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Isle of Anglesey County Council
Council Offices
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Anglesey
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9 November 2017

DCRM Ref. No: WN0903-QUD-OS-LET-00001_English

Dear Mr Williams

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPLICATION FOR SITE PREPARATION AND CLEARANCE PROPOSALS AT LAND EAST, SOUTH AND SOUTH-WEST OF EXISTING MAGNOX POWER STATION, NORTH-WEST AND SOUTH-WEST OF TREGLE AND WEST OF CEMAES INCLUDING CEMLYN ROAD, THE EXISTING MAGNOX POWER STATION ACCESS ROAD AND TY CROES (FISHERMAN'S CAR PARK) ACCESS ROAD, ISLE OF ANGLESEY. (EASTING: 234981, NORTHING: 393137)

Horizon Nuclear Power Wylfa Limited (**Horizon**) has submitted a planning application to the Isle of Anglesey County Council (**IACC**) for full planning permission for the Site Preparation and Clearance Proposals (**SPC Proposals**) on land in the vicinity of the existing Magnox power station on the Isle of Anglesey, as described below:

“Site preparation and clearance works for development of the Wylfa Newydd power station comprising the following activities: site clearance (including vegetation clearance and management, removal of fencing, walls, gates, field boundaries, existing structures (including buildings), scrub, trees, and other above ground features); site establishment works (including installation of a new crossing of the existing Magnox power station access road, formalisation of existing vehicular crossing points across Cemlyn Road, formalisation of vehicular routing, installation of construction fencing around the perimeter of the site, establishment of laydown areas, material storage compounds, construction compounds and associated temporary office/welfare buildings, car parks, associated footpath link from between main site compound to the former Wylfa Sports and Social Club car park, fuel store, security fencing, drainage and security features); ground improvement works (including establishment of a remediation processing compound and associated fencing, storage of treated/processed material, establishment of associated access tracks, drainage, excavation and treatment of soils likely to be contaminated, and treatment and removal of invasive non-native species); diversion of a watercourse, comprising realignment of a tributary (Nant Porth-y-pistyll) to the Afon Cafnan

with associated landscaping works; temporary diversion and/or closure of Cemlyn Road with controlled access to Ty Croes (Fisherman's Car Park); other associated works; and a scheme of restoration to return the site to an acceptable condition in the event the Wylfa Newydd power station development does not proceed”.

The planning application is accompanied by an Environmental Statement prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The content of the Environment Statement is informed by a Scoping Opinion issued by the IACC in response to a scoping request submitted by Horizon in respect of the previous iteration of the SPC Proposals (the **Original SPC Proposals**) in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 .

Horizon decided that it was not necessary to repeat the scoping process for the revised SPC Proposals, primarily because the activities to be carried out as part of the revised SPC Proposals constitute a significant reduction in scope when compared to the Original SPC Proposals. Further detail on the scoping process is included in Volume 1 of the Environmental Statement.

The Context of the Application

In order for Horizon to build the Wylfa Newydd power station, a number of different consents are required. As a nuclear power station is a nationally significant infrastructure project, the project requires a Development Consent Order (**DCO**) and Horizon intends to submit an application for the DCO for the Wylfa Newydd Project (the **Project**) in 2018.

The Project comprises the Wylfa Newydd DCO Project, the Licensable Marine Activities and the Enabling Works. The power station proposed as a part of the Project would consist of two UK Advanced Boiling Water Reactors, which would generate 2,700 megawatts of electricity, providing enough secure, low carbon power for around five million homes for approximately 60 years. It would also create long-term employment opportunities and economic benefits for Anglesey and north Wales.

The SPC Proposals are being applied for separately ahead of the DCO application to allow for the earliest possible start to the Project, in line with government energy policy. The SPC Proposals have the potential to recognise and secure the first phase of economic opportunities that the Project could deliver to the Isle of Anglesey.

Horizon considers the SPC Proposals to be a vital component required to facilitate the construction and ultimate operation of the Power Station as early as possible. In the event that the SPC Proposals are only granted through the DCO, this would have the effect of delaying the overall construction given the extended

timescales associated with the determination of DCO applications compared with that of planning applications under the Town and Country Planning Act 1990 (TCPA).

There is precedence for bringing forward early and/or preparatory works associated with Nationally Significant Infrastructure Projects under the TCPA, ahead of the grant of a DCO. This includes the site preparation works associated with the construction of Hinkley Point C, which were secured by a full planning permission granted by the local planning authority. In addition, a letter from the Chief Planner of Department of Communities and Local Government in March 2010 (entitled '*Preliminary Works; Planning Act 2008 – Guidance for Local Authorities*') confirms that (the then draft) National Policy Statements may be a material consideration for local authorities when determining planning applications for preliminary works. Further information on this is included within the Planning Statement that accompanies the planning application.

Pre-Application Consultation

In designing the proposed development and preparing the application documents, Horizon has taken into consideration the responses to previous public consultation stages in respect of the Original SPC Proposals, as well as the consultation conducted during August 2017 in accordance with section 61Z of the TCPA and the Town and County Planning (Development Management Procedure) (Wales) Order 2012 in respect of the current SPC Proposals. The application has also been prepared on the basis of several rounds of public consultation with a number of statutory and non-statutory stakeholders including officers in several departments within the Isle of Anglesey County Council and representatives of Natural Resources Wales.

