

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	15th June 2015
Subject:	Land Purchase for Llangefni Link Road
Portfolio Holder(s):	Councillor John Arwel Roberts
Head of Service:	Dewi R Williams
Report Author:	Dewi R Williams
Tel:	2303
E-mail:	drwht@anglesey.gov.uk
Local Members:	Councillors Bob Parry, Nicola Roberts and Dylan Rees

A –Recommendation/s and reason/s
<p>That the Executive Committee agree to the purchase of the necessary land for the construction of the proposed new Llangefni Link Road and permission is granted to utilise Compulsory Purchase Order powers, if necessary.</p> <p>The new road is funded by Welsh Government’s Local Transport Fund and is vital in order to develop and extend Coleg Menai for the education and training of local students, in particular for future employment in major projects such as Wylfa Newydd.</p>

B – What other options did you consider and why did you reject them and/or opt for this option?
N/A

C – Why is this a decision for the Executive?
As the purchase price is above £100k the purchase decision must be agreed by the Executive Committee, in accordance with the Council’s Asset Management Policy and Procedure (Property Acquisition 6.2).

CH – Is this decision consistent with policy approved by the full Council?
Yes.

D – Is this decision within the budget approved by the Council?

Yes.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	CE/Education – expressed concern about additional traffic passing new Ysgol Y Graig. Response: This has been considered as part of the design process and it is hoped that additional parking, and traffic calming can be provided.
2	Finance / Section 151 (mandatory)	Included in the report.
3	Legal / Monitoring Officer (mandatory)	No Comments.
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F - Appendices:

1. Background paper
2. Plan showing proposed Llangefni Link Road Stages 1 to 4.

FF - Background papers (please contact the author of the Report for any further information):

Llangefni Link Road

1.0 Background

- 1.1 The current highway network in Llangefni is inadequate for a major development of Coleg Menai, located on the B5420 Penmynydd Road, hence a new link road has been designed linking the Penmynydd Road to the Llangefni Industrial Estate Road. The new link will also contribute towards easing congestion in the town centre. A planning application has been submitted for this new road, which will hopefully be granted approval in the near future.
- 1.2 Further to the Environment and Technical Service providing a successful Local Transport Fund bid, Welsh Government have agreed to provide funding of £1.867 million for the construction of the first stage of the new road, together with purchasing land in the vicinity of the current Llangefni Industrial Estate and adjoining farm land, during the current financial year. See Appendix 1A.
- 1.3 Whilst land has been provided by Coleg Menai for the first stage of the proposed works, see Appendix 2, funding for the land required for stages 2 and 3 is also provided during the 2015/16 financial year. The cost of this land will be in excess of the £100k threshold outlined in the Council's Asset Management Policy and Procedures; where it states that it is the Executive Committee's responsibility for taking decisions to purchase over and above this level (s6.2).
- 1.4 Pre-contract discussions have already taken place with a number of landowners and at least two parcels of land will cost in excess of the £100k threshold. If there are difficulties with the land purchase for Stages 2 and 3 and 4, the authority will need to utilise its Compulsory Purchase Order powers.
- 1.5 It is proposed that an independent valuation is obtained in relation to each proposed acquisition to satisfy the funding pre-conditions and to give assurances that the prices being paid are reasonable.
- 1.6 The first stage of the construction works is to construct a new roundabout on the B5420 as an entrance to Coleg Menai's site. The second part of Stage 1 is to construct the road through Coleg Menai land which will link onto the recently constructed road by the new Ysgol y Graig, thus accessing the B5109 Talwrn Road. It is hoped subject to Welsh Government approval, that both parts of Stage 1 are incorporated into one contract to provide financial savings and to ease the construction process.
- 1.7 Stages 2 and 3 of the works is a new road connecting the industrial estate to the new roundabout on the B5420 and a new link road from the Bryn Cefni roundabout at the back of the industrial estate, through the old Peboc site. The final stage is a new roundabout on the A5114 Glanhwfa Road, together with improving the road down to the Bryn Cefni roundabout.
- 1.8 A Public Consultation exercise was undertaken in October 2014 including an exhibition of the proposed plans at the Llangefni Town Hall.

2.0 Recommendation

- 2.1 That the Executive Committee agree to the purchase of the necessary land for the construction of the proposed new Llangefni Link Road and permission is granted to utilise Compulsory Purchase Order powers, if necessary.

The new road is funded by Welsh Government's Local Transport Fund and is vital in order to develop and extend Coleg Menai for the education and training of local students, in particular for future employment in major projects such as Wylfa Newydd.

