

Application for Planning Permission.
Town and Country Planning Act 1990**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Horizon Nuclear Power Wylfa Limited"/>				
Street address:	<input type="text" value="Sunrise House"/>				
	<input type="text" value="1420 Charlton Court"/>				
	<input type="text" value="Gloucester Business Park"/>				
Town/City:	<input type="text" value="Gloucester"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="GL3 4AE"/>				
				Telephone number:	<input type="text"/>
				Mobile number:	<input type="text"/>
				Fax number:	<input type="text"/>
				Email address:	<input type="text"/>
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Leo"/>	Surname:	<input type="text" value="Cunningham-Baily"/>
Company name:	<input type="text" value="Quod"/>				
Street address:	<input type="text" value="Ingeni Building"/>				
	<input type="text" value="17 Broadwick Street"/>				
Town/City:	<input type="text" value="London"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="W1F 0AX"/>				
				Telephone number:	<input type="text" value="02035971000"/>
				Mobile number:	<input type="text"/>
				Fax number:	<input type="text"/>
				Email address:	<input type="text" value="leo.cunningham-baily@quod.com"/>

3. Description of the Proposal

Please describe the proposed development including any change of use:

Preparation and clearance works for development of the Wylfa Newydd Nuclear Power Station, comprising the following activities: site establishment works (including construction site compounds with laydown area, material storage area, car parks, offices, perimeter fencing, security features and installation of associated drainage, material storage areas with perimeter fencing (including ecology fencing), installation of a new signalled crossing of the Existing Power Station access road for use by construction vehicles accessing the north of the site from the site compound, laying of haul roads, winning of rock from rock outcrop, installation of temporary construction fencing around the perimeter of the site and Public Right of Way (PRoW) corridors), and laying of security track inside the perimeter; site clearance works (including demolition of existing buildings, walls, gates, field boundaries and other above ground features, removal of vegetation, and transferring of reclaimed materials from demolition of buildings and field boundaries to material storage areas for later reuse); diversion of a watercourse, comprising realignment of a tributary to the Afon Cafnan with associated landscaping works; ground improvement works (including remediation of contaminated soils and removal of invasive non-native species); topsoil works (including targeted stripping of topsoil and placing in storage mounds with installation of associated drainage infrastructure (including settlement ponds and dosing equipment)). Development will require the temporary diversion and/or temporary closure of Public Rights of Way.

3. Description of the Proposal

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Land to East, South and South-West of existing Magnox power station, North-West of Treglele and West Of Cemaes including Cemlyn Road, the Existing Power Station Access road and Fisherman's car park access road.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Various meetings have taken place with the Isle of Anglesey County Council to discuss the principle of the development, the evolution of the proposals, and the scope of the application submission.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Road crossing details shown on Drawing no: WN012-S9-PAC-PLN-00008.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Proposals will require the temporary closure and/or diversions of Public Rights of Way. The approach to these closures are outlined in the PRoW Management Procedure accompanying this planning application as part of the Environmental Management Plan (EMP).

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Materials and waste arising during the project will be managed in accordance with the Horizon Management of Materials & Waste procedure accompanying the EMP. There are three on-site locations for storage of materials and the Main Site Compound (as defined in the Planning Statement forming part of this application) will serve as a location for the storage of both materials and waste. A Site Waste Management Plan will be prepared by the contractor and approved before the commencement of the works. Further detail is contained within the SPC preliminary Materials Management Plan (MMP) and Site Waste Management Plans, as part of a wider Site Preparation and Clearance Environmental Management Plan (EMP) prepared to accompany the planning application. The 'Towards Zero Waste' Horizon waste hierarchy will be used as a baseline for waste minimisation and management activities.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Waste generated during the project shall be segregated appropriately throughout the project lifespan using methods which will be documented in the Materials Management, Site Waste Management and Soil Management Plans. The Site Waste Management Plans will include predicted quantities of waste and a further forecast of materials suitable for re-use will be set out in the Materials Management Plan. The compliance and closeness of these estimates will be reviewed monthly throughout the works to maintain control over materials and wastestreams. A preliminary Site Waste Management Plan, preliminary Materials Management Plan to CL:AIRE standards and a Preliminary Soil Management Strategy have been included with this application. These indicate the types of materials and waste to be generated by the works and the requirement to segregate materials for reuse on-site where possible, and to remove waste from site for recycling, recovery or as a last resort disposal to landfill. The 'Towards Zero Waste' Horizon waste hierarchy will be used as a baseline for diverting materials and waste from landfill wherever practicable.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

Details regarding the consultation undertaken, including that under s61Z of the Town and Country Planning Act 1990 (as amended), is provided in the Pre-application Consultation Report submitted in support of this application.

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Temporary Construction Fencing (Wire mesh fencing or deer fencing) and Centre for Protection of National Infrastructure (CPNI) fencing. Where necessary, fencing will be secured by white plastic/concrete basing.

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Infra-red lighting

10. Materials

White light around CCTV areas

Vehicle Access - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Haul Roads and the security track would be constructed from crushed rock and geotextiles/bog matting.

The Main Site Compound would be surfaced using a top layer of crushed and screened rock.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

The locations of site fencing (including PRow fencing) can be seen on drawing no: WN012-S9-PAC-PLN-00006. This drawing is supported by indicative designs of the Temporary Construction Fencing and CPNI fencing in by drawing nos: WN012-S9-PAC-PLN-00009 and WN012-S9-PAC-PLN-00010

To review the locations of the haul roads, please see drawing no: WN012-S9-PAC-PLN-00004.

A Design and Access Statement has also been submitted in support of this planning application.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	57	57
Disability spaces	0	2	2

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Other

Stored on site and removed by the contractor.

Are you proposing to connect to the existing drainage system?

Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice

Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

Yes No

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	0
Floodplain C2	0	35.04

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

13. Assessment of Flood Risk

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation").

The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

15. Existing Use

Please describe the current use of the site:

The application site predominantly comprises agricultural land, but also includes residential use, a support facility for the existing power station and a Sports and Social Club established for the existing power station's employees.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? Yes No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

16. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	6
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

18. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	
Total existing residential units	6

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B8 - Storage or distribution	0	0	0	0
D2 - Assembly and leisure	729	729	0	-729
Other	521	521	0	-521
Total	1,250	1,250	0	-1,250

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The description of activity and processes which are to be carried out on site are described in Chapter 3 of the Environmental Statement submitted as part of this application.

23. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development?

Yes No

25. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

27. Certificates (Certificate C)

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

The applicant maintains a database of persons with legal interest in application site. This database has been compiled over several years through an extensive programme of land referencing (polygon plus search), contact referencing (visiting properties and requesting completion of People With Interest in Land (PWIL) pro forma), and additional desktop searches. Notices were also placed on the unregistered land in an attempted to clarify ownership, requesting individuals who own, have or claim an interest in the land contact the applicant. These notices were in place for a period of 4 weeks during the summer of 2016 but no responses were received.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient

Date notice served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Holyhead and Anglesey Mail

27. Certificates (Certificate C)

On the following date (which must not be earlier than 21 days before the date of the application):

Title: First name: Surname:

Person role: Declaration date: Declaration made

27. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Notice recipient	Date notice served
Title: <input type="text" value="Mr"/> First name: <input type="text" value="Leo"/> Surname: <input type="text" value="Cunningham-Baily"/>	
Person role: <input type="text" value="APPLICANT"/> Declaration date: <input type="text"/>	<input type="checkbox"/> Declaration made

28. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans, drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. Date

DRAFT FOR CONSULTATION