



**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

**Horizon Nuclear Power Wylfa Limited  
Sunrise House  
1420 Charlton Court  
Gloucester Business Park  
Gloucester  
GL3 4AE**

**DEWI FRANCIS JONES MSc, M.R.T.P.I**  
Prif Swyddog Cynllunio – Rheoleiddio a Datblygu  
Economaid  
Chief Planning Officer – Regulation and Economic  
Development

CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Swyddfeydd y Cyngor • Council Offices  
LLANGFNI  
Ynys Môn • Isle of Anglesey  
LL77 7TW

ffôn / tel: (01248) 752428

Gofynnwch am / Please ask for: **Steven Owen DYY**  
☎ **01248 752426**  
e-mail: [StevenOwen@ynysmon.gov.uk](mailto:StevenOwen@ynysmon.gov.uk)

Cais Rhif / App. No. **49C342/FR**

## **DEDDF CYNLLUNIO GWLAD A THREF 1990**

### **RHYBUDD PENDERFYNIAD**

*Darllenwch yr amodau a restrir isod yn ofalus os gwelwch yn dda, efallai y bydd angen cyflawni rhai o'r amodau cyn, neu yn ystod, y gwaith datblygu.*

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **NOTICE OF DECISION**

*Please read the conditions listed below carefully, some conditions may require to be discharged prior to or during development.*

**Cais llawn ar gyfer gwaith archwilio'r ddaear sy'n gysylltiedig â newidiadau i briffordd Wylfa Newydd ar / Full application for ground investigation works associated with the Wylfa Newydd off-line highways improvements at dir i'r dwyrain o'r Fali, i'r gogledd-ddwyrain o'r A5 ac i'r de-ddwyrain o'r A5025 / land east of Valley, north-east of the A5 and south east of the A5025**

Mae eich cais wedi caei ei ystyried gan y Cyngor yn unol â'i awdurdod dan y Ddeddf uchod, a rhoddwyd **CANIATÂD** gyda'r amodau canlynol:-

#### **1. Terfyn Amser - Dechrau'r Datblygiad**

**Bydd y datblygiad a'r gwaith a ganiateir yma yn dechrau cyn pen un flwyddyn i ddyddiad y caniatâd hwn.**

Rheswm: Yn unol ag Adran 91 o Ddeddf Cynllunio Gwlad a Thref 1990.

#### **2. Lluniadau / Dogfennau sydd wedi'u Cymeradwyo**

**Bydd y datblygiad a'r gwaith a ganiateir yma yn cael eu cyflawni yn unol â'r lluniadau a'r dogfennau sydd wedi'u cymeradwyo a'u rhestru yn y tabl isod**

Your application has been considered by the Council in accordance with its authority under the above Act and permission has been **GRANTED** with the following conditions:-

#### **1. Time Limit – Commencement of Development**

**The Development and works hereby permitted shall be commenced before the expiration of one year from the date of this permission.**

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990

#### **2. Approved Drawings / Documents**

**The development and works hereby permitted shall be carried out in accordance with the approved drawings and documents listed in the table below**

Teitl y Ddogfen	Dyddiad Cyflwynwyd
Datganiad Dylunio a Mynediad	Gorffennaf 2018
Rhan 1 – Tyllau Turio Arfaethedig a Ffiniau'r	Gorffennaf 2018

Document Title	Date Submitted
Design and Access Statement	July 2018
Section 1 – Valley Proposed Boreholes and	July 2018

Cais, Y Fali (WN02.05-ACM-00-SCH-10015P2) (Chwefror, 2018)	
Rhan 1 – Ffordd Trac Y Fali - Gosodiad Arfaethedig a Chyfyngiadau Eraill (WN02.05-ACM-00-SCH-10013P5) (Mawrth, 2018)	Gorffennaf 2018
Datganiad Dull ac Aseiad Risg (RAMS 042 Rheoli Traffig) (Mawrth, 2018)	Gorffennaf 2018
Cynllun Rheoli Amgylcheddol (EMP) (Mawrth, 2018)	Gorffennaf 2018
Datganiad Cynllunio – Gwaith Gwella Priffyrdd Oddi-ar lein, Y Fali (Mai, 2018)	Gorffennaf 2018
Llythyr Esboniadol (25 Mai 2018)	Gorffennaf 2018
Gwaith Modelu Hydrolig, Y Fali / Aseiad Canlyniadau Llifogydd (Mai 2017)	Gorffennaf 2018

**Tabl 1 - Dogfennau Cais Cynllunio**

Rheswm: Sicrhau bod yr holl waith yn cael ei gyflawni a'i gadw'n briodol.

