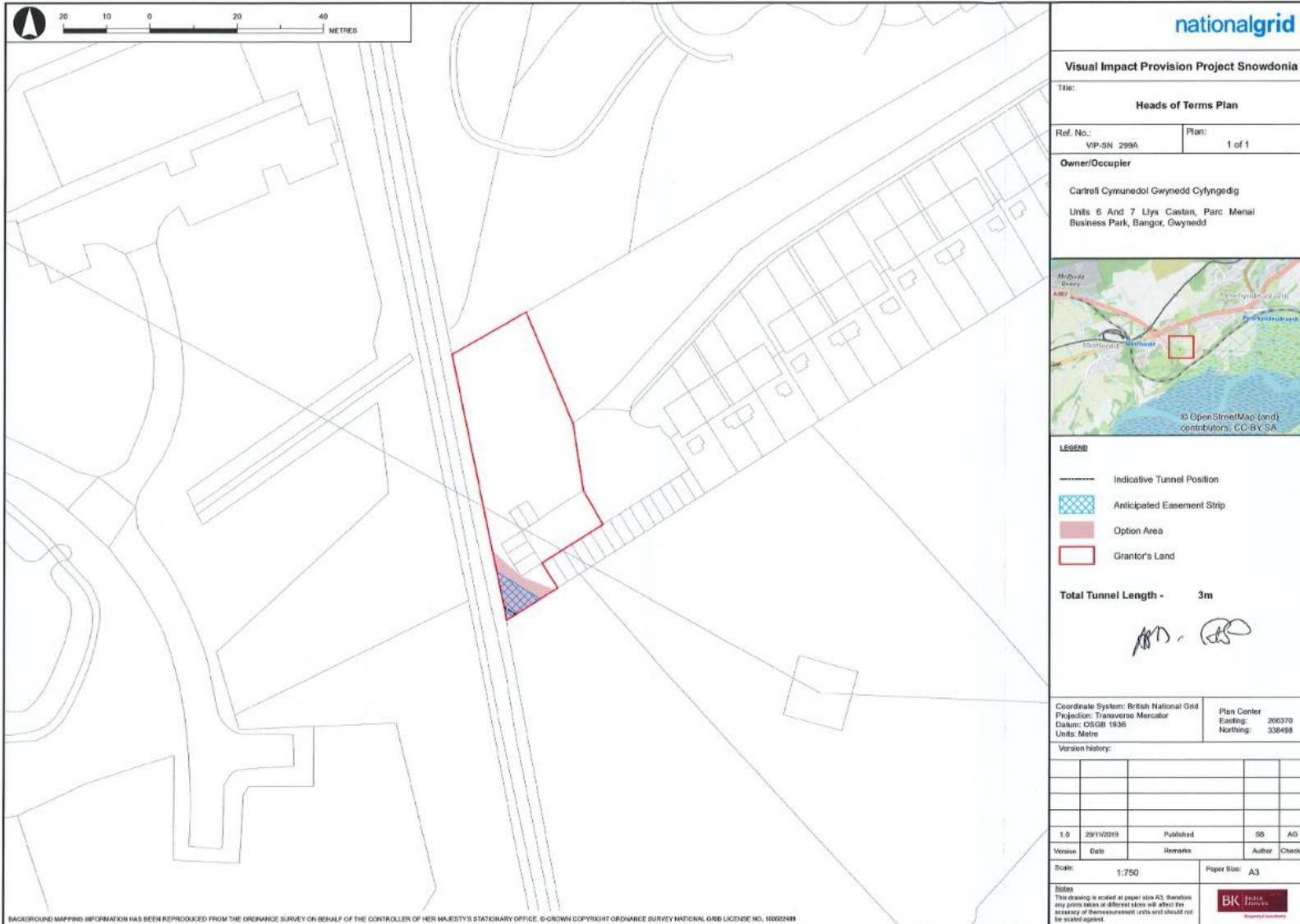
BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDINANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDINANCE SURVEY NATIONAL GRID LICENSE NO. 10002498

## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
296 – Welsh Ministers	SEE ENTRY FOR <b>396 – Welsh Government</b>
NO PLAN	

# VIP Snowdonia: Tunnel and Underground Cables Construction

<b>Grantor</b>	<b>Notes</b>
299 - ADRA	No site-specific notes other than those set out on Page 1



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title: **Heads of Terms Plan**

Ref. No.: VP-SN 299A | Plan: 1 of 1

**Owner/Occupier**

Canrell Cymunedol Gwynedd Cyfyngedig  
 Units 6 And 7 Llys Castell, Parc Menai  
 Business Park, Bangor, Gwynedd

© OpenStreetMap (and) contributors. CC-BY-SA

**LEGEND**

- Indicative Tunnel Position
- Anticipated Easement Strip
- Option Area
- Grantor's Land

**Total Tunnel Length - 3m**

*[Handwritten signatures]*

Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metre

Plan Center  
 Easting: 260370  
 Northing: 336488

Version history:

Version	Date	Remarks	Author	Checked
1.0	29/11/2019	Published	SB	AG

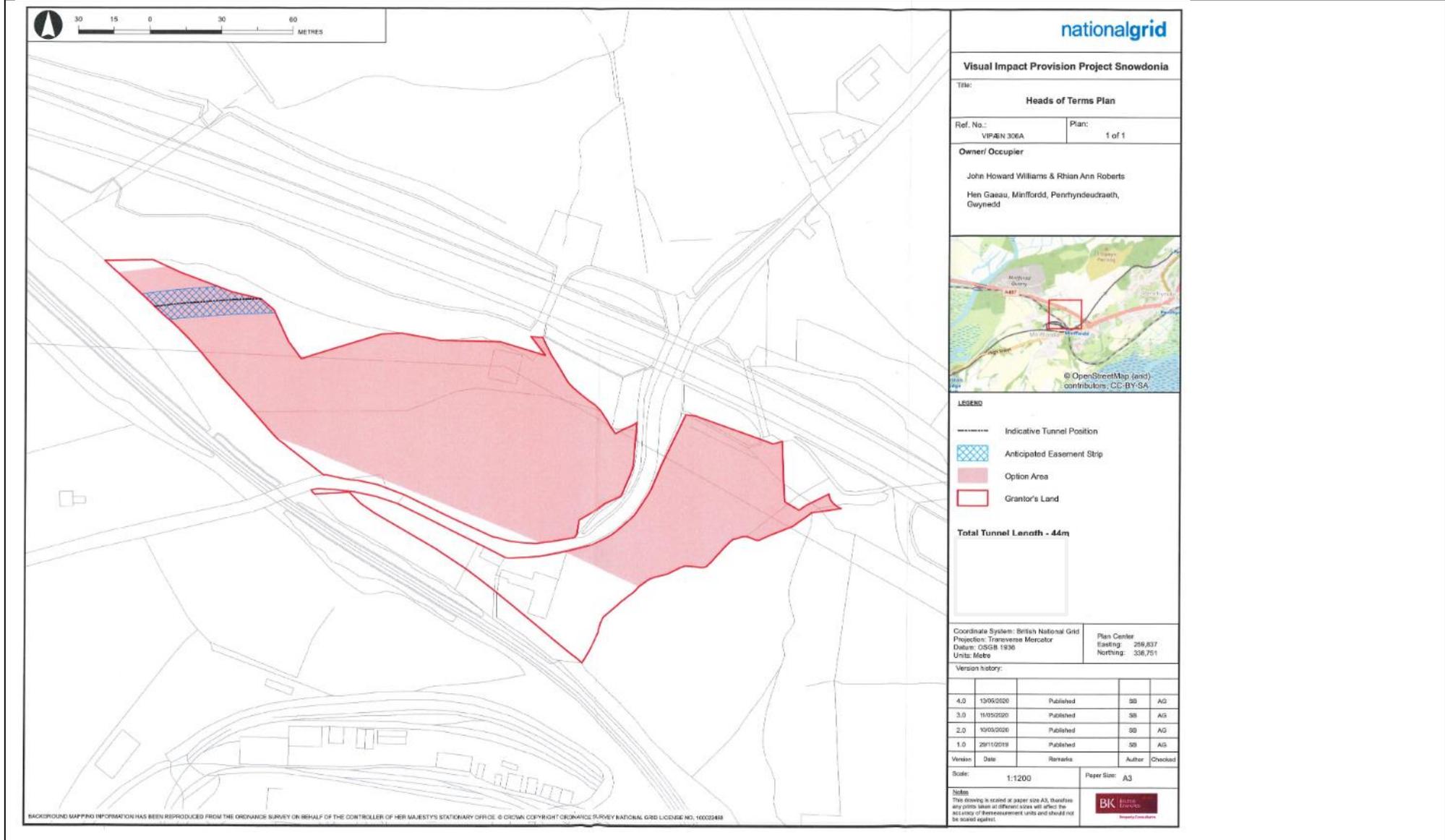
Scale: 1:750 | Paper Size: A3

Notes: This drawing is scaled at paper size A3. Therefore any prints taken at different sizes will affect the accuracy of the measurements. Units used should not be scaled against.

BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. ©CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENCE NO. 10002488

# VIP Snowdonia: Tunnel and Underground Cables Construction

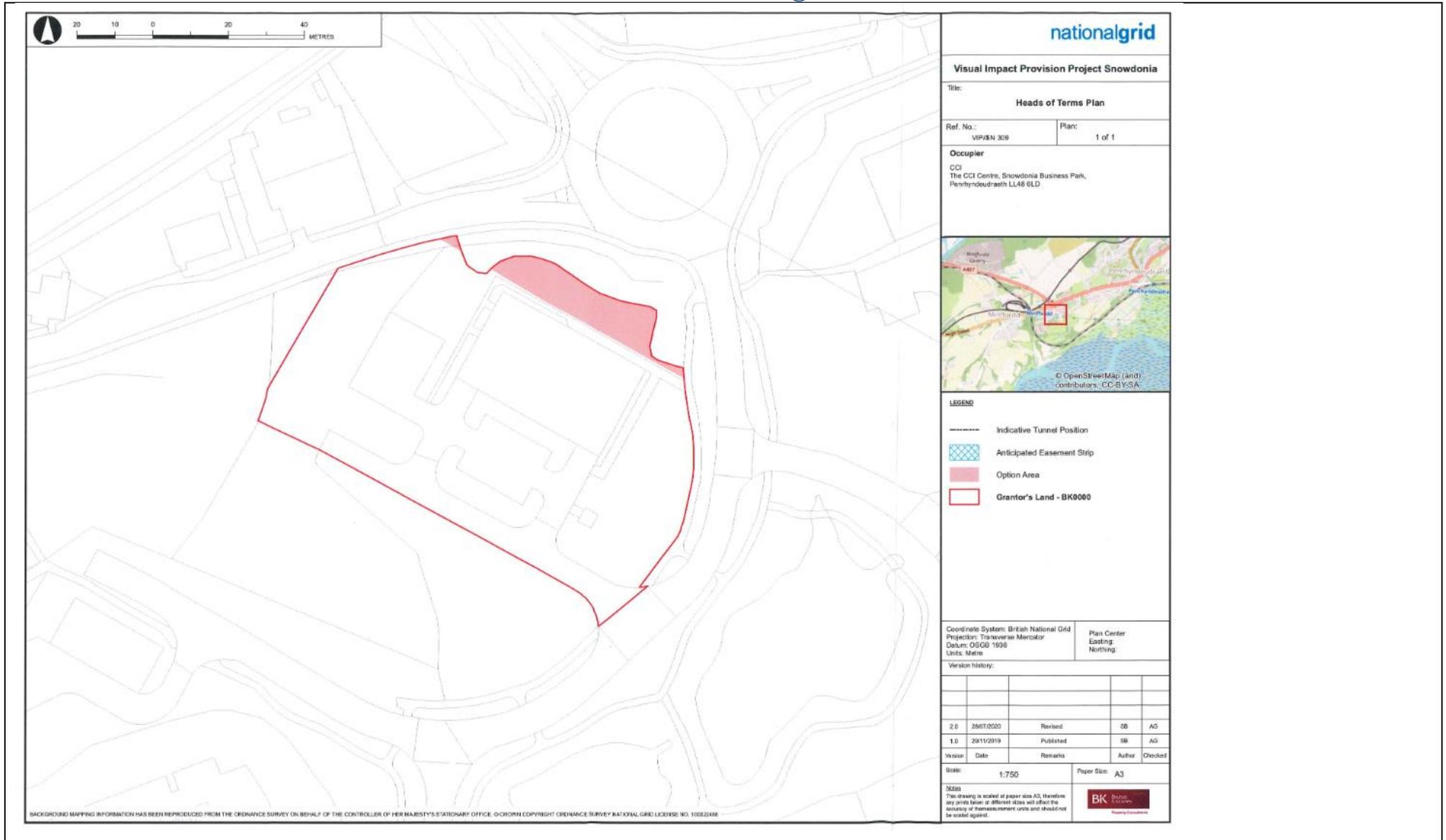
<b>Grantor</b>	<b>Notes</b>
306 - John Williams & Rhian Roberts	No site-specific notes other than those set out on Page 1



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
309 - CCI Credit Management Limited	No site-specific notes other than those set out on Page 1, but: See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.