The planning application is accompanied by a Pre-Application Consultation Report that explains the process of consultation on the SPC Proposals and reports on what feedback was received and how that has been addressed by Horizon.

In response to a request by the IACC made during the pre-application consultation, an additional report, a Community Impact Report, has also been submitted with the planning application. It aims to summarise how the SPC Proposals would affect the villages of Tregele and Cemaes which are situated in close proximity to the works. The Community Impact Report does not intend to duplicate the assessments contained in other assessment documents, but rather to summarise for the benefit of nearby communities how their local area would be affected.

Several stakeholders also sought additional information on the potential restoration scheme to be implemented in the event that the Wylfa Newydd DCO Project does not proceed. In this respect, Drawing WN0903-JAC-OS-DRG-00034: Landscape Restoration Principles has been revised from that previously consulted upon. The design of the principles has been based on the current prevailing land uses in the proximity of the site, specifically the opportunities for nature conservation that are typically associated with the coastline from Cemlyn Bay to Cemaes, and the largely pastoral characteristics of the remaining land. The

anticipated environmental effects of implementing the proposed restoration works have been assessed within the Environmental Statement.

The Planning Statement subject to pre-application consultation included reference to the preparation of a Project-wide Equality Impact Assessment (**EqlA**). Horizon has taken the decision not to submit an EqlA with this planning application. This approach is supported by the inclusion within the suite of application documents of a Rapid Health Impact Assessment Screening Statement (**HIA**) that considers the possible effects of the SPC Proposals which have the potential to significantly affect health and inequalities (either beneficially or adversely). In addition, the Welsh Language Impact Assessment submitted with the planning application considers the effects of the SPC Proposals on the Welsh language and culture against key aspects of community life.

Content of the Application

The planning application and accompanying Environmental Statement constitute a substantial body of documents. These are outlined below.

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.

Eight copies of the following have been submitted as part of the planning application:

- This covering letter (in Welsh and English);
- Planning Application Form (in Welsh and English);
- Landowner/Agricultural Tenant Notices;
- Planning application drawings;
- Planning Statement;
- Pre-application Consultation Report (in Welsh and English);
- Design & Access Statement (in Welsh and English);
- Environmental Statement Non-Technical Summary (in Welsh and English);
- Environmental Statement Volume 1;
 - Chapter 1 – Introduction
 - Chapter 2 – Legislation Policy and Guidance
 - Chapter 3 – Proposed Development
 - Chapter 4 – Consideration of Alternatives
 - Chapter 5 – Consultation
 - Chapter 6 – Overview of Assessment Process

- Chapter 7 – Socio-economics
- Chapter 8 – Public Access and Recreation
- Chapter 9 – Air Quality
- Chapter 10 – Noise & Vibration
- Chapter 11 – Soils & Geology
- Chapter 12 – Materials and Waste
- Chapter 13 – Surface Water & Groundwater
- Chapter 14 – Terrestrial and Freshwater Ecology
- Chapter 15 – Marine Environment
- Chapter 16 – Landscape & Visual
- Chapter 17 – Cultural Heritage
- Chapter 18 – Combined Topic Effects
- Chapter 19 – Cumulative Effects
- Chapter 20 – Schedule of Environmental Commitments
- Chapter 21 – Schedule of Residual Effects
- Environmental Statement Volume 2 (Figures);
- Environmental Statement Volume 3 (Appendices);
- Rapid Health Impact Assessment Screening Statement;
- Transport Statement;
- Welsh Language Impact Assessment (in Welsh and English);
- Report to Inform Habitat Regulations Assessment Screening;
- Community Impact Report (in Welsh and English);
- Code of Construction Practice; and
- Glossary and Abbreviations.

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 £287,500 has been paid to the IACC.

All of the documents submitted can be accessed on Horizon's website at <http://www.horizonnuclearpower.com/>. Additional copies of the application documents are available to members of the public (and other stakeholders) upon request at cost price incurred for printing. Digital copies of the full application (on CD or USB) are available without charge. All requests should be made using the contact details on this letter or via email on wylfaenquiries@horizonnuclearpower.com.

Planning Obligations

Policy ISA 1 (Infrastructure Provision) of the Joint Local Development Plan (Anglesey and Gwynedd) makes provision for a financial contribution to be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make development proposals acceptable.

In the absence of an IACC Community Infrastructure Levy regime, Horizon will enter into negotiations with the IACC about the potential content of a planning obligation (or similar) pursuant to any planning permission that might be granted. It is likely that the elements of the obligation might include (but are not necessarily limited to) the following:

- Community Resilience Fund –precautionary and necessary mitigation to address unforeseen adverse effects and/or to enhance or capture the potential benefits of the development including in the following areas: Welsh language, highways safety/traffic management (potential road upgrades, traffic calming, signage, etc), community groups and tourism;
- A contribution to public/emergency services; and
- The appropriate mechanism for securing the restoration principles proposed in the event that the Wylfa Newydd DCO Project does not proceed.

In addition, Horizon will continue to encourage and promote effective measures that provide benefit to the community and to its own business in respect of matters such as training, education and tourism. Programmes will be developed to help ensure effective implementation of the jobs and skills, supply chain and accommodation mitigation schemes associated with the Project.

Conclusion

Horizon is keen to work with the IACC in assisting with the prompt determination of this planning application for the SPC 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