### 3. Cyfyngiad Amser – Tynnu ac Adfer

Bydd y datblygiad a ganiateir yma ac unrhyw waith a strwythurau ategol ac yn cael eu tynnu ac unrhyw waith adfer angenrheidiol yn cael ei wneud yn unol â chynllun sydd wedi cael ei gyflwyno i'r awdurdod cynllunio lleol a'i gymeradwyo ganddo ar bapur ac yn cael ei gyflawni a'i gwblhau o fewn 18 mis i ddyddiad y penderfyniad hwn oni bai y cytunir fel arall gyda'r awdurdod cynllunio lleol.

Rheswm: Oherwydd amgylchiadau arbennig yr achos hwn, rhoddir caniatâd am gyfnod dros dro yn unig.

### 4. Oriau Gweithredu

Ni fydd unrhyw ddatblygu, gwaith neu weithgaredd adeiladu'n cael ei wneud ac eithrio rhwng 08:00 i 17:00 o ddydd Llun i ddydd Gwener. Ni chaniateir gweithio y tu allan i'r oriau hyn ac ni fydd unrhyw waith o gwbl yn cael ei wneud ar y Sul a gwyliau cyhoeddus. Er mwyn osgoi unrhyw amheuaeth, ni fydd yr amod hwn yn berthnasol mewn achos ble mae'r datblygwr wedi gallu dangos wrth fodd yr Awdurdod Cynllunio Lleol bod yna amgylchiadau eithriadol megis gwaith brys, neu weithgareddau diogelwch neu gynnal a chadw (i'r graddau y mae'n rhaid i'r rhai gael eu cyflawni y tu allan i'r oriau hyn).

Rheswm: Gwarchod mwynderau trigolion a deiliaid lleol.

Application Boundary (WN02.05-ACM-00-SCH-10015P2) (February, 2018)	
Section 1 – Valley Track Way – Proposed Layout, and Other Constraints (WN02.05-ACM-00-SCH-10013P5) (March, 2018)	July 2018
Method Statement & Risk Assessment (RAMS 042 Traffic Management) (March, 2018)	July 2018
Environmental Management Plan (EMP) (March, 2018)	July 2018
Planning Statement – Valley Off-line Highway Improvements GI Works (May, 2018)	July 2018
Covering Letter (25 May 2018)	July 2018
Valley Hydraulic Modelling / Flood Consequences Assessment (May 2017)	July 2018

**Table 1 - Planning Application Documents**

Reason: To ensure that all works are properly implemented and retained

### 3. Time Limit – Removal and Re-instatement

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.

Reason: Having regard to the special circumstances of the case permission is granted for a temporary period only.

### 4. Hours of Operation

No development, works or construction activity shall take place outside the hours of 08:00 to 17:00 Monday to Friday. There shall be no working outside of these hours, or at all on Sundays and public holidays. For the avoidance of doubt, this condition shall not apply where the developer has demonstrated to the satisfaction of the Local planning Authority that there are exceptional circumstances such as emergency works, or security and maintenance activities (so far as required to be carried out outside these hours)

Reason: To safeguard the amenity of local residents and occupiers

## 5. Archeolegydd Proffesiynol

Bydd archeolegydd proffesiynol a chymwys sy'n aelod o Sefydliad Siartredig yr Archeolegwyr (MCIfA) yn bresennol ar y safle yn ystod unrhyw waith cloddio yn ardal y datblygiad fel y oruchwylio'r hyn sy'n digwydd. Bydd copi o'r adroddiad ar yr oruchwyliaeth yn cael ei gyflwyno i'r awdurdod cynllunio lleol o fewn dau fis i gwblhau'r gwaith maes archeolegol.