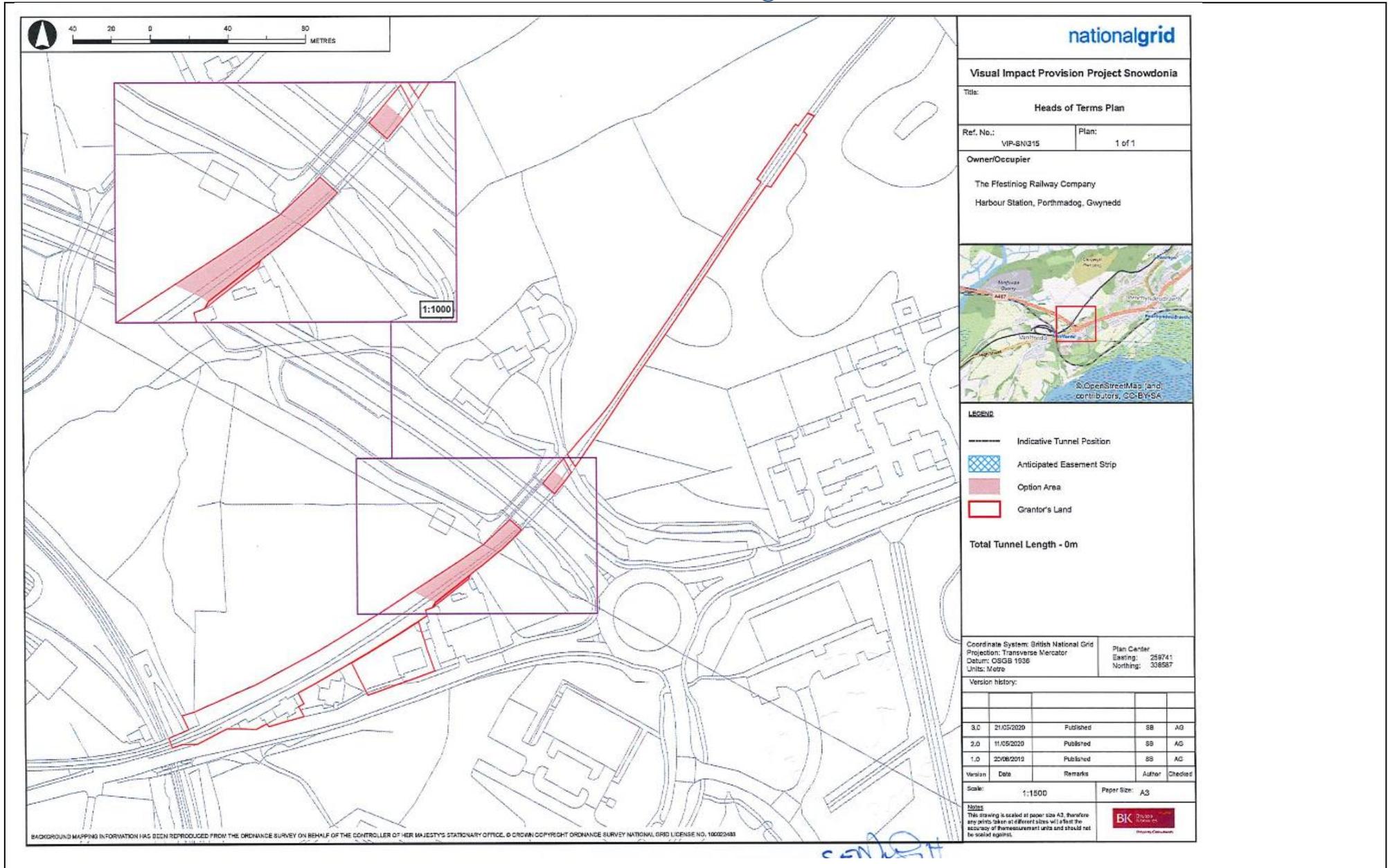
# VIP Snowdonia: Tunnel and Underground Cables Construction



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
<p>315 - Festiniog Railway Company</p>	<p>One months' notice prior to construction works to be given, but details of route, specifications and timings to be provided so we advise engaging with this railway company 6 months in advance of entry for construction and providing appropriate level of detail.</p> <p>Construction of the tunnel is not to –</p> <ul style="list-style-type: none"> <li>• Interfere with operation of the railway line and/or any bridges on which the railway is constructed</li> <li>• no access onto the railway line/adjacent to it</li> <li>• Disrupt or prevent the daily train services</li> <li>• Disrupt any railway infrastructure</li> <li>• Interfere or damage the Network Railway Cable</li> <li>• Cause any physical damage to the land owned or occupied or any building structures apparatus or services erected installed or placed on or under the land</li> <li>• Pre-entry record of condition to be undertaken of the area and any access routes</li> </ul> <p>See <b>Supplementary Information B: Asset Protection Agreements</b> for key asset protection terms.</p> <p>See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

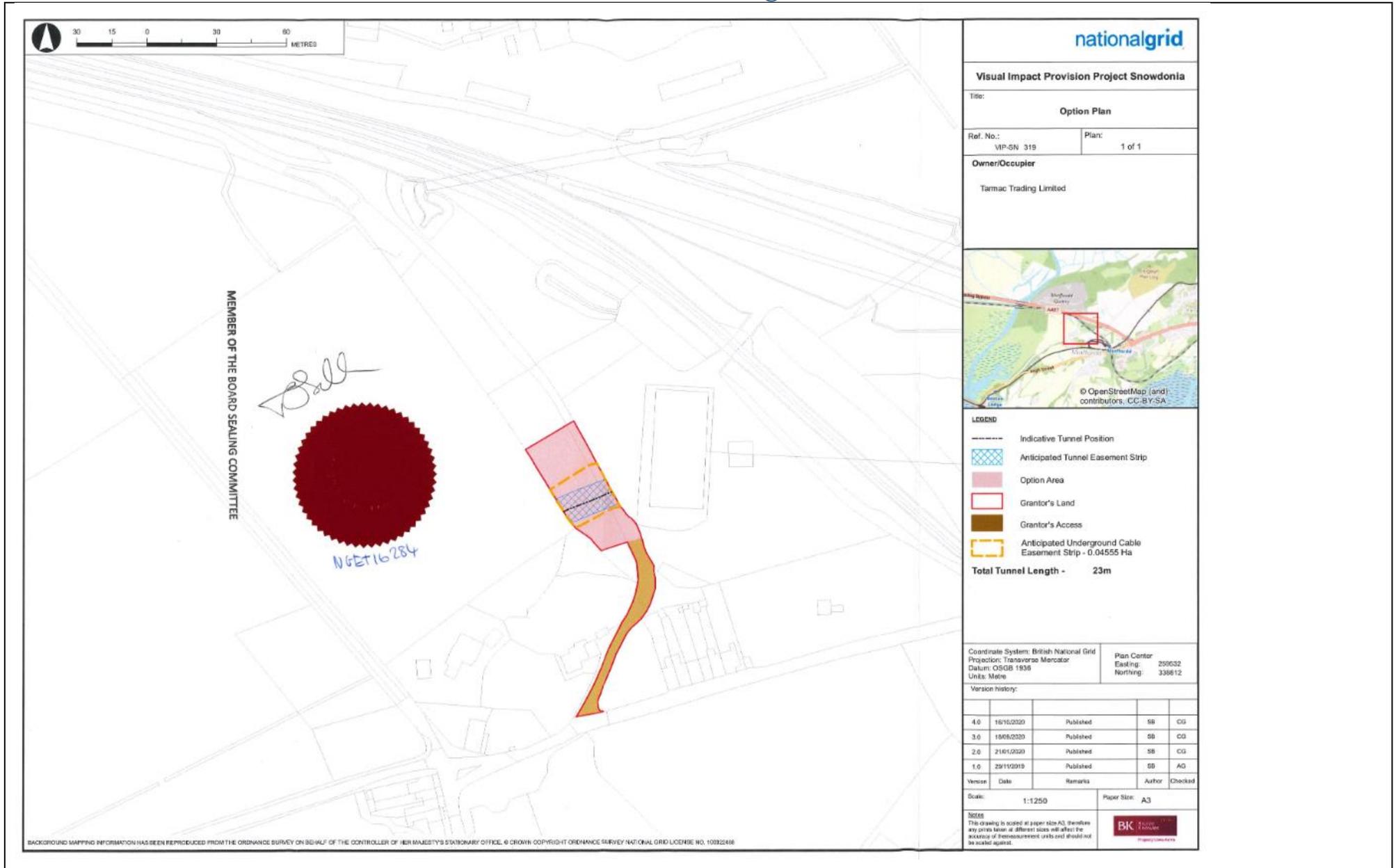
# VIP Snowdonia: Tunnel and Underground Cables Construction



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
319 – Tarmac (formerly Breedon Group)	<p><u>Tunnel Construction only</u></p> <p>Separate construction notices can be served (at separate times) for the commencement of the underground cables and tunnel construction</p> <ul style="list-style-type: none"> <li>• Rights granted to undertake mitigation planting and maintenance. Maintenance needs to be undertaken for 5 years from the date of planting.</li> </ul> <p><u>Underground Cables Construction only</u></p> <p>Reference to be made to the general conditions set out on page 1 of this document.</p> <ul style="list-style-type: none"> <li>• Separate construction notices can be served (at separate times) for the commencement of the underground cables and tunnel construction</li> <li>• Underground cables to be installed at a depth no less than 0.9 metres below the present ground surface unless where a cable bridge is required</li> <li>• Rights granted to undertake mitigation planting and maintenance. Maintenance needs to be undertaken for 5 years from the date of planting</li> </ul>

# VIP Snowdonia: Tunnel and Underground Cables Construction



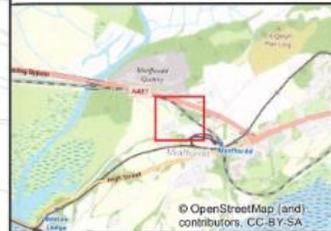
**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title:  
**Option Plan**

Ref. No.: VIP-SN 319 Plan: 1 of 1

Owner/Occupier  
Tamac Trading Limited



**LEGEND**

- Indicative Tunnel Position
- [Blue hatched box] Anticipated Tunnel Easement Strip
- [Pink box] Option Area
- [Red outline box] Grantor's Land
- [Brown box] Grantor's Access
- [Yellow box] Anticipated Underground Cable Easement Strip - 0.04555 Ha

**Total Tunnel Length - 23m**

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Plan Center  
Easting: 259632  
Northing: 338612

Version history:

Version	Date	Remarks	Author	Checked
4.0	16/10/2020	Published	SB	CG
3.0	18/06/2020	Published	SB	CG
2.0	21/01/2020	Published	SB	CG
1.0	29/11/2019	Published	SB	AG

Scale: 1:1250 Paper Size: A3

NOTES  
This drawing is scaled at paper size A3, therefore any prices shown at different sizes will affect the accuracy of the measurement units and should not be scaled against.

**BK** Building Knowledge

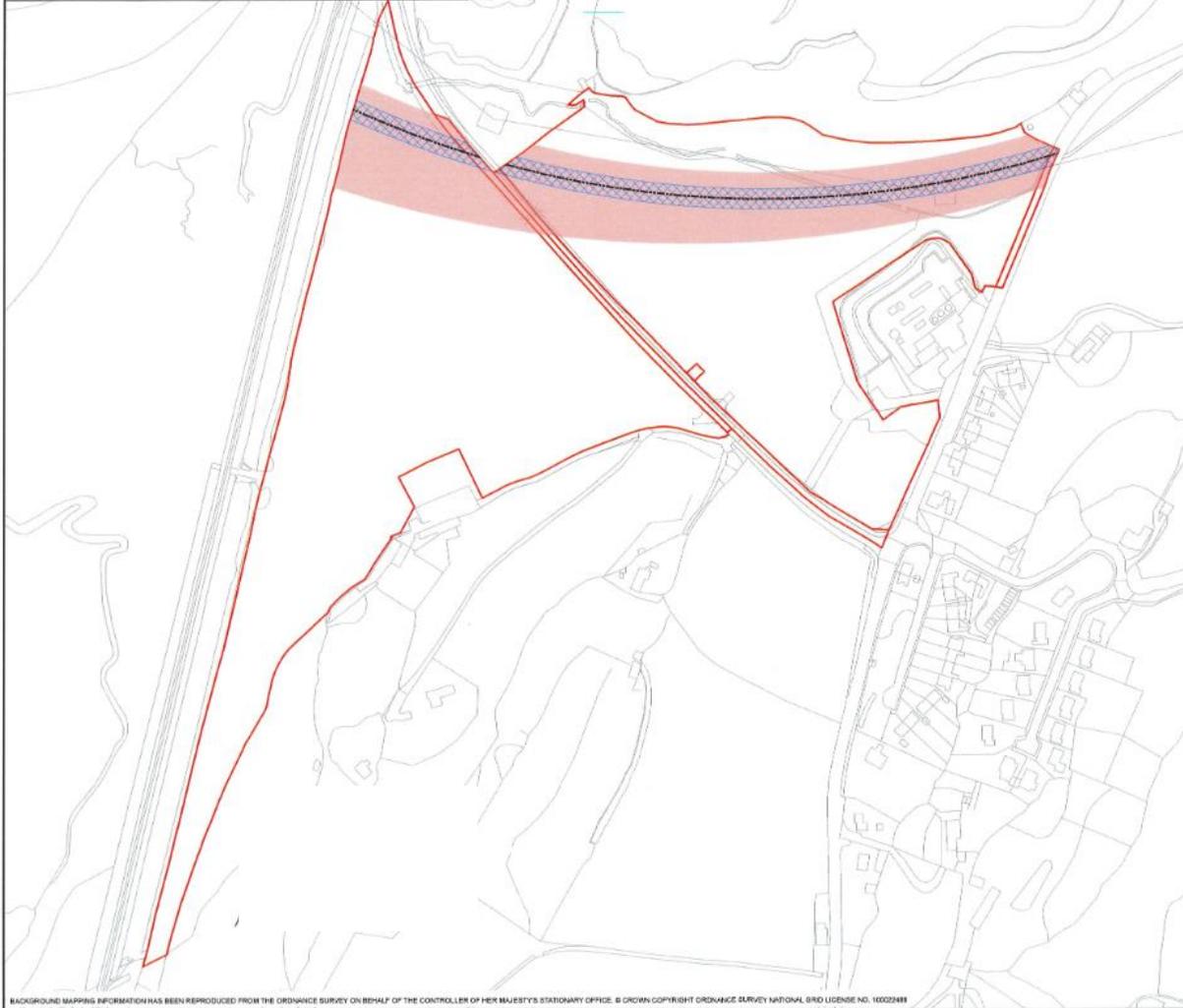
BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENSE NO. 10392468

## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
320 - GD & MW Williams	<p data-bbox="434 205 875 236"><u>Tunnel Construction only (see Plan 1)</u></p> <p data-bbox="434 256 1106 287">No site specific notes other than those set out on Page 1</p> <p data-bbox="434 360 1048 391"><u>Water Discharge Pipe construction only (see Plan 2)</u></p> <p data-bbox="434 399 1435 429">Reference to be made to the general conditions set out on page 1 of this document.</p> <ul data-bbox="483 437 2022 539" style="list-style-type: none"><li data-bbox="483 437 2022 539">• <b>Agreement and terms to be concluded</b> – further informal commitments may be made in relation to specifics around livestock drinking areas, drainage, troughs, pipe route, but it is anticipated that engagement between Main Works Contractor, Project Lands Team and grantor/agent will be needed well in advance of access for any construction (6-12 months preferably).</li></ul>

# VIP Snowdonia: Tunnel and Underground Cables Construction

## PLAN 1 - TUNNEL OPTION PLAN



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title: **Heads of Terms Plan**

Ref. No.: VIP-SN 320A Plan: 1 of 1

Owner/Occupier  
Griffith David Williams & Meredith Wyn Williams  
Cefn Trefor Fawr, Talsarnau, Gwynedd.