Appendix 1A

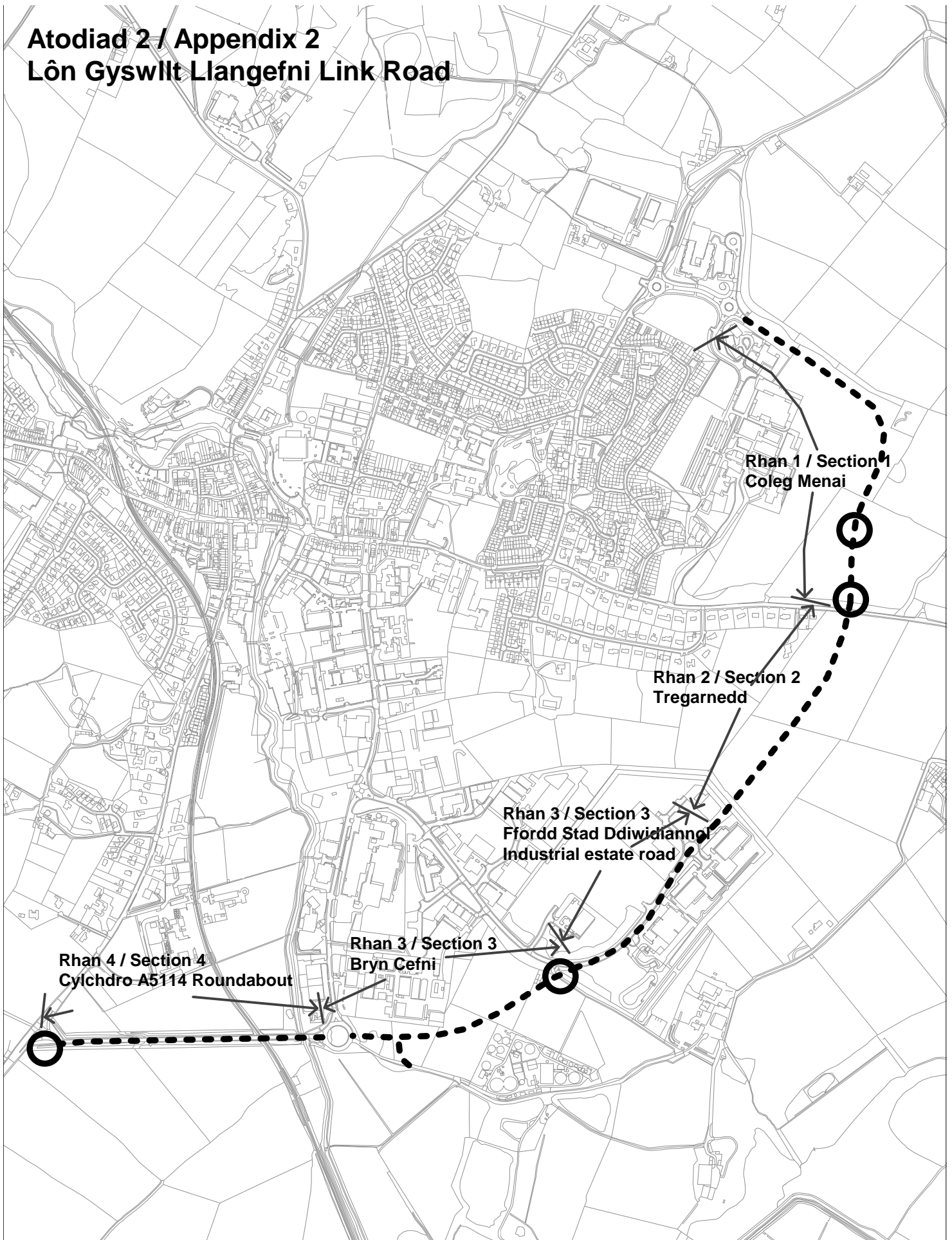
	2013-14	2014-15	2015-16	2016-17*
Welsh Government	5,000	450,000		
Construction on Coleg Menai Land (sect 1)			910,000	1,472,000
Land Purchase - Tregarnedd			67,000	
Land Purchase - Llwyn Ednyfed			175,000	
Land Purchase - Ecopelets			590,000	
Design and planning on section 3			125,000	
Total - Welsh Government	5,000	450,000	1,867,000	
Match Funding				
Enterprise Zone	60,000	30,000		
IoACC Economic Development		25,000		
IoACC Staff Time		15,000		
IoACC Economic - NDA			15,000	
Coleg Menai			10,000	
Total - All	65,000	520,000	1,892,000	
Coleg Menai contribution - land value			180,000	

** Sum required in 2016-17 to complete section 1 and included in the LTF bid to WG*

Indicative bids were also submitted to WG to complete construction on sections 2, 3 and 4 over 2016-17 and 2017-18

Atodiad 2 / Appendix 2

Lôn Gyswilt Llangefni Link Road



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfa'r Sir
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

© Hawlfraint y Goron a hawliau cronfa ddata 2014 Arolwg Ordnans 100023412
© Crown copyright and database rights 2014 Ordnance Survey 100023412

Ni chaniateir i chi gopio, is-drwyddedu, rhannu neu werthu unrhyw ran o'r data yma i drydydd parti mewn unrhyw ffurf.
You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form