Rheswm: Sicrhau bod unrhyw eitemau o ddiddordeb archeolegol yn cael eu cofnodi'n gywir ar gyfer y dyfodol.

## 6. Mynediad Rhesymol

Bydd y datblygwyr yn caniatáu mynediad ar unrhyw adeg resymol i unrhyw archeolegydd sy'n cael ei enwebu gan yr awdurdod cynllunio lleol a bydd yn caniatáu iddo / iddi gadw golwg ar y gwaith cloddio a chofnodi unrhyw eitemau a chanfyddiadau o ddiddordeb.

Rheswm: Mae'r awdurdod cynllunio lleol yn dymuno sicrhau bod unrhyw eitemau o ddiddordeb pensaernïol yn cael eu cofnodi'n gywir ar gyfer y dyfodol.

## 7. Cynllun Rheoli Traffig Adeiladu

Bydd angen i'r datblygwyr gyflwyno Cynllun Rheoli Traffig Adeiladu (CTMP) cynhwysfawr ar gyfer ei gymeradwyo cyn cychwyn ar unrhyw waith sy'n manylu ar yr isod:-

- Darpariaeth rheoli traffig ym mhob pwynt mynediad
- Darpariaeth parcio ar y safle ar gyfer gweithwyr ac ymwelwyr
- Llwytho a dadlwytho peiriannau a deunyddiau sy'n gysylltiedig â'r gwaith
- Storio peiriannau a deunyddiau sy'n gysylltiedig â'r gwaith
- Cyfleusterau golchi olwynion
- Oriau a dyddiau gweithredu a'r modd y bwriedir rheoli a gweithredu cerbydau sy'n gysylltiedig â'r gwaith adeiladu

Rheswm: Er budd diogelwch ar y ffyrdd.

## 8. Dim Mynediad i Fynwent Y Fali

Ni chaniateir i'r contractwr a benodir ddefnyddio na rhwystro'r fynedfa i Fynwent Y Fali ar unrhyw adeg yn ystod y gwaith na defnyddio'r cyfleusterau yn y fynwent gan gynnwys y cyflenwad dŵr.

Rheswm: Er mwyn gwarchod mwynderau Mynwent y Fali ac er budd diogelwch ar y ffyrdd.

Y cynllun datblygu sy'n berthnasol i Ynys Môn yw Cynllun Datblygu Lleol ar y Cyd Môn a Gwynedd. Roedd y polisiau isod yn berthnasol i'r sylw a roddwyd i'r cais hwn: *Polisi PS1 – Yr iaith Gymraeg a'r diwylliant Cymreig, Polisi PS5 – Datblygiad Cynaliadwy, Polisi PS9 – Wylfa Newydd a*

## 5. Professional Archaeologist

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.

Reason: To ensure that any items of archaeological interest are properly recorded for posterity.

## 6. Reasonable Access

The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him/her to observe the excavations and record items of interest and finds.

Reason: The local planning authority wishes to ensure that any items of archaeological interest are properly recorded for posterity.

## 7. Construction Traffic Management Plan

The developer will be required to submit a full comprehensive and robust Construction Traffic management plan (CTMP) for approval before any works commence which detail the following:-

- Traffic management provision at each access point
- The parking of vehicles for site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials associated with the works
- Wheel washing facilities
- Hours and days of operation and the management and operation of construction delivery vehicles

Reason: In the interest of highway safety


## 8. No Access to Valley Cemetery

The appointed contractor will not be permitted to use or obstruct the vehicular access to Valley Cemetery at any stage during site works, or use any facilities within the cemetery including the water supply.

Reason: In the interests of the amenity of Valley Cemetery and highway safety

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: *Policy PS 1 - Welsh Language and Culture, Policy PS 5 - Sustainable*

DYDDIAD Y PENDERFYNIAD 08/10/2018 DATE OF DECISION



**DEWI FRANCIS JONES**

**PRIF SWYDDOG CYNLLUNIO / CHIEF PLANNING OFFICER**

## ER GWYBODAETH

Ymgynghorwyd a'r cyrff/swyddogion isod ac er gwybodaeth amgaeir copi o'r ymateb. Petai arnoch angen rhagor o wybodaeth cysylltwch os gwelwch yn dda yn uniongyrchol a'r swyddogion/cyrff eu hunain.

