

FAO: D. Williams
Isle of Anglesey County Council
Council Offices
Llangefni
Anglesey
LL77 7TW

25 May 2018

Dear Mr Williams,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

VARIATION OF CONDITIONS 02, 03, AND 05 OF PLANNING PERMISSION 27C106/FR FOR GOUND INVESTIGATION WORKS FOR HIGHWAYS IMPROVEMENTS (A5025) AT FOUR SEPARATE LOCATIONS: JUNCTION 3 A55 VALLEY, LLANFACHRAETH, LLANFAETHLU AND CEFN COCH

Horizon Nuclear Power Wylfa Limited (**Horizon**) has submitted a planning application to the Isle of Anglesey County Council (**IACC**) for the Variation of Conditions 02, 03 and 05 of Planning Permission 27C106/FR for the Wylfa Newydd Off-line Highways Improvements Ground Investigation Works (**Off-line Highways GI Proposals**) on land at Junction 3 A55 Valley, Llanfachraeth, Llanfaethlu and Cefn Coch.

Condition 02 of planning permission 27/C106/FR states that:

“The development hereby permitted shall be carried out in strict conformity with the details shown on the plans and contained on the form of application, and in any other documents accompanying such application which were presented to the local planning authority on the 12/06/2015 and 10/08/2015 under planning application reference number 27C106/FR unless otherwise approved in writing by the local planning authority or included within any provisions of the conditions of this planning permission.”

Condition 03 of planning permission 27/C106/FR requires that:

“The development hereby permitted and any ancillary works and structures shall be removed and any necessary work of re-instatement in accordance with a scheme which has been submitted to and approved in writing by the local planning authority, shall be carried out and completed within 18 months from the date of this decision unless otherwise agreed in writing with the local planning authority.”

Condition 05 of planning permission 27/C106/FR requires that:

“No development or site clearance shall commence until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological field work being completed.”

Pre-Application Consultation

Pre-Application consultation was undertaken with the Isle of Anglesey County Council (IACC) during Winter 2017 regarding a proposed amendment to the GI works approved under planning permission 27C106/FR. The IACC advised that due to the minor locational changes to the approved boreholes the proposed amendment to the GI works at Site 2 (Llanfachraeth) would require an application to vary Conditions 02, 03 and 05 as well as the submission of further information in order to discharge elements of Condition 04. This further information is subject to a separate Discharge of Condition application that has also been submitted to the IACC for consideration.

The Off-line Highways GI Proposals are being applied for separately ahead of the DCO application to identify ground conditions beneath the proposed new off-line highway improvement works. The ground investigation works are to provide information and data upon the underlying soil, rock and made ground materials, and to ascertain the ground water and gas regime, and the contamination status of the site. This information is required to facilitate and support the detailed design of the highway, its foundations, earthworks cut to fill reuse, cuttings, embankments, drainage and to support the various relevant chapters of the Environmental Impact Assessment including geology and ground conditions, drainage and flood risk, contamination and hydrology and hydrogeology aspects.

In addition to the above, existing historic data is not sufficient to provide information for the existing ground hence pre-ground investigation is to be undertaken prior to commencing proposed ground investigation works to obtain preliminary information for the existing ground. Upon completion of the pre-ground investigation works, outcome of the works is to be analysed and the scope of the proposed ground investigation works is to be finalised. The scope of works for pre-ground investigation and proposed ground investigation is detailed in the planning statement submitted as part of the original planning application. In order to facilitate the amended borehole locations Horizon is seeking to vary Conditions 02, 03 and 05 of planning permission 27/C106/FR so that they would read as follows:

Condition 02:

The development hereby permitted shall be carried out in strict conformity with the details shown on the plans and contained on the form of application, and in any other documents accompanying such application which were presented to the local planning authority on the 12/06/2015, 10/08/2015 and XX/XX/2018 under planning application reference number 27C106/FR unless otherwise approved in writing by the local planning authority or included within any provisions of the conditions of this planning permission.

Condition 03:

The development hereby permitted and any ancillary works and structures shall be removed and any necessary work of re-instatement in accordance with a scheme which has been submitted to and approved in writing by the local planning authority, shall be carried out and completed within 18 months from XX/XX/2018 unless otherwise agreed in writing with the local planning authority.

Condition 05:

A professionally qualified archaeologist, Member of the Chartered Institute for Archaeologists (MCIfA), shall be present on site during the undertaking of any excavations in the development area so that a watching brief can be conducted. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological field work being completed.

Content of the Application

Horizon is committed to introducing a range of measures to help ensure there is a lasting positive impact on Welsh language and culture. As part of this commitment, Horizon ensures that all of its non-technical planning documents are produced in both Welsh and English. Those that have been submitted in both languages are indicated below.

The planning application as submitted contains the following documents:

- This covering letter (in Welsh and English);
- Planning Application Form (in English);
- Landowner/Agricultural Tenant Notices; and
- Planning application drawings.

Three copies of the planning documents have been submitted as part of the planning application.

The appropriate planning application fee (in accordance with the provisions of the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 of £190 has been paid to the IACC.

All the documents submitted can be accessed on Horizon's website at <http://www.horizonnuclearpower.com/>.

Conclusion

Horizon is keen to work with the IACC in assisting with the prompt determination of this Variation of Condition application for the Off-line Highways GI Proposals. We trust that the enclosed is sufficient for you to register and validate the planning application and we look forward to confirmation of this in due course. However, should you require any additional information please do not hesitate to contact me.

Yours sincerely



Kieran Somers
Head of Planning
Horizon Nuclear Power