- LEGEND**
- Indicative Tunnel Position
  - Anticipated Easement Strip
  - Option Area
  - Grantor's Land

**Total Tunnel Length - 422m**

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Plan Center  
Easting: 281953  
Northing: 337700

Version history:

Version	Date	Remarks	Author	Checked
2.0	02/04/2020	Revised	SB	AG
1.0	29/11/2019	Published	SB	AG

Scale: 1:2250 Paper Size: A3

Notes  
This drawing is scaled at paper size A3. Therefore any prints taken at different sizes will affect the accuracy of measurement units and should not be taken as such.

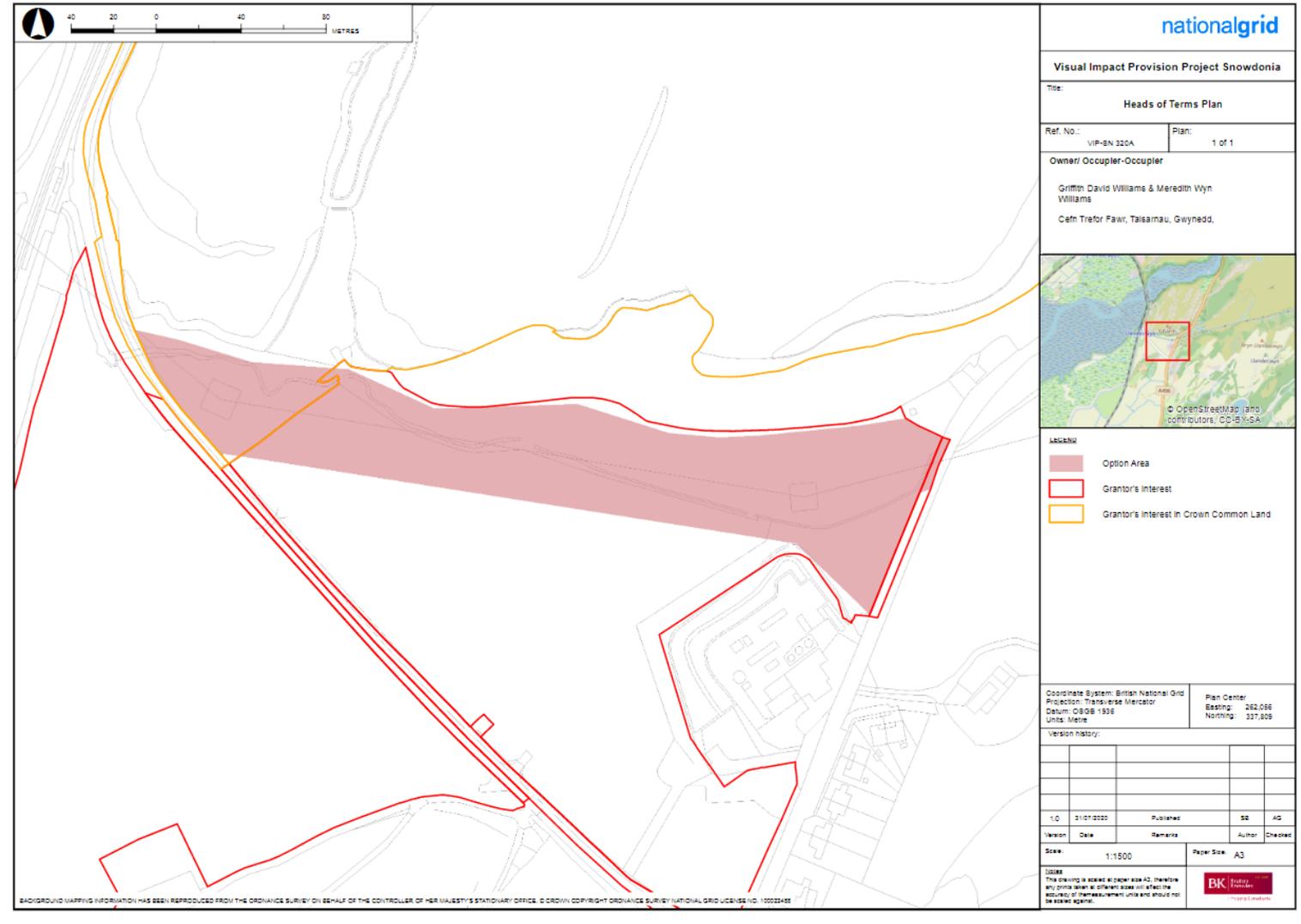


BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENSE NO. 10002488

# VIP Snowdonia: Tunnel and Underground Cables Construction

## WATER DISCHARGE PIPE PLAN:

**[TO BE COMPLETED] [TEMPORARY PLAN]**



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title: **Heads of Terms Plan**

Ref. No.: VIP-BN 320A Plan: 1 of 1

Owner/ Occupier-Occupier  
 Griffith David Williams & Meredith Wyn Williams  
 Cefn Trefor Fawr, Talsarnau, Gwynedd.



- LEGEND**
- Option Area
  - Grantor's Interest
  - Grantor's Interest in Crown Common Land

Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSDB 1936  
 Units: Metre

Plan Center:  
 Easting: 262,066  
 Northing: 337,809

Version history:

Version	Date	Remarks	Author	Checked
1.0	21/07/2020	Published	SB	AG

Scale: 1:1500 Page Size: A3

DISCLAIMER  
 This drawing is issued at paper size A3. It should not be used for any other purpose or at any other scale. The accuracy of the measurements units and should not be exceeded again.

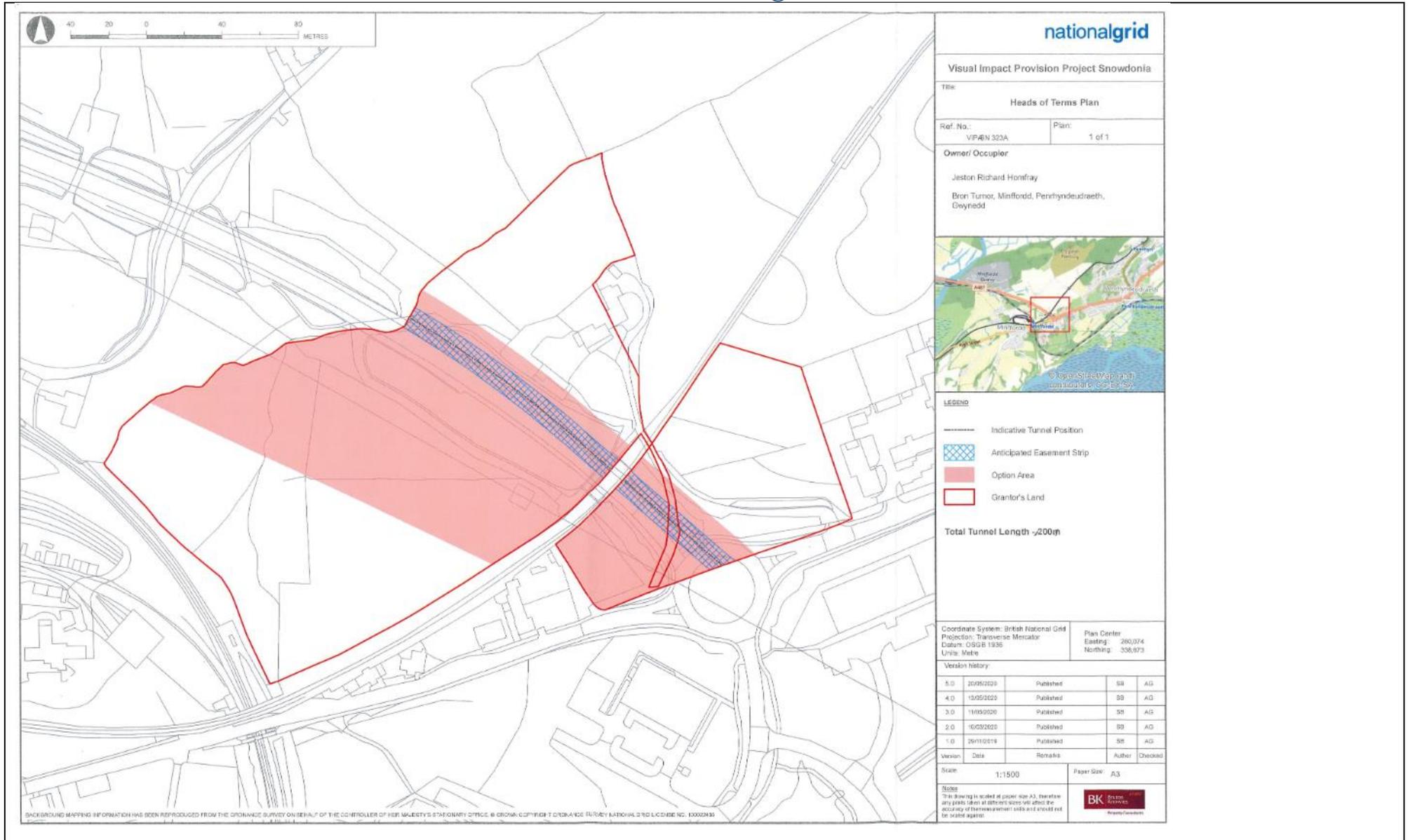


BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY/NATIONAL GRID LICENSE NO. 100020485

## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
323 - Jeston Homfray	PLEASE NOTE THAT PART OF THIS LAND IS NOW OWNED BY <b>396 – Welsh Government</b> (see that section for any additional requirements that need to be noted)  No site-specific notes other than those set out on Page 1

# VIP Snowdonia: Tunnel and Underground Cables Construction

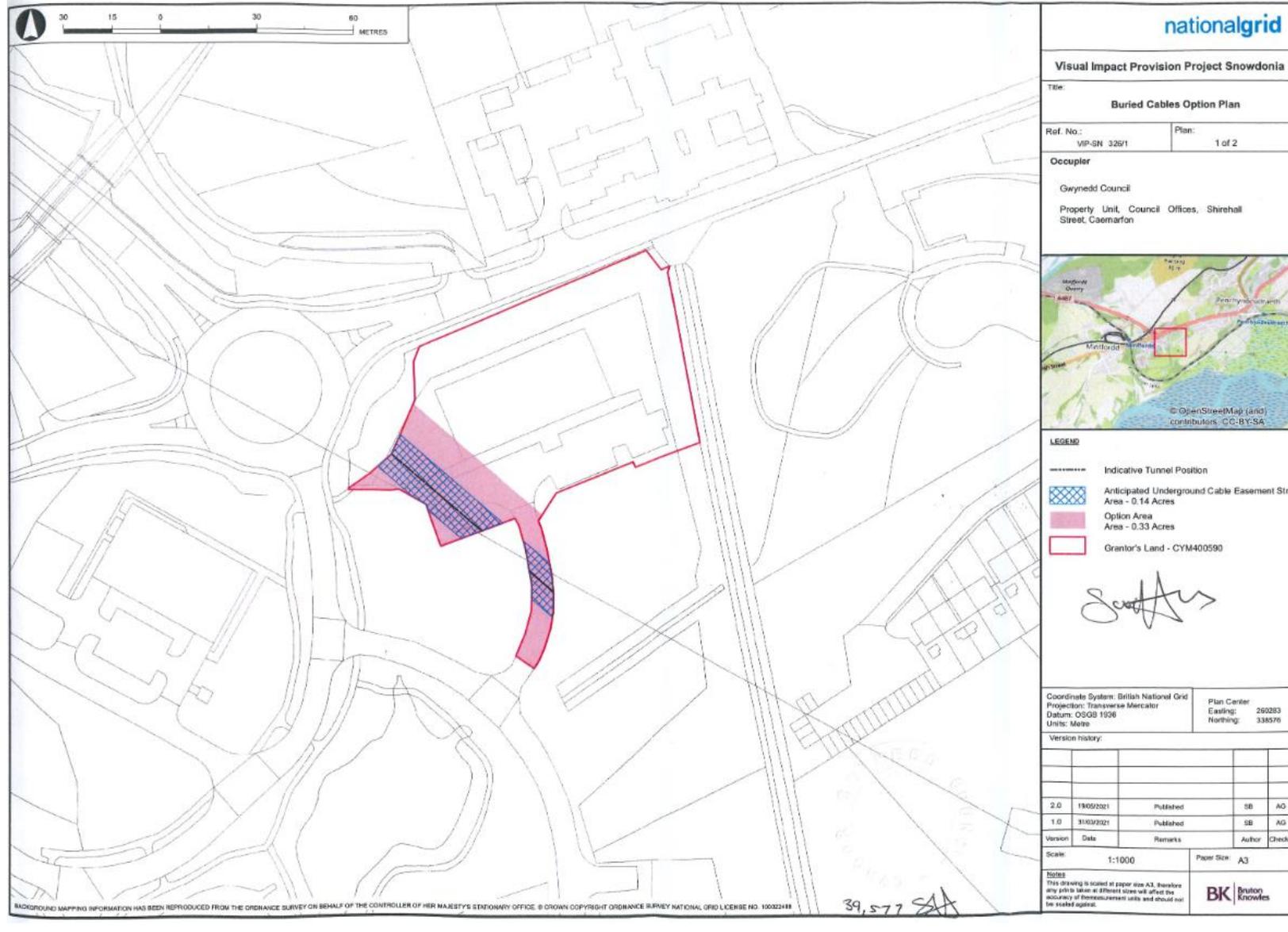


## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
326 - Gwynedd Council	<p><i>Gwynedd Council is the leaseholder.</i></p> <p>NOTE the freehold is owned by <b>396 – Welsh Government</b> (see that section) and agreements have been made with both leaseholder and freeholder.</p> <p>No site-specific notes other than those set out on Page 1.</p> <p>See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