Dwr Cymru	✓
Priffyrdd	
Adran Technegol	✓
Iechyd yr Amgylchedd	
Ymgynghorydd Ecolegol ac Amgylcheddol	
Cyfoeth Naturiol Cymru	✓
Gwasanaeth Cynllunio Archaeolegol Gwynedd	
Amgylchedd Adeiledig a Naturiol	

Bydd rhaid cysylltu a'r Pennaeth Rheoleiddio a Datblygu Economaidd gyda'r manylion angenrheidiol ynghylch pob amod sy'n mynnu ar dderbyn caniatad ysgrifenedig yr Awdurdod Cynllunio Lleol.

## FOR INFORMATION

The following consultees have been consulted and enclosed for your information is a copy of the response. If you require any further information please consult the consultees direct.

Welsh Water	✓
Highways	
Technical Services	✓
Environmental Services	
Ecological and Environmental Adviser	
Natural Resources Wales	✓
Gwynedd Archaeological Planning Services	
Built and Natural Environment	

It will be necessary for you to contact the Head of Service Regulation and Economic Development with necessary details in respect of any condition which specifies that the approval of the Local Planning Authority is necessary in writing.



Nodiadau i'w cyflwyno hefo Hysbysiadau Penderfyniadau	Notes to accompany Decision Notices
<p><b>Rheoliadau Adeiladu</b> – Nid penderfyniad dan y Rheoliadau Adeiladu mo hwn a dylai ymgeiswyr sicrhau eu bod wedi cael yr holl ganiatadau angenrheidiol ar gyfer yr un cynnig a'r un cynlluniau cyn cychwyn unrhyw waith ar y safle. Gweler <a href="http://www.ynysmon.gov.uk/cynllunio-a-gwastraff/rheoli-adeiladu/">http://www.ynysmon.gov.uk/cynllunio-a-gwastraff/rheoli-adeiladu/</a> am ragor o wybodaeth.</p> <p><b>Cyflawni Amodau</b> – Os ydych chi eisio cais wedi cael ei ganiatáu gydag amodau, yna rhaid i unrhyw amodau y mynnwyd arnynt cyn cychwyn ar y gwaith, gael eu cyflawni'n ffurfiol drwy ffurflen gais cyn cychwyn ar y gwaith. Gellir cael ffurflenni cais drwy <a href="http://www.ynysmon.gov.uk/Journals/public/attachments/90/1APP_Forms__CymraegPublic_Version.pdf">http://www.ynysmon.gov.uk/Journals/public/attachments/90/1APP_Forms__CymraegPublic_Version.pdf</a></p> <p><b>Diwygio eich caniatâd (nid yw hyn ond yn ymwneud â chaniatadau cynllunio)</b> – Os ydych chi eisio newid rhai o'r manylion ar eich caniatâd cynllunio a'r rheini fe ystyriwch yn fân-newidiadau yn unig, gallwch ymgeisio am Ddiwygiad Ansilweddol. Gellir cytuno ar newidiadau eraill drwy gyflwyno cais ffurfiol i Amrywio amod neu drwy gyflwyno Cais Cynllunio newydd. Gellir cael ffurflenni cais drwy <a href="http://www.ynysmon.gov.uk/Journals/public/attachments/90/1APP_Forms__CymraegPublic_Version.pdf">http://www.ynysmon.gov.uk/Journals/public/attachments/90/1APP_Forms__CymraegPublic_Version.pdf</a></p> <p><b>Glynu wrth amodau/cynlluniau a gymeradwywyd</b> – Bydd methiant i lynu wrth fanylion cynlluniau a gymeradwywyd neu i gydymffurfio gydag amodau yn tynnu'n groes i Ddeddf Cynllunio Gwlad a Thref 1990 a gellir cymryd camau gorfodaeth yn y fath achosion.</p> <p><b>Hysbysiad ynghylch cychwyn gwaith datblygu ac arddangos rhybudd - 24B.</b>—(1) Caiff caniatâd ar gyfer datblygiad mawr ei bennu i ddibenion adran 71ZB(6) Deddf 1990.  (2) Rhaid i'r rhybudd a roddir i awdurdod cynllunio lleol cyn cychwyn ar unrhyw waith datblygu y mae wneio caniatâd cynllunio perthnasol ag ef, yn unol ag adran 71ZB(1) Deddf 1990, fod yn y diwyg a nodir yn Atodlen 5A neu ddiwyg sy'n sylweddol debyg.  (3) Rhaid i'r rhybudd a fydd yn cael ei arddangos drwy gydol yr amser y bydd y gwaith datblygu y mae wneio caniatâd cynllunio perthnasol ag ef yn cael ei wneud, yn unol ag adran 71ZB(2) Deddf 1990 —</p> <ol style="list-style-type: none"> <li>fod ar ddiwyg sydd wedi ei nodi yn Atodlen 5b neu ddiwyg sy'n sylweddol debyg;</li> <li>gael ei osod yn swnn ac yn gadarn a'i arddangos mewn man amlwg yn neu yn ymyl y lle y mae'r gwaith datblygu'n cael ei wneud;</li> <li>fod yn ddarllenadwy ac yn hawdd i'r cyhoedd ei weld heb iddynt orfod mynd i mewn i'r safle: a <ol style="list-style-type: none"> <li>gael ei argraffu ar ddeunydd gwydn.</li> </ol> </li> </ol> <p>(4) Lle bydd unrhyw rhybudd a arddangoswyd, heb unrhyw fai neu fwriad ar ran y person sy'n gwneud y gwaith datblygu, yn cael ei dynnu i lawr, ei guddio</p>	<p><b>Building Regulations</b> - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See <a href="http://www.anglesey.gov.uk/planning-and-waste/building-control/">www.anglesey.gov.uk/planning-and-waste/building-control/</a> for further information.</p> <p><b>Discharge of Conditions</b> – If your application has been approved with conditions then any pre-commencement conditions must be formally discharged through application before work starts. Application forms can be obtained via <a href="http://www.anglesey.gov.uk/Journals/public/attachments/90/1APP_FormsPublic_Version_English.pdf">http://www.anglesey.gov.uk/Journals/public/attachments/90/1APP_FormsPublic_Version_English.pdf</a></p> <p><b>Amending your permission (only applies to planning permissions)</b> – If you want to change some details of your planning permission and the change is considered minor, you can apply for a Non-Material Amendment. Other changes may be agreed through formal application for a Variation of Condition or through a new Planning Application. Application forms can be obtained via <a href="http://www.anglesey.gov.uk/Journals/public/attachments/90/1APP_FormsPublic_Version_English.pdf">http://www.anglesey.gov.uk/Journals/public/attachments/90/1APP_FormsPublic_Version_English.pdf</a></p> <p><b>Adherence to approved plans/conditions</b> - Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.</p> <p><b>Notification of initiation of development and display of notice - 24B.</b>—(1) Planning permission for major development is specified for the purposes of section 71ZB(6) of the 1990 Act.  (2) The notice to be given to a local planning authority before beginning any development to which a relevant planning permission relates, in accordance with section 71ZB(1) of the 1990 Act, must be in the form set out in Schedule 5A or in a form substantially to the like effect.  (3) The notice to be displayed at all times when development to which a relevant planning permission relates is being carried out, in accordance with section 71ZB(2) of the 1990 Act, must—</p> <ol style="list-style-type: none"> <li>be in the form set out in Schedule 5B or in a form substantially to the like effect;</li> <li>be firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;</li> <li>be legible and easily visible to the public without having to enter the site; and</li> <li>be printed on durable material.</li> </ol> <p>(4) Where the notice to be displayed is, without any fault or intention of the person carrying out development, removed, obscured or defaced, the</p>

neu ei ddifetha, bydd y person yn cael ei drin fel petai wedi cydymffurfio â gofynion is-baragraffau (b) a (c) paragraff (3) os ydynt wedi cymryd camau rhesymol i warchod y rhybudd, ac, os oes angen, i osod un newydd yn ei le.”

#### **Hawl i Apelio**

Os ydych yn teimlo eich bod wedi cael cam oherwydd bod cais wedi ei wrthod neu am fod amodau wedi eu gosod ar gais, gallwch gyflwyno apêl i'r Arolygiaeth Gynllunio yn Adeiladau'r Goron, Parc Cathays, Caerdydd CF10 3NQ neu ar-lein yn <https://www.gov.uk/government/organisations/planning-inspectorate>. Rhaid gwneud apeliadau ar y ffurflen gywir ar gyfer y math o gais a gyflwynwyd gennych. Bydd gwybodaeth a ddarperir fel rhan o broses apelio'n cael ei chyhoeddi ar-lein. Dim ond yr ymgeisydd sydd â'r hawl i apelio. Mewn rhai amgylchiadau gall yr Arolygiaeth Gynllunio wrthod ystyried apêl.

person will be treated as having complied with the requirements of sub-paragraphs (b) and (c) of paragraph (3) if they have taken reasonable steps to protect the notice and, if need be, replace it

#### **Right of Appeal**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF103NQ or online at <https://www.gov.uk/government/organisations/planning-inspectorate>. Appeals must be made on the correct form relating to the type of application you submitted and within the subscribed time limit. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.





**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

Ein cyf/Our ref: CAS-66094-K4G7  
Eich cyf/Your ref: 49C342/FR

Maes y Ffynnon,  
Penrhosgarnedd,  
Bangor,  
Gwynedd,  
LL57 2DW

[northplanning@cyfoethnaturiolcymru.gov.uk](mailto:northplanning@cyfoethnaturiolcymru.gov.uk)  
03000 653786

13/08/2018

Er sylw / For the attention of Steven Owen

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CAIS LLAWN AR GYFER GWAITH ARCHWILIO'R  
DDAEAR SY'N GYSYLTIEDIG A NEWIDIADAU I BRIFFORDD  
WYLFA NEWYDD / FULL APPLICATION FOR GROUND  
INVESTIGATION WORKS ASSOCIATED WITH THE WYLFA  
NEWYDD OFF-LINE HIGHWAYS IMPROVEMENTS.**

**LLEIOLIAD / LOCATION: LAND EAST OF VALLEY, NORTH EAST OF THE A5  
AND SOUTH EAST OF A5025**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 20/07/2018.

NRW would not object to these proposals. Please find our detailed comments below.

#### **Protected Species:**

NRW have records of great crested newts in the vicinity of the ground investigations at Llanfaethlu and Valley. NRW also have records of water voles in the vicinity of the works. The measures referenced by the applicant (EMP March 2018) to avoid and mitigate and impact on these species must be adhered to. As such, The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

To ensure that the development has no detrimental impact on the favourable conservation status of protected species as referenced in the application documents (EMP March 2018), should works be undertaken in higher risk areas, further documentation will be provided by the applicant detailing suitable Reasonable Avoidance Measures (RAMS) to the satisfaction of the local authority (in consultation with NRW) prior to the commencement of any works on site. Any works that constitute a breach of species protection legislation to be carried out under the appropriate licence issued by NRW.

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[www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

### **Flood Risk:**

The proposed ground investigations lie partially within zone C2 as defined by the development advice map (DAM) referred to under TAN15 Development and Flood Risk (July 2004). In view of the nature of the works, we have no objection to the proposals and do not require the submission of a Flood Consequence Assessment. However, we advise that the ground investigations should be re-filled on completion of the works.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website:

(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

### **Advice for the Developer:**

The applicant is advised to check if a Flood Risk Activity permit is required for the works. It is likely that the proposed boreholes would meet the conditions required under Exclusion No. 13. We would advise that there are no watercourses on Anglesey that are classified with a high morphological status.