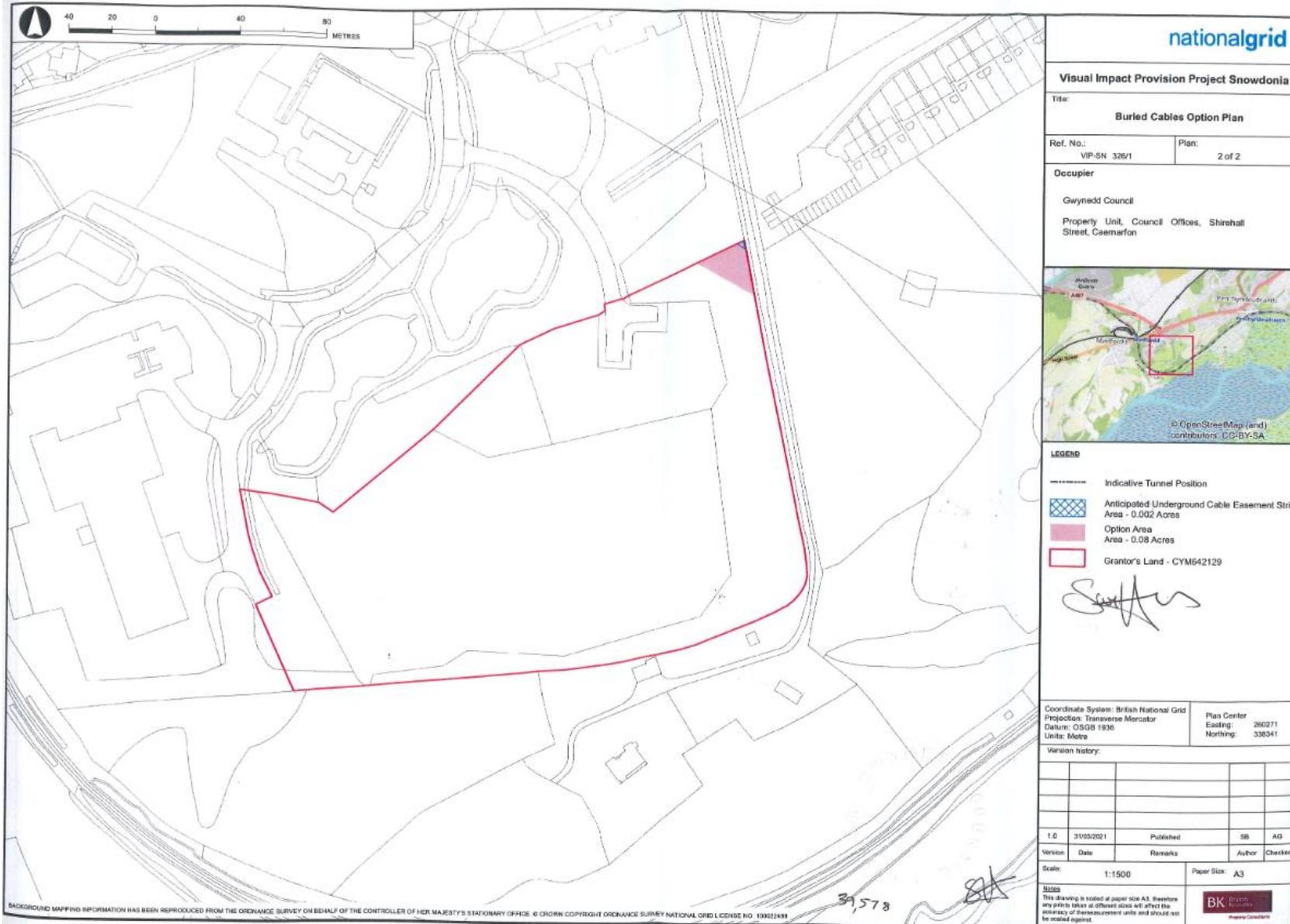
# VIP Snowdonia: Tunnel and Underground Cables Construction

## PLAN 1



# VIP Snowdonia: Tunnel and Underground Cables Construction

## PLAN 2



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title:  
**Buried Cables Option Plan**

Ref. No.: VIP-SN 326/1      Plan: 2 of 2

Occupier  
**Gwynedd Council**  
Property Unit, Council Offices, Shirehall  
Street, Caernarfon



- LEGEND**
- Indicative Tunnel Position
  - [Hatched Box] Anticipated Underground Cable Easement Strip Area - 0.002 Acres
  - [Pink Box] Option Area - 0.08 Acres
  - [Red Outline Box] Grantor's Land - CYM642129

*[Signature]*

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Plan Center  
Easting: 260271  
Northing: 336341

Version history:

Version	Date	Remarks	Author	Checked
T.0	31/03/2021	Published	SB	AG

Scale: 1:1500      Paper Size: A3

Notes  
This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurements and should not be scaled against.

**BK** Partners in Construction

BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENSE NO. 100022488

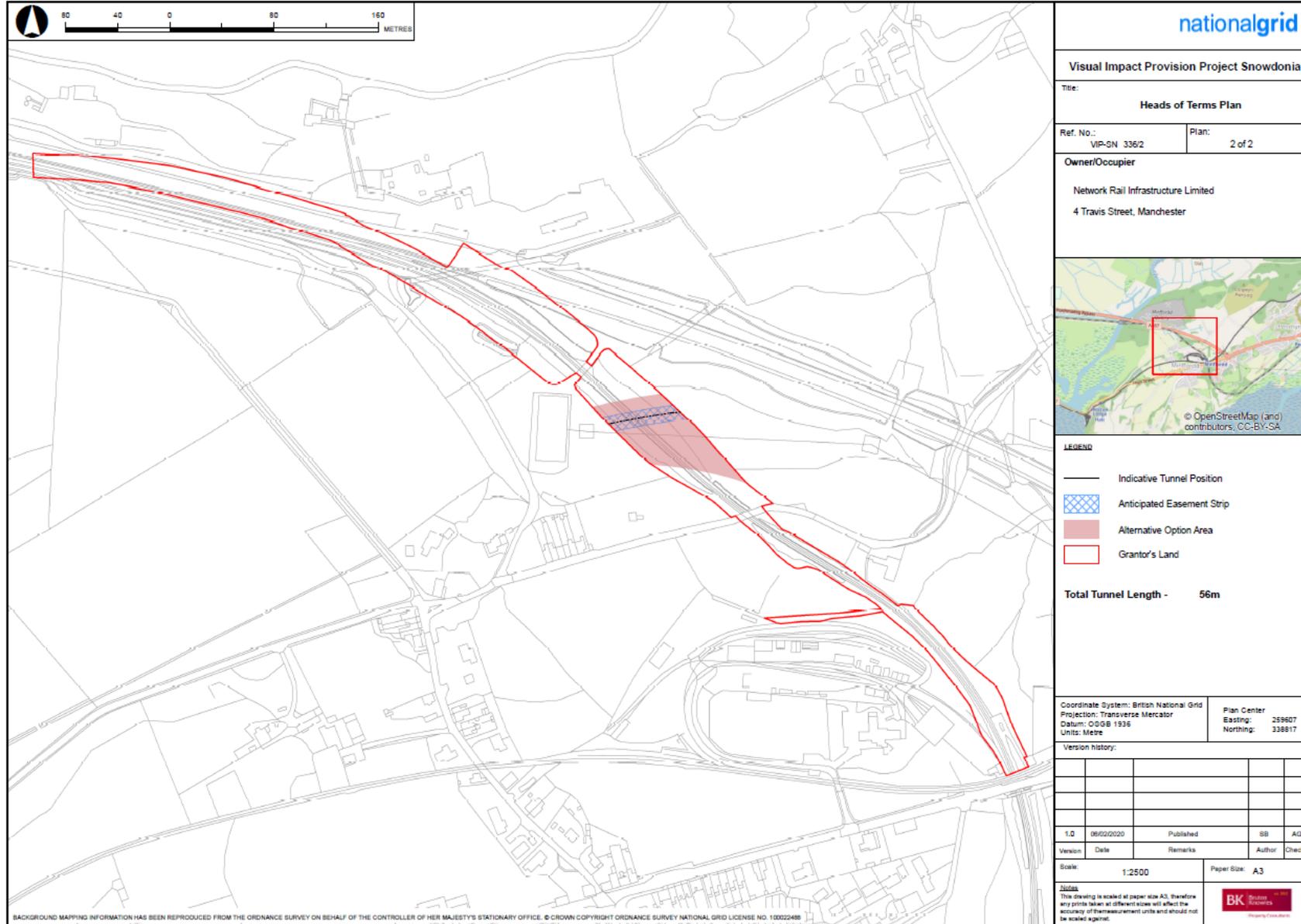
## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
336 – Network Rail	<p data-bbox="434 209 517 233">Tunnel</p> <ul data-bbox="483 261 2024 400" style="list-style-type: none"><li data-bbox="483 261 887 288">• Agreement under negotiation</li><li data-bbox="483 296 1151 323">• Basic Asset Protection agreement under negotiation</li><li data-bbox="483 331 2024 400">• Main works contractor will need to engage with Network Rail and agree full Asset Protection Agreement prior to construction activities in Network Rail land. This will determine notice timescales and procedures.</li></ul> <p data-bbox="434 475 1989 539">See <b>Supplementary Information B: Asset Protection Agreements</b> where copy of asset protection agreement(s) will be added once agreed.</p> <p data-bbox="434 563 1787 590">See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

# VIP Snowdonia: Tunnel and Underground Cables Construction

[Final plan pending]

## PLAN 1



**nationalgrid**

### Visual Impact Provision Project Snowdonia

Title: **Heads of Terms Plan**

Ref. No.: VIP-SN 336/2 Plan: 2 of 2

Owner/Occupier  
Network Rail Infrastructure Limited  
4 Travis Street, Manchester



- LEGEND**
- Indicative Tunnel Position
  - ▨ Anticipated Easement Strip
  - Alternative Option Area
  - Grantor's Land

Total Tunnel Length - 56m

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSG 1936  
Units: Metre

Plan Center  
Easting: 259807  
Northing: 336817

Version history:

Version	Date	Remarks	Author	Checked
1.0	08/02/2020	Published	BB	AG

Scale: 1:2500 Paper Size: A3

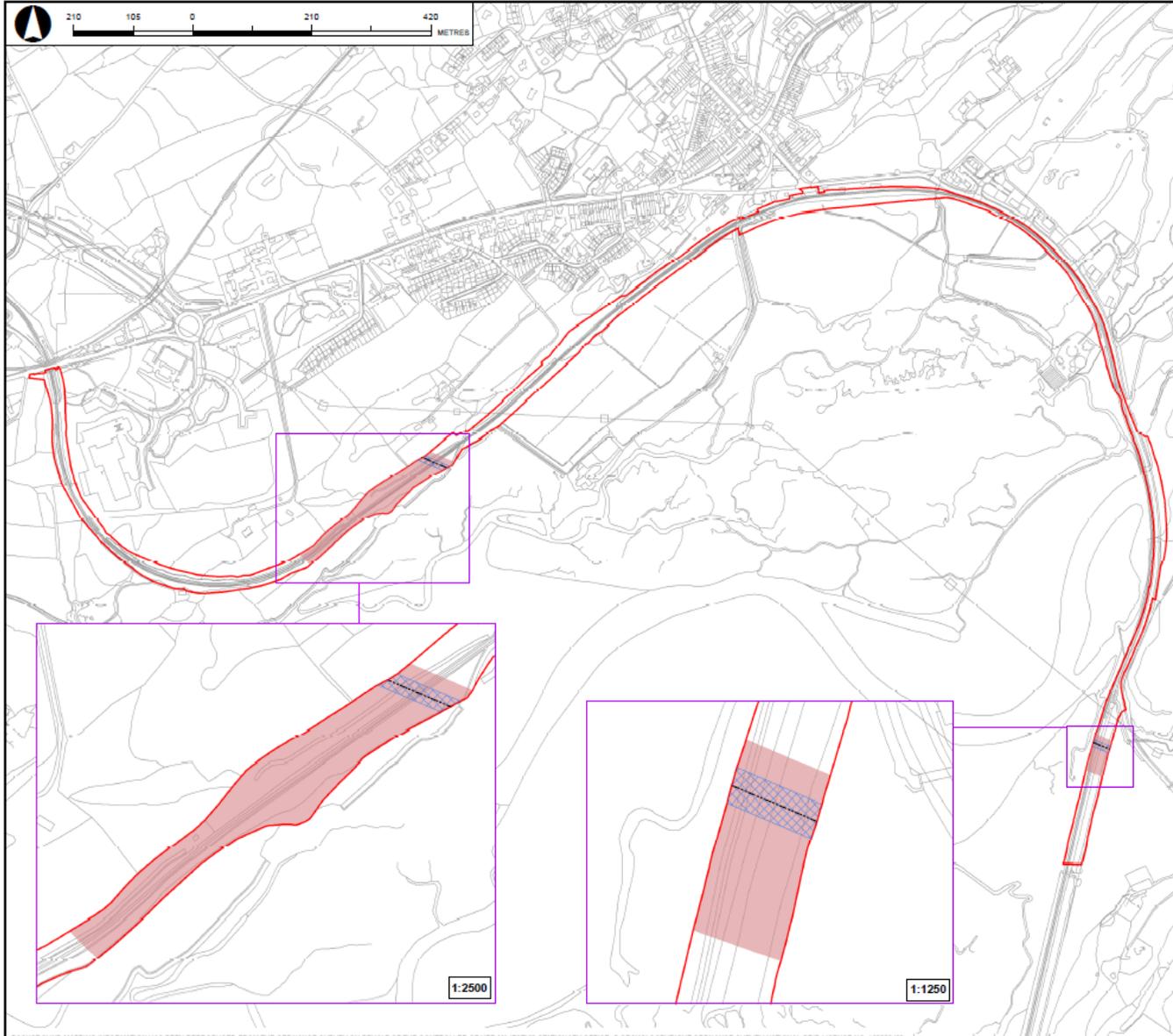
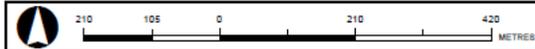
**BK** Engineering & Construction

BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDINANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDINANCE SURVEY NATIONAL GRID LICENSE NO. 100022488

# VIP Snowdonia: Tunnel and Underground Cables Construction

**[Final plan pending]**

## PLAN 2



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title: **Heads of Terms Plan**

Ref. No.: VIP-SN/ 336/1 Plan: 1 of 2

Owner/Occupier  
Network Rail Infrastructure Limited  
4 Travis Street, Manchester

© OpenStreetMap (and) contributors, CC-BY-SA

**LEGEND**

- Indicative Tunnel Position
- ▨ Anticipated Easement Strip
- ▭ Alternative Option Area
- ▭ Grantor's Land

**Tunnel Lengths - 78m**

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: ODGB 1936  
Units: Metre

Plan Center  
Easting: 261015  
Northing: 338359

Version history:

Version	Date	Remarks	Author	Checked
1.0	09/02/2020	Published	SB	AG

Scale: 1:5500 Paper Size: A3

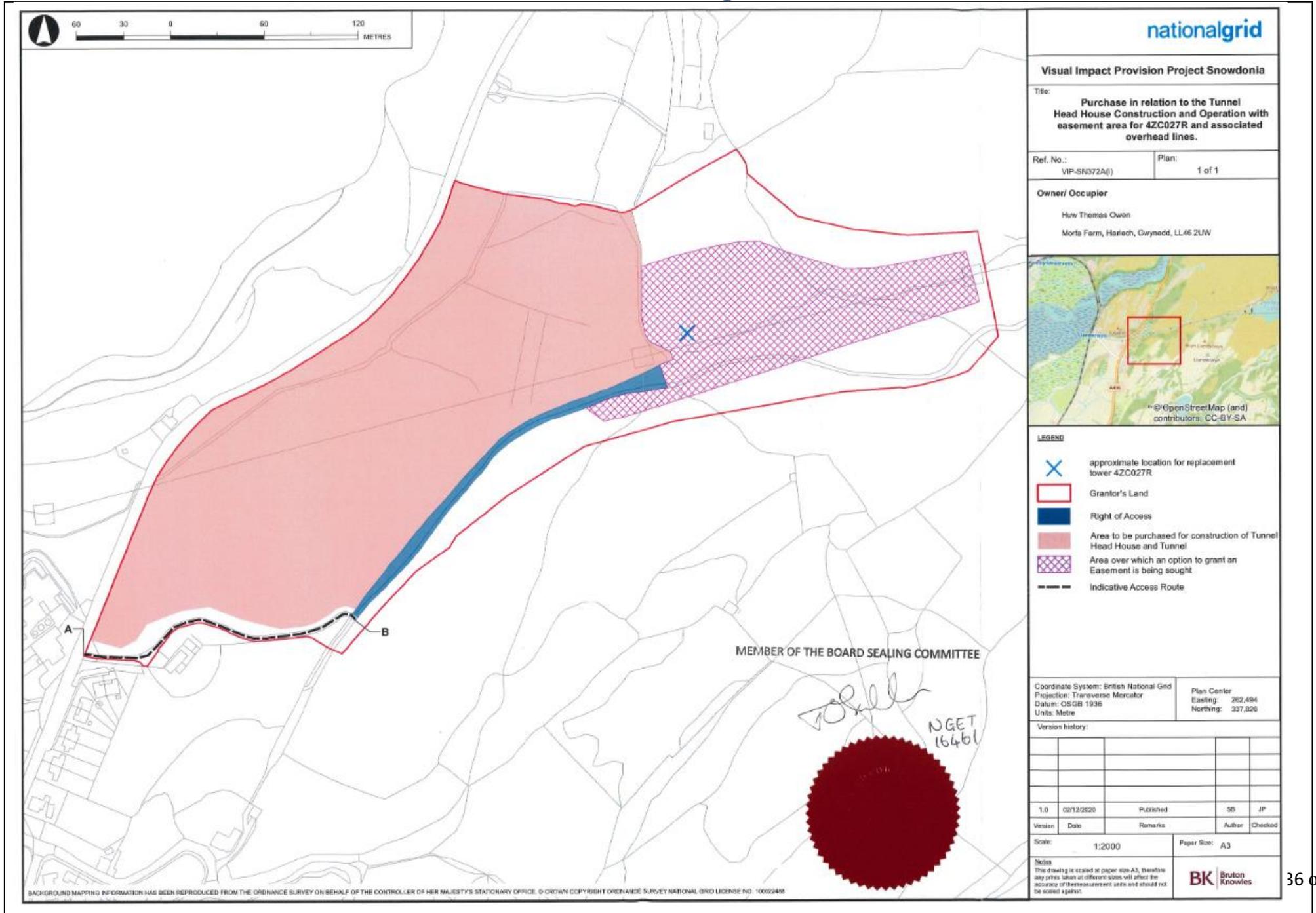
*Notes*  
This drawing is scaled at paper size A3, therefore any joints taken at different scales will affect the accuracy of the easement units and should not be scaled against.

BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDINANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDINANCE SURVEY NATIONAL GRID LICENSE NO. 100022498

## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
<p>372 - Huw Owen (note: Welsh Water buried assets)</p>	<p><i>Reference to be made to the general conditions set out on page 1 of this document.</i></p> <p>Specific commitments:</p> <ul style="list-style-type: none"> <li>• Construction Notice to be served not less than 3 months prior to the commencement of works on site. At this point the binding contract will be created to transfer the land and grant the OHL Easement</li> <li>• Construction Notice needs to specify the right of access over the Accessway shown on the plan</li> <li>• Once the Construction Notice is served and prior to works commencing on site, a photographic Schedule of Condition needs to be completed of the OHL Easement Area</li> <li>• All works will need to be completed within 10 years from the date the Construction Notice is first served</li> <li>• Access granted for the undertaking of a Pre-Construction Drainage Assessment</li> <li>• Once the OHL Replacement works are completed, a Post-Construction Drainage Assessment is to be completed. Any works identified as been required by the post-construction assessment are to be completed by NGET or its appointed contractor. If the works are impractical to be undertaken, then compensation to be provided instead</li> <li>• Once the land acquisition is completed, a boundary fence is to be built (to a specification agreed between the owner and NGET) around the land purchased with NGET been responsible for its maintenance and replacement is needed</li> <li>• NGET are responsible for a proportion of the upkeep of the Accessway and Right of Access</li> <li>• The landowner/occupier must be able to use the Access Route (shown on the plan) at all times.</li> </ul> <p><b>NOTE:</b> Welsh Water buried assets are situated in this land. See <b>Supplementary Information B: Asset Protection Agreements</b> for information and copy of letter of undertaking.</p>

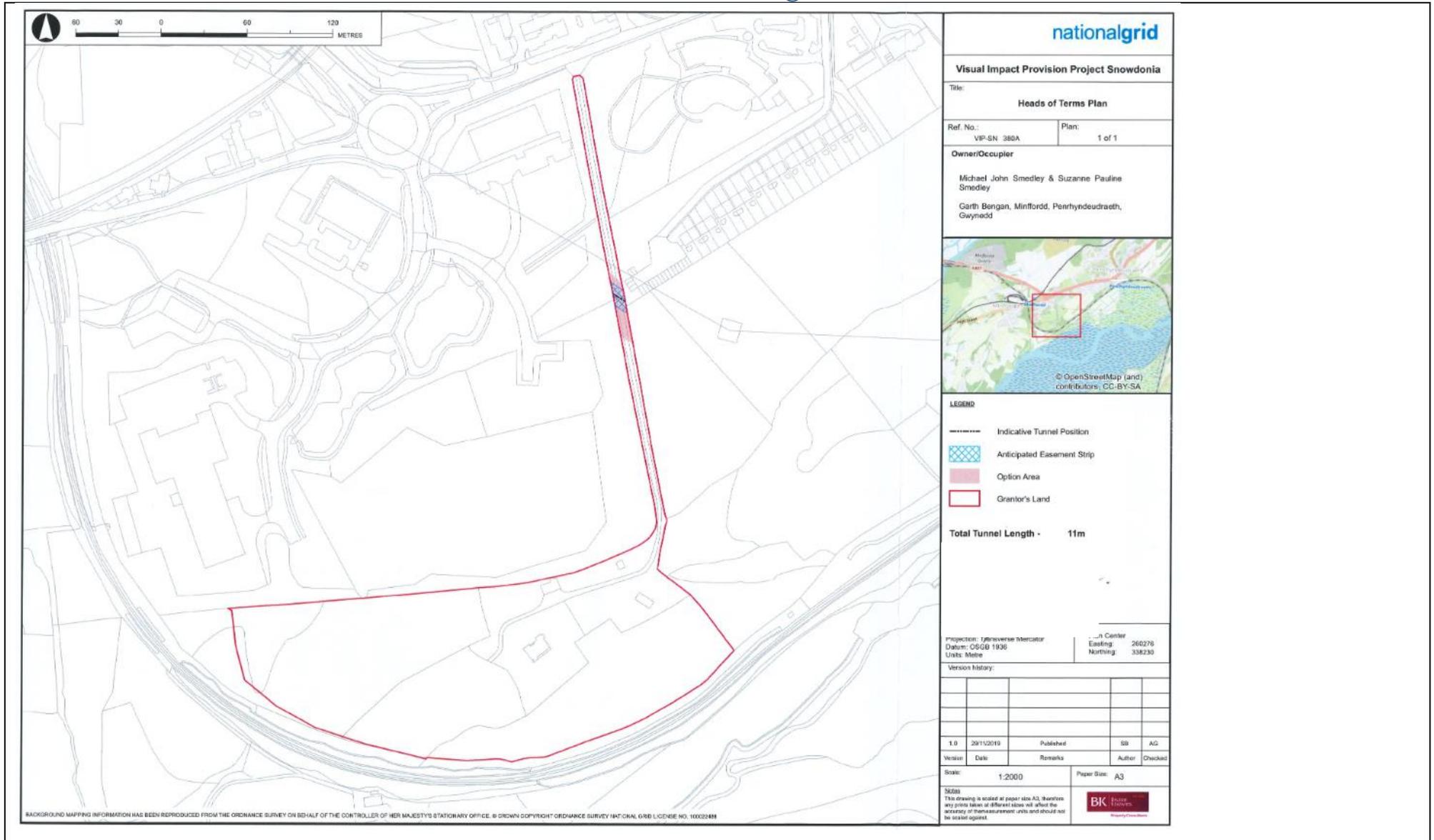
# VIP Snowdonia: Tunnel and Underground Cables Construction



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
380 - Michael & Susanne Smedley	[note grantor will have changed due to sale of house – to be updated in late 2021] No site-specific notes other than those set out on Page 1

# VIP Snowdonia: Tunnel and Underground Cables Construction



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
383 - Peter & Mairwen Jones	<p><i>The notes below provide information built into the legal contracts.</i></p> <p>See <b>Supplementary Information A: Garth Fields</b> for further commitments in relation to this land area.</p> <p>See <b>Supplementary Information B: Asset Protection Agreements</b> for further information about asset protection engagement that may be required with utilities in this land area.</p> <p><i>Tunnel Construction only (Please refer to section below for specific details regarding construction of the underground cables, water discharge pipe, construction compound rights and habitat management)</i></p> <p><u>General considerations (in addition to those set out on page 1 of this document)</u></p> <ul style="list-style-type: none"> <li>• Construction notice needs to be served give at least 3 months' notice before entry for commencing construction. Notice needs to be served as a hard copy not sent by e-mail or fax</li> <li>• Once the Construction Notice is served and prior to works commencing on site, a photographic Schedule of Condition needs to be completed of the areas included on the Construction Notice</li> <li>• Access needs to be maintained at all times to any parts of the land which are not been used for construction</li> <li>• If the main point of access can't be maintained, then an alternative route needs to be provided</li> <li>• Open ditch that runs through the tunnel head house site and out to the estuary is key for flood prevention. Ditch to be kept free of obstruction and maintained so its capacity does not become reduced. This may involve periodic ditch clearing</li> <li>• Upon completion, the areas purchased for the tunnel head house need to fenced off from the remainder of the land returned to the farmer. Farmer to determine the specification of the fencing to be installed</li> <li>• Any fencing installed along the open ditch need to include drinking points for any livestock grazing the land</li> <li>• There are private drains within parts of the fields (from neighbouring properties) any damage to these must be remediated</li> <li>• All works will need to be completed within 10 years from the date the Construction Notice is first served</li> <li>• Any mitigation planting will need to be maintained for 5 years from the date that planting is completed</li> </ul> <p><u>Construction compound</u></p> <ul style="list-style-type: none"> <li>• The site is not to be used for any other purpose other than a construction compound</li> <li>• The site is to be kept secure and livestock proof and tidy and free of litter. No waste or goods are to be left on any land kept by the owner</li> <li>• Top soil removed (to allow the installation of terram matting and/or stone surfaces) is to be stored on site and is to be either covered or sprayed annually to suppress weed growth (proposals to be considered in conjunction with the Habitat Management Plan). This soil is to be used to reinstate the land at the end of the lease period</li> <li>• Any fencing installed along the open ditch need to include drinking points for any livestock grazing the land</li> <li>• Gates to be installed off the public highway and on the southern side of the open ditch</li> </ul>

## VIP Snowdonia: Tunnel and Underground Cables Construction

- There are private drains within parts of the fields (from neighbouring properties) any damage to these must be remediated
- Field drains may be present by the status /existence of these are unknown (field drains freely). Owner to be liaised with during initial excavations and during reinstatement upon completion. NGET and its contractors will be responsible for the repair and reinstatement of any field drains
- NGET and its contractors are able to install any field drains that are required. Prior to the installation of any drains a licence (form of licence set out in Lease agreement) needs to be completed between the owner and NGET
- Prior to any access on the remaining land (i.e. outside the option area) in relation to the fencing around the leased area, gates or barriers, any land drains or any walls, 28 days written notice is required to apply for a licence (form of licence set out in Lease agreement) from the owner
- Upon completion, the new access route to the west of the head house site is to be left in a good, useable condition as this will be the principal means of access to the field
- Any extension to the lease term needs to be notified to the owner 7 months prior to the expiry of the previous lease. The extension can't be notified more than 13 months in advance

### Tunnel

- No site-specific requirements

### Underground cables

- Underground cables to be installed at a depth no less than 0.9metres below the present ground surface
- Stone drains are present in the field
- Pre-works record of condition needs to be completed prior to works commencing
- During construction, excavations to be monitored and landowner to be liaised with so that any damage can be recorded and a reinstatement plan agreed
- Any mitigation planting will need to be maintained for 5 years from the date that planting is completed

### Water Discharge Pipe

- A vehicle/livestock crossing point needs to be installed
- Consideration should be given to the necessity or otherwise for stock fencing on either side of the pipe according to whether the presence of the pipe will cause a risk to livestock, or if the livestock might damage the pipe
- Maximum pipe diameter of 500mm
- If the discharge pipe is to be buried, then it must be buried at least 600mm deep, with any land drains tied in during backfill. It must not be laid in the open ditch

### Habitat Management

- Open ditch that runs through the tunnel head house site and out to the estuary is key for flood prevention. Ditch to be kept free of

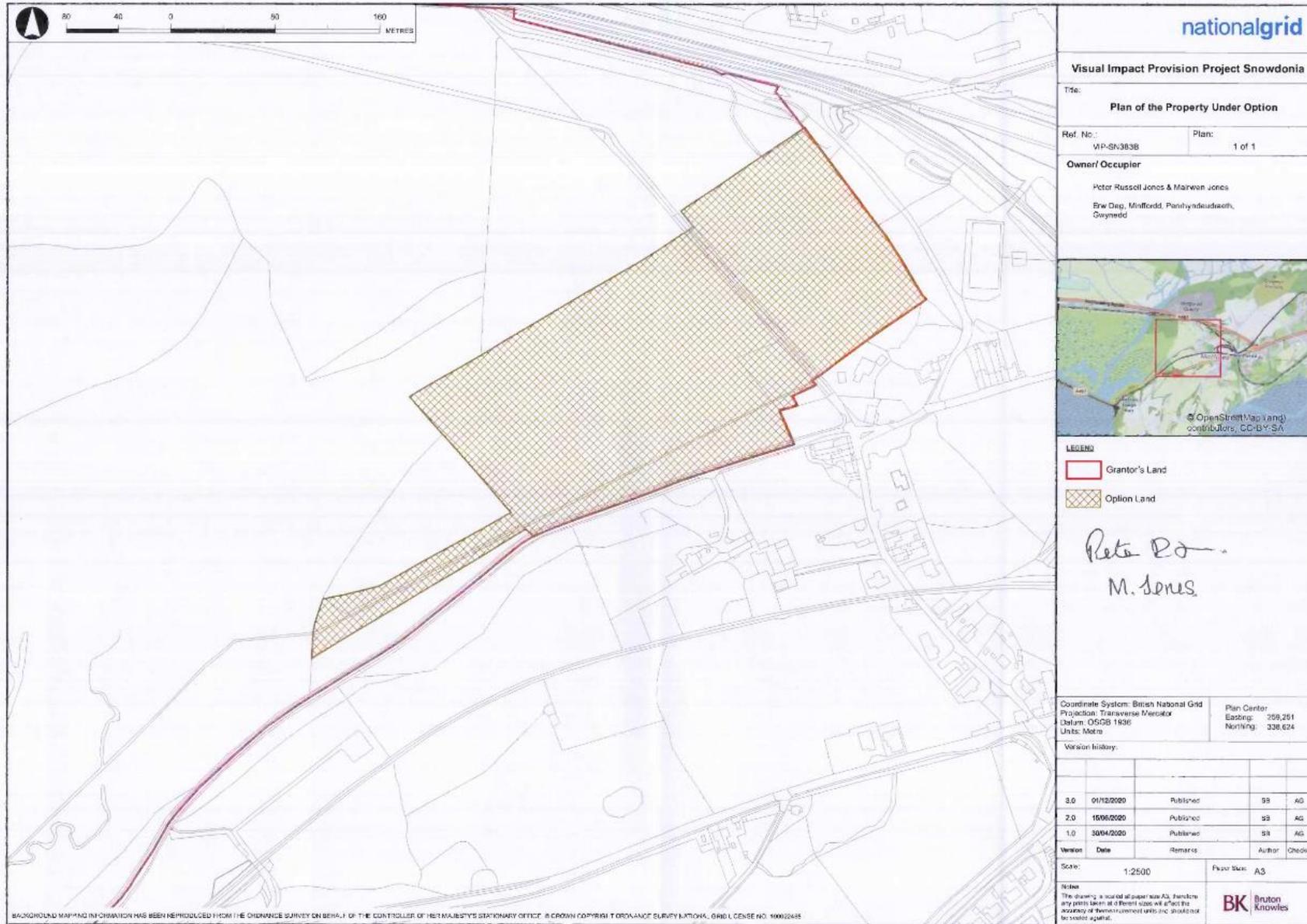
## VIP Snowdonia: Tunnel and Underground Cables Construction

obstruction and maintained so its capacity does not become reduced. This may involve periodic ditch clearing.

- Minimise damage to hedgerows.
- Consideration to be given to –
  - Dig up (rather than cutting) any hedging plants which need to be disturbed and manage them in containers or temporarily re-plant them nearby until reinstatement.
  - Purchase mature plants in pots at the start of the project and manage them so that they are in an appropriate shape for managing as a hedge from reinstatement
- Any mitigation planting will need to be maintained for 5 years from the date that planting is completed

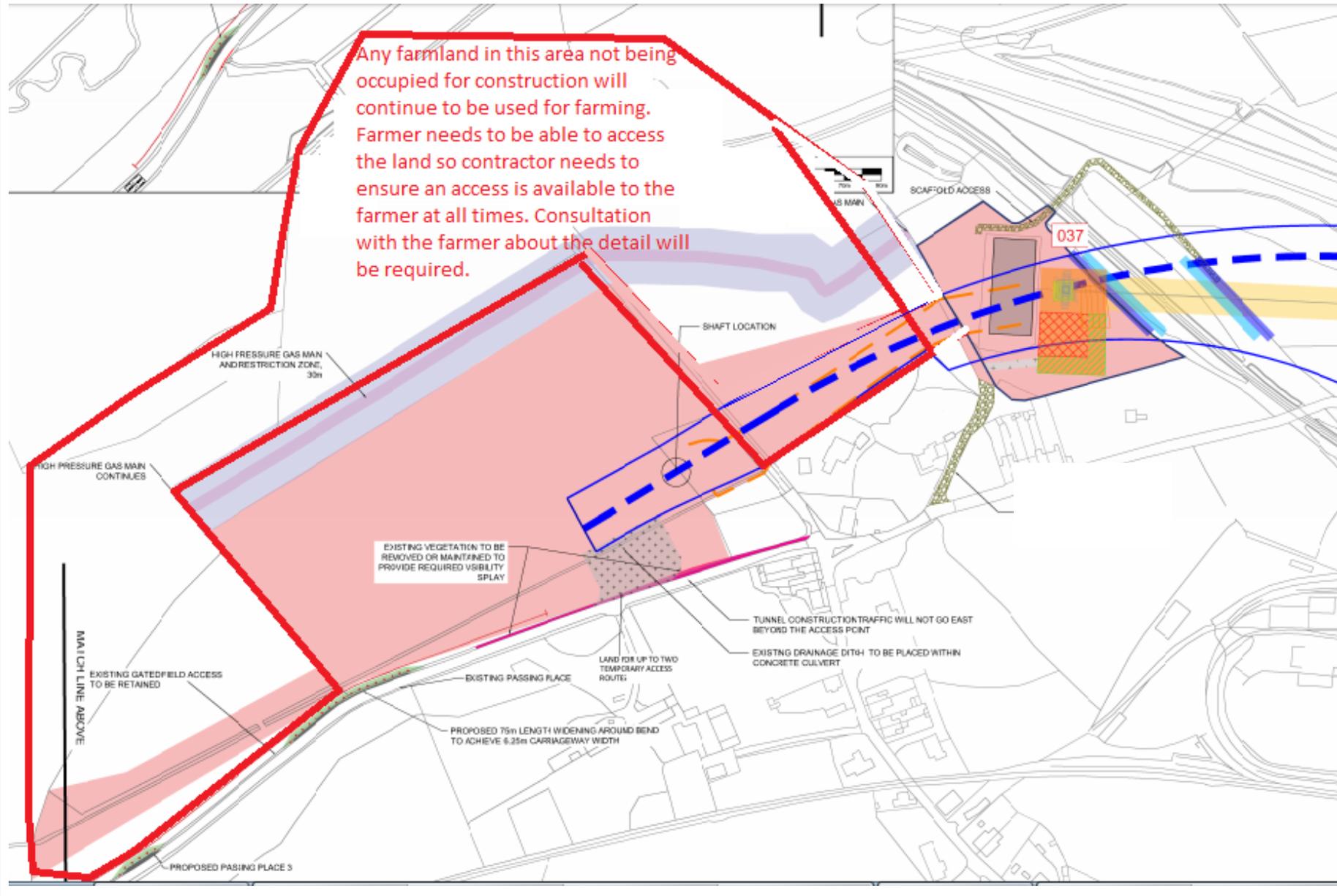
# VIP Snowdonia: Tunnel and Underground Cables Construction

## PLAN 1 – Full extent of land in Option Agreement



# VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 2 – 2.1 construction drawings with annotations

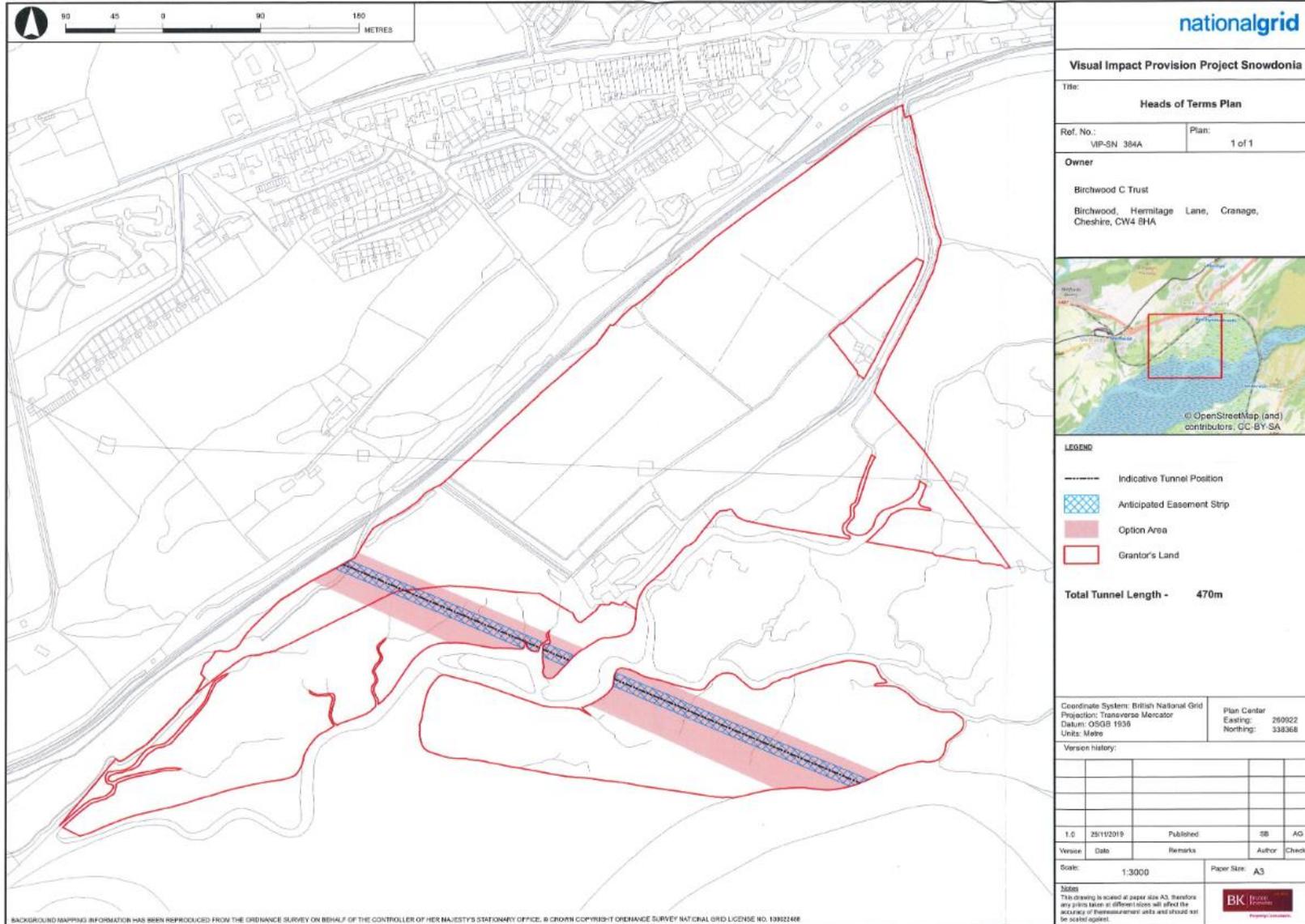


## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
384 - Birchwood Trust	<p data-bbox="432 209 835 233">Birchwood trust is the landowner</p> <ul data-bbox="483 261 2040 400" style="list-style-type: none"><li data-bbox="483 261 2040 328">• Building surveys of the house to the north of the tunnel alignment is required prior to entry into this land holding, and after exiting the land holding to record any potential effect of vibration that caused the grantor concern.</li><li data-bbox="483 331 2040 400">• While the requirement for a building survey was not written into the tunnel option agreement, it was verbally agreed between Robert La Terriere and Linda Willan as part of facilitating agreement to grant the agreement.</li></ul> <p data-bbox="432 475 1789 499">See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