We advise that the developer should undertake the following pollution prevention measures:

1. Adhere to Pollution Prevention Guidelines (PPG) 6 and PPG 5, as required.
2. Demonstrate that any associated dewatering if needed can meet the regulatory position statement on temporary discharges.
3. Any waste arising from the activity must be consigned correctly and transported by a registered waste carrier.
4. Any oils or fuels need to be stored in a manner to prevent pollution.
5. Notify NRW on the 0800 807060 hotline if a pollution incident occurs as a result of the works.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

*Tomas Hughes*

**Mr T P L Hughes**  
**Senior Development Planning Advisor**

## **Development Planning Advisory Service**





**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

DEWI R. WILLIAMS B.Sc., C.Eng., FICE, MIHT  
Pennaeth Gwasanaeth - Priffyrdd, Gwastraff ac Eiddo  
Head of Service - Highways, Waste and Property

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

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## **MEMORANDWM MEWNOL INTERNAL MEMORANDUM**

**At / To: DEVELOPMENT CONTROL  
PLANNING DEPARTMENT**

**Eich Cyf / Your Ref: 49C342/FR**

**Dyddiedig / Dated: 18<sup>th</sup> July, 2018**

**Oddi wrth / From: CHIEF ENGINEER HIGHWAYS**

**Ein Cyf / Our Ref: 027.89D.49.342  
M041635**

**Dyddiad / Date: 8<sup>th</sup> August, 2018**

**SWYDDOGOL SENSITIF / OFFICIAL SENSITIVE**

**RE: FULL APPLICATION FOR GROUND INVESTIGATION WORKS ASSOCIATED  
WITH THE WYLFA NEWYDD OFF-LINE HIGHWAYS IMPROVEMENTS AT LAND  
EAST OF VALLEY, NORTH EAST OF THE A5 AND SOUTH EAST OF THE A5025.**

In reply to your consultation dated 18<sup>th</sup> July, 2018 my comments are as follows:-

1. The proposal is located within an area crossed by public sewer systems and this application should therefore be forwarded to the sewerage undertakers Dwr Cymru Welsh Water, for their assessment and comment.

### **ADDITIONAL COMMENTS**

- a) The applicants should ensure that no piped land drainage systems, ditches or watercourses are obstructed, as a consequence of the proposed works,

*Kevin Dwyan*

**pp. HUW PERCY  
PRIF BEIRIANYDD PRIFFYDD  
CHIEF ENGINEER HIGHWAYS**





Dŵr Cymru  
Welsh Water

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Isle of Anglesey County Council  
Swyddfa'r Sir  
Llangefni  
LL77 7TW

**Date: 26/07/2018**  
**Our Ref: PLA0036099**  
**Your Ref: 49C342/FR**

Dear Sir,

**Grid Ref: SH2992479476 229924 379476**

**Site: Land East of Valley, A5025**

**Development: Ground investigation works associated with the Wylfa Newydd Off-line highways improvements**

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

#### **ASSET PROTECTION**

The proposed development site is crossed by a 150mm foul rising main together with 100mm and 150mm abandoned foul rising mains, their approximate positions being marked on the attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of these pipes. Should the proposed development be located within the protection zones of the sewer crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991.

#### **SEWERAGE AND SURFACE WATER RUNOFF**

Having assessed the proposal, we note no new foul and/ or surface water flows are proposed to connect into the public sewerage network. On this basis, we have no comments to make in relation to the proposed foul and/ or surface water drainage arrangements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)



We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Tegan Jenkins**  
**Developer Services**



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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Dŵr Cymru  
Welsh Water

PLA0036099



LEGEND(Representative of most common features)

	Red marker		Ditch
	Surface water		Longhull
	Driveway		Storm Drainage
	Sewerage		Rising water
	Road		Boundary water
	Boundary wall		Private sewer
	Boundary fence		Public sewer
	Parking station		Private sewer on block
	Sewerage pipe		Sewerage pipe on block

Notes:

Should any inaccuracies have been found, please advise the person with whom you have agreed the price of this drawing. It is the responsibility of the client to ensure that the drawing is used for the purpose for which it was intended. The client shall be liable for any claims or damages resulting from any use of this drawing for purposes other than those for which it was intended.

The drawings are prepared on the basis of the information provided to the draughtsman and it is assumed that this information is correct and complete. The draughtsman does not accept responsibility for any errors or omissions in the drawings. The draughtsman shall not be held responsible for any claims or damages resulting from any use of this drawing for purposes other than those for which it was intended.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 229036,379415  
Map scale: 1:4800  
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