# VIP Snowdonia: Tunnel and Underground Cables Construction

## PLAN 1 – Option Agreement plan



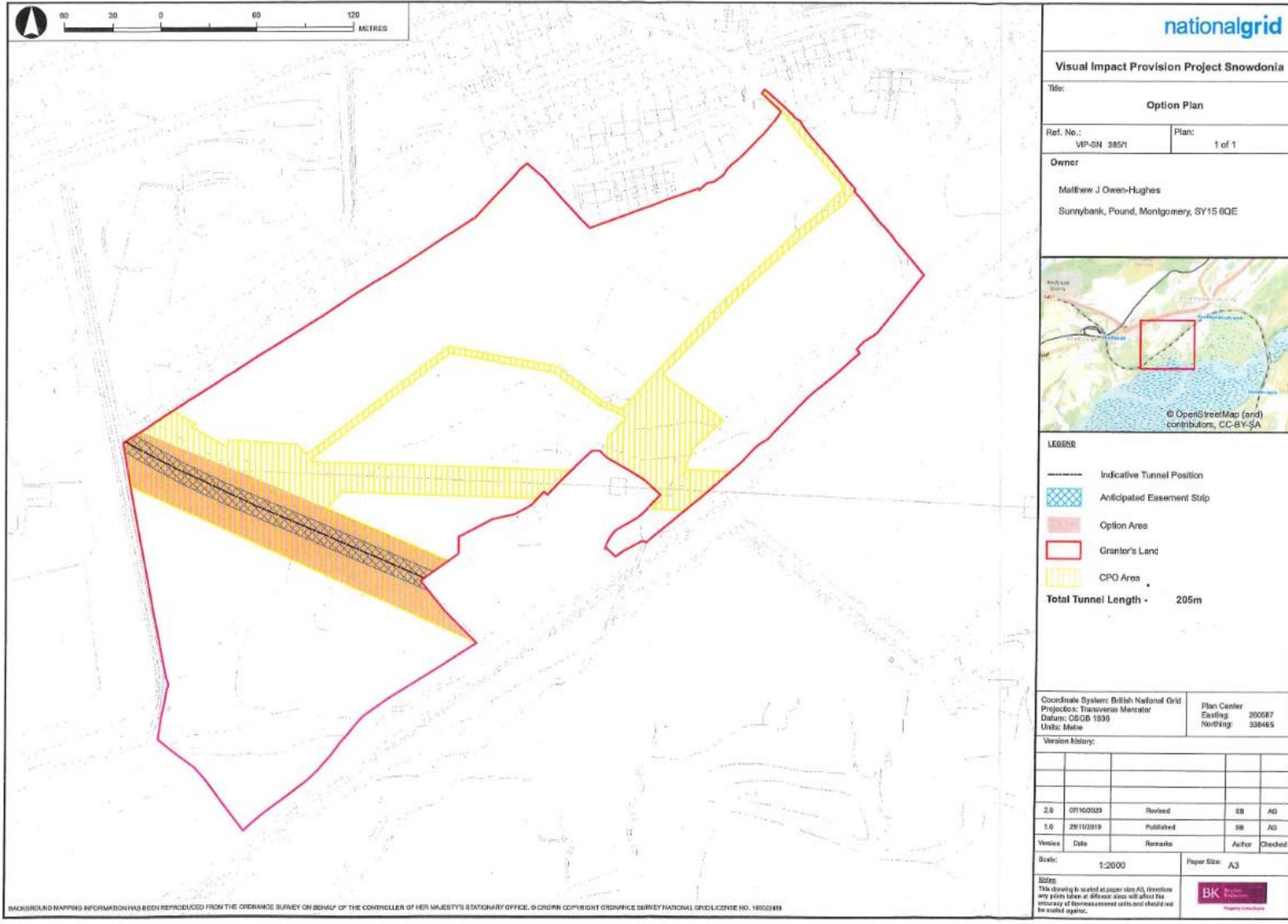
## VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 2 – Location of house to be assessed by building surveys before and after tunnel works nearby



# VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
385 - Matthew Owen-Hughes	<ul style="list-style-type: none"> <li>• Pre-works photographic record of condition required (7 working day's notice required prior to access been taken for RoC)</li> <li>• No permanent above ground structures, auxiliary apparatus or infrastructure in relation to the tunnel to be constructed on the owner's land.</li> </ul>



**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title: **Option Plan**

Ref. No.: VIP-SN 385/1 | Plan: 1 of 1

**Owner**  
Matthew J Owen-Hughes  
Sunnybank, Pound, Montgomery, SY15 8QE

© OpenStreetMap (and) contributors, CC-BY-SA

**LEGEND**

- Indicative Tunnel Position
- Anticipated Easement Strip
- Option Area
- Grantor's Land
- CPO Area

Total Tunnel Length - 205m

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Plan Center  
Easting: 280587  
Northing: 338465

Version History:

Version	Date	Remarks	Author	Checked
2.0	07/10/2023	Revised	EB	AG
1.0	28/10/2019	Published	SB	AG

Scale: 1:2000 | Paper Size: A3

**BK** British Kinetics  
Property Solutions

BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE OSNAMES SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENSE NO. 10002089

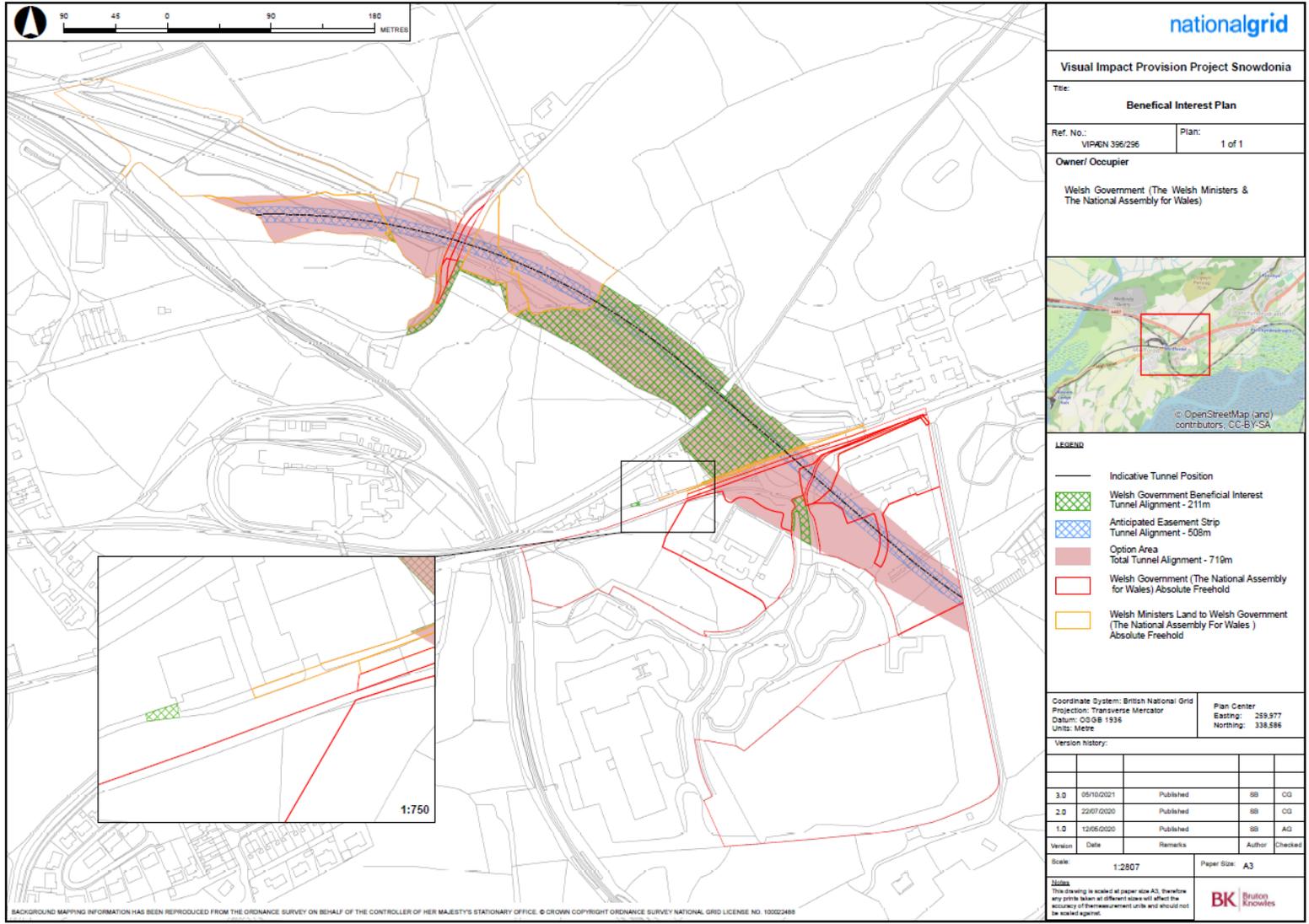
## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
396 – Welsh Government	<p>NOTE THAT WELSH GOVERNMENT IS LANDOWNER BUT OTHER PARTIES MAY HAVE INTERESTS IN THE LAND – <a href="#">see overview plan below</a>. (this entry includes <b>296 – Welsh Ministers</b> interests)</p> <p>Tunnel</p> <ul style="list-style-type: none"> <li>• Land Agreement under negotiation</li> <li>• Asset Protection Agreement (APA) under negotiation</li> <li>• Both agreements will have detailed requirements and this landowner will require significant engagement in relation to design approvals.</li> </ul> <p>See <b>Supplementary Information B: Asset Protection Agreements</b> where <b>copy of asset protection agreement will be added once agreed</b>.</p> <p>See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

# VIP Snowdonia: Tunnel and Underground Cables Construction

**[Final plan pending]**

## PLAN 1 – Combined interests plan



**nationalgrid**

### Visual Impact Provision Project Snowdonia

Title: **Beneficial Interest Plan**

Ref. No.: VIP/EN 356/296 Plan: 1 of 1

Owner/ Occupier  
Welsh Government (The Welsh Ministers & The National Assembly for Wales)



- LEGEND**
- Indicative Tunnel Position
  - Green hatched area: Welsh Government Beneficial Interest Tunnel Alignment - 211m
  - Blue hatched area: Anticipated Easement Strip Tunnel Alignment - 508m
  - Red shaded area: Option Area Total Tunnel Alignment - 719m
  - Red outline: Welsh Government (The National Assembly for Wales) Absolute Freehold
  - Orange outline: Welsh Ministers Land to Welsh Government (The National Assembly For Wales ) Absolute Freehold

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Plan Center  
Easting: 359.977  
Northing: 338.686

**Version history:**

Version	Date	Remarks	Author	Checked
3.0	05/10/2021	Published	BB	OD
2.0	22/07/2020	Published	BB	OD
1.0	12/05/2020	Published	BB	AG

Scale: 1:2807 Paper Size: A3

**Notes:**  
This drawing is issued at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement unless and should not be noted against.



BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENSE NO. 10002488

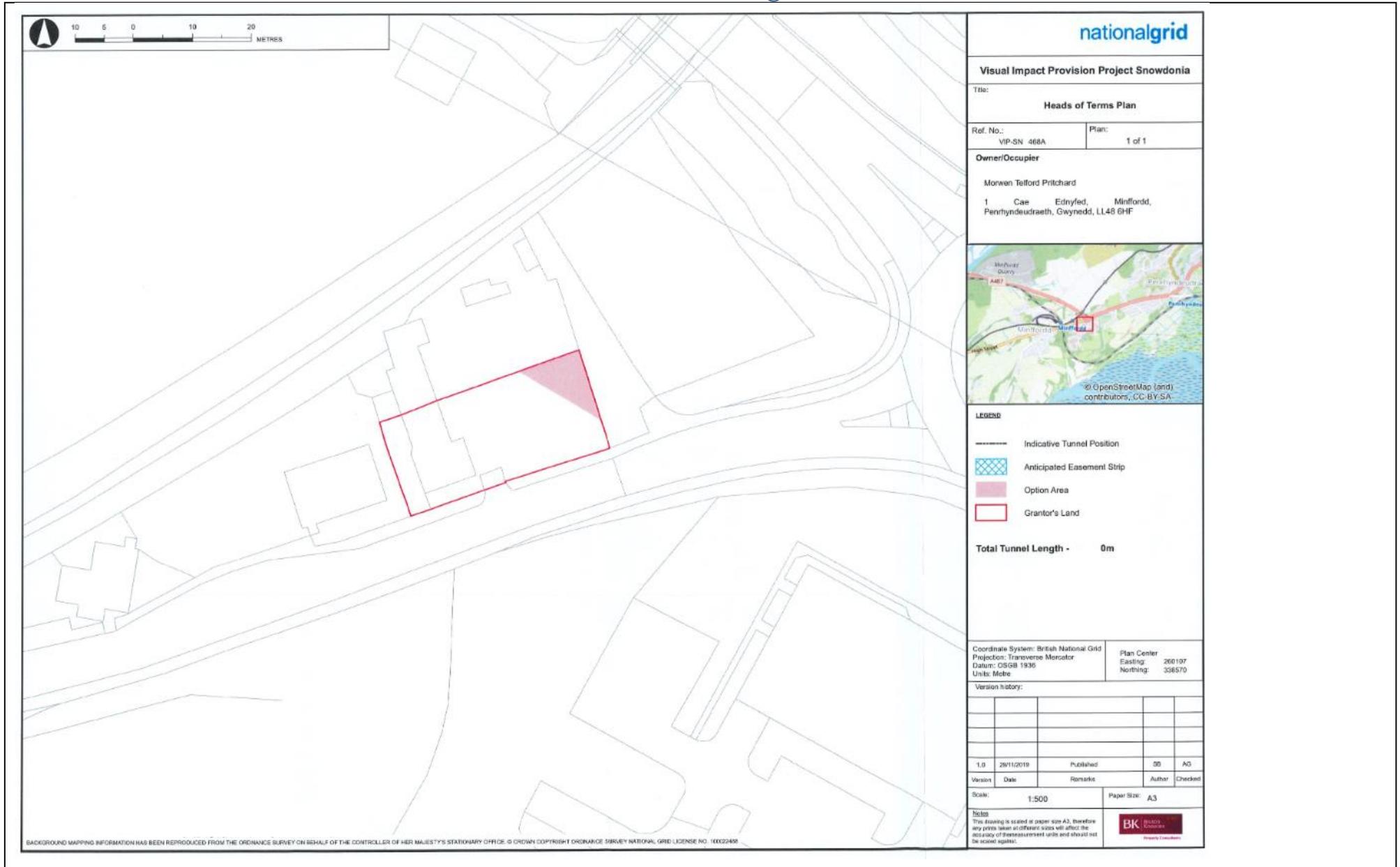
## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
421 – Crown Estate (Common land)	SEE ENTRY FOR <a href="#">294 – Crown Estate (Foreshore)</a>
[blank plan area]	

## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
468 - Morwen Pritchard	<ul style="list-style-type: none"><li>• Photographic record of condition and build survey to be undertaken as soon as reasonably practical prior to the commencing of building works</li><li>• Monitoring equipment to be –<ul style="list-style-type: none"><li>Installed within 30 metres of any building on the owners' land</li><li>installed as soon as possible after the serving of the Construction Notice</li><li>installed and maintained in a good repair and condition</li><li>only be used to monitor vibration levels from the tunnel construction</li><li>removed from site and land reinstated prior to the serving of the Completion Notice</li></ul></li></ul> <p>See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

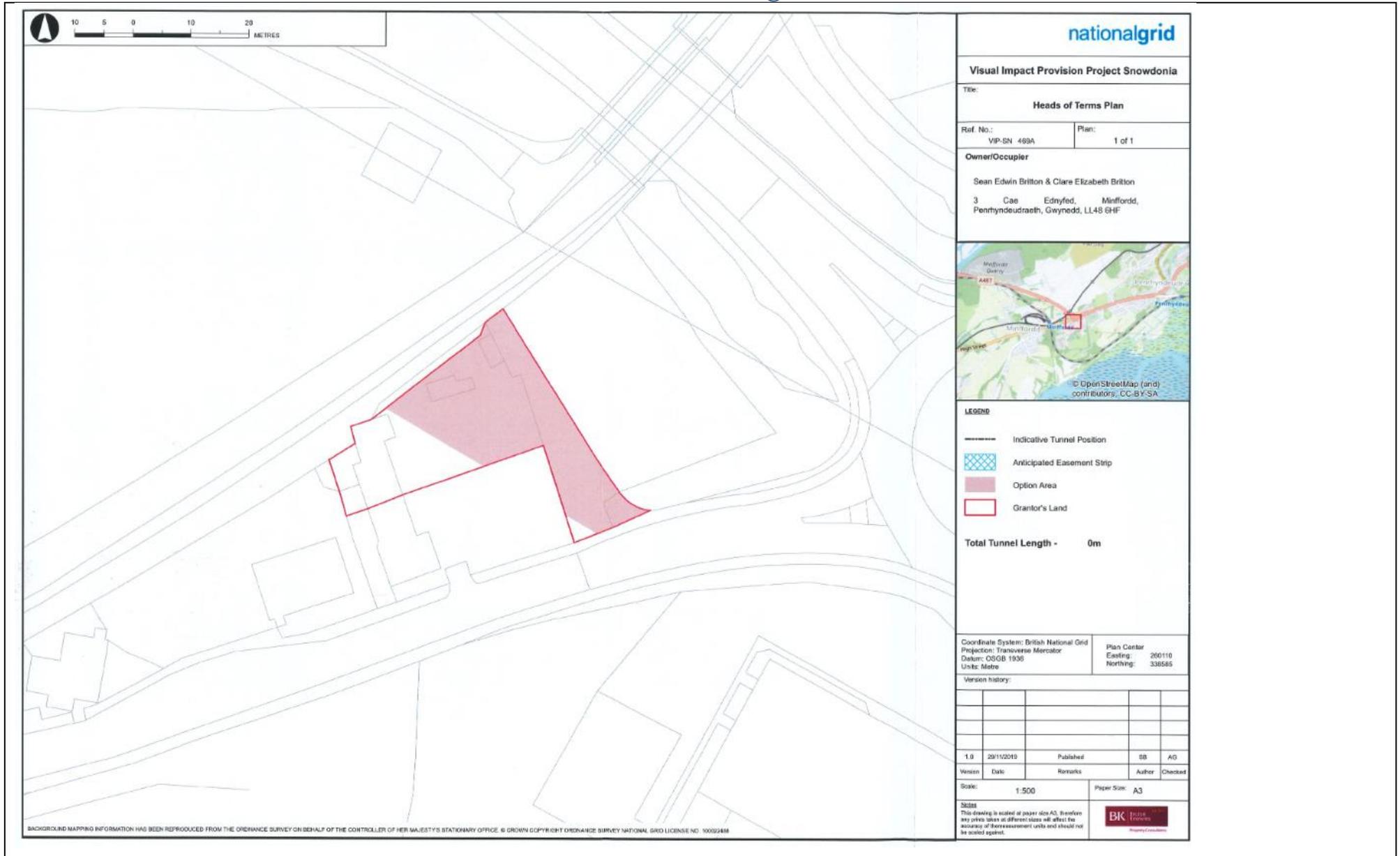
# VIP Snowdonia: Tunnel and Underground Cables Construction



## VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
469 - Sean & Clare Britton	<ul style="list-style-type: none"><li>• Photographic record of condition and build survey to be undertaken as soon as reasonably practical prior to the commencing of building works</li><li>• Monitoring equipment to be –<ul style="list-style-type: none"><li>Installed within 30 metres of any building on the owners' land</li><li>installed as soon as possible after the serving of the Construction Notice</li><li>installed and maintained in a good repair and condition</li><li>only be used to monitor vibration levels from the tunnel construction</li><li>removed from site and land reinstated prior to the serving of the Completion Notice</li></ul></li></ul> <p>See <b>Supplementary Information C: Monitoring Sites</b> for information about currently anticipated monitoring sites.</p>

# VIP Snowdonia: Tunnel and Underground Cables Construction



BACKGROUND MAPPING INFORMATION HAS BEEN REPRODUCED FROM THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT ORDNANCE SURVEY NATIONAL GRID LICENSE NO. 10002448

**nationalgrid**

**Visual Impact Provision Project Snowdonia**

Title: **Heads of Terms Plan**

Ref. No.: VIP-SN 489A      Plan: 1 of 1

**Owner/Occupier**

Sean Edwin Britton & Clare Elizabeth Britton  
 3 Cae Ednyfed, Minffordd,  
 Penrhyneddraeth, Gwynedd, LL48 6HF

**LEGEND**

- Indicative Tunnel Position
- Anticipated Easement Strip
- Option Area
- Grantor's Land

Total Tunnel Length - 0m

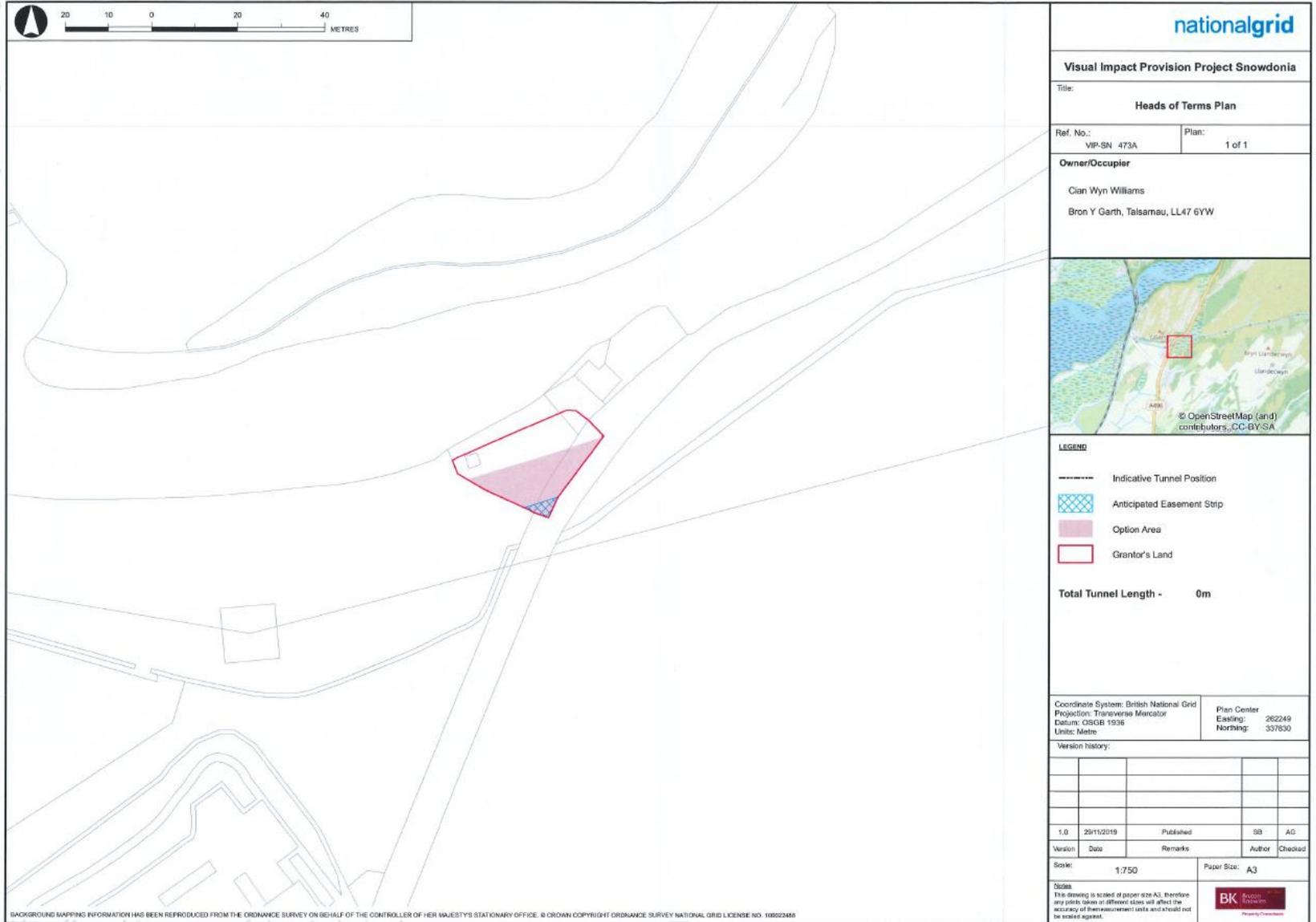
Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936 Units: Metre	Plan Center Easting: 260110 Northing: 338585			
Version history:				
Version	Date	Remarks	Author	Checked
1.0	20/11/2010	Published	SB	AG
Scale: 1:500		Paper Size: A3		

This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the easement units and should not be relied upon.

**BK Engineering**  
 Planning Consultants

# VIP Snowdonia: Tunnel and Underground Cables Construction

<b>Grantor</b>	<b>Notes</b>
473 - Cian Williams	No site-specific notes other than those set out on Page 1



## VIP Snowdonia: Tunnel and Underground Cables Construction

<b>Grantor</b>	<b>Notes</b>
483 – R Davies	This party has no land interests in the underground area through which the tunnel will run.
<b>Grantor</b>	<b>Notes</b>
491 – Keolis	This party has no land interests in the underground area through which the tunnel will run.

## Section 3 – Supplementary Information

Supplementary Information A: Garth Fields

## Supplementary Information B: Asset Protection Agreements

## Supplementary Information C: Monitoring Sites