

Register of Matters Arising Changes (NMC) – Chapter 7.5 Managing Growth and Development – Natural and Built Environment

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 269	7.5.2	<p><i>Move the reference to the GeoPark to the section relating to 'landscape conservation':</i></p> <p>Nature Conservation: Habitats and species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006). In the Plan area there are many important biodiversity and geodiversity assets. There are a number of sites of international importance and designated as Special Areas of Conservation and Special Protection Areas under the EC Habitats Directive and EC Birds Directive as well as a number of Ramsar sites designated under the Ramsar Convention. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphologic Sites (RIGGs), which are areas of national importance for nature conservation and geology. A number of species within the Plan area are protected by law, which also includes provision for habitat enhancement. Some habitats and species have a local importance to the Plan area, which have been highlighted in the Local Biodiversity Action Plan. These are the sites which haven't been listed as statutory designation. However they do have a high ecological value. These are recognised as Local Wildlife Sites, which are non-statutory designations of high nature conservation value which are based on a sound formal scientific assessment. Part of Anglesey is designated as a GeoPark.</p>
NMC 270	7.5.4	<p><i>Include reference to the Geopark including a more detailed explanation of the rationale for the Island's designation as a Geopark:</i></p> <p>Landscape conservation: Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty and the Llyn Area of Outstanding Natural Beauty, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. <u>Additionally the whole of Anglesey has been designated by UNESCO as a Global Geopark (GeoMôn Global Geopark) as a recognition of the island's outstanding geology.</u> As well as the nationally protected Areas of Outstanding Natural Beauty, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly</p>

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		improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby fulfilling an important role for the local economy.”
NMC 271	PS 16	<p><i>Strengthen the wording of the policy and amend wording to ensure consistency in terms of describing the degree of impact, i.e. the use, or not, of ‘significant’:</i></p> <p>STRATEGIC POLICY PS 16: CONSERVING AND <u>WHERE APPROPRIATE</u> ENHANCING THE NATURAL ENVIRONMENT</p> <p>The Councils will manage development so as to conserve and <u>where appropriate</u> enhance the Plan area’s distinctive natural environment, countryside and coastline, and proposals that have a <u>significant</u> adverse effect on them will be refused <u>unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area.</u> When considering permitting an application the Planning Authorities will ensure that they are:</p> <ol style="list-style-type: none"> 1. Safeguard ing the Plan area’s habitats and species, geology, history and landscapes; 2. Protecting and <u>where appropriate</u> enhanceing sites of international, national, regional and local importance and, <u>where appropriate,</u> their settings in line with National Policy; 3. Have ing <u>appropriate</u> regard to the relative significance of the <u>international, national or local</u> designations in considering the weight to be attached to acknowledged interests, <u>ensuring that any international or national responsibilities and obligations are fully met</u> in accordance with National Policy; 4. Protect ing <u>or</u> and enhance ing biodiversity within the Plan area and enhance ing and/or restore ing networks of natural habitats in accordance with the Local Biodiversity Action Plan and Policy AMG 4; 5. Protect ing <u>or</u> and enhance ing biodiversity through networks of green/ blue infrastructure; 6. Safeguard ing internationally, nationally and locally protected species; 7. Protect ing, retain ing or enhance ing the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 3);

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		8. Protect ing, retain ing or enhance ing trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.											
NMC 272	7.5.7	<p><i>Amend the text to provide clarity to reflect the greater environmental significance of international and national statutory designations, compared to statutory and non statutory local designations:</i></p> <p>Existing legislation and national policy and guidance set out clear statements of national development management policy. These should be referred to in formulating proposals, and will be applied locally within the Plan area by the Councils in deliberations on planning applications. <u>Chapter 5 of Planning Policy Wales and TAN 5 set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater environmental significance of international and national statutory designations, compared to statutory and non statutory local designations.</u></p>											
NMC 273	7.5.8	<p><i>Amend the the text to provide clarity in respect of the relationship to table 23 and introduce reference to the Geopark:</i></p> <p>The following. <u>Table 23 lists details all the international and national statutory designations relevant to the Plan area, and defines the obligation of the designation. Although it is a non statutory designation, GeoMôn Global Geopark is also included in Table 23 due to its designation by UNESCO. When preparing and considering planning applications, PS 16, PCYFF 1 as well as Planning Policy Wales and TAN5 should be considered. This approach subjects all planning applications to up-to-date national planning policy and guidance to avoid unnecessary repetition throughout the Plan</u></p>											
NMC 274	Table 23	<p><i>Include a refernce to the Geopark in table 23:</i></p> <table border="1" data-bbox="595 1257 2040 1343"> <thead> <tr> <th data-bbox="595 1257 808 1343"><u>Global Geopark</u></th> <th data-bbox="808 1257 1016 1343"><u>Designated by UNESCO</u></th> <th data-bbox="1016 1257 1149 1343"><u>None</u></th> <th data-bbox="1149 1257 2040 1343"> <ul style="list-style-type: none"> <u>UNESCO Global Geopark” is not a legislative designation – though the defining geological heritage sites within a UNESCO</u> </th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				<u>Global Geopark</u>	<u>Designated by UNESCO</u>	<u>None</u>	<ul style="list-style-type: none"> <u>UNESCO Global Geopark” is not a legislative designation – though the defining geological heritage sites within a UNESCO</u> 				
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					<p><u>Global Geopark must be protected under indigenous, local, regional or national legislation as appropriate. UNESCO Global Geopark status does not imply restrictions on any economic activity inside a UNESCO Global Geopark where that activity complies with indigenous, local, regional and/or national legislation.</u></p>
NMC 275	AMG 1	<p><i>Amend the wording to improve the clarity of the policy:</i></p> <p>POLISI AMG 1: SPECIAL LANDSCAPE AREAS</p> <p>When considering proposals within Special Landscape Areas (SLA) as identified by the proposals map and listed below, there will be a need to appropriately consider the scale and nature of the development thus ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.</p> <p>Proposals should be <u>have regard to</u> address and coincide with the prepared <u>relevant 'Statement of Value and Significance'</u>.</p> <p>Where <u>appropriate</u> there are reasonable grounds to suggest that proposals may result in a significant adverse impact on the SLA (either located within or directly outside) the Council will require a Landscape and Visual Impact Assessment in order to further consider the impact of the development on the designated area.</p> <p>In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.</p>			

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NMC 276	7.5.11	<p><i>Amend and include additional wording to explain the background context to SLAs and improve the clarity of the wording of the explanation text :</i></p> <p>A 'Statement of Significance' has been prepared for each of the SLAs. This statement should be referred to when considering development proposals within the SLAs. In order to define the new SLAs a review was undertaken of the previous SLAs with the aim of ensuring that there was justification for their special protection <u>(i.e. the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey). A 'Statement of Value and Significance' has been prepared for each SLA as part of the LUC report. Each Statement provides a description of the SLA's landscape character, drawing attention to those qualities and features that are key to the designation. Development proposals will need to demonstrate that consideration has been given to the relevant 'Statement of Value and Significance'. Where applicable, this should form a key element of a planning application's supplementary information (e.g. Design and Access Statement or any other planning statement) and should demonstrate that the proposal has been designed to remove or reduce any unacceptable impacts on the qualities for which the SLA has been designated. The level of detail required should be commensurate with the scale of the proposal. A Landscape and Visual Impact Assessment may be required, for example, where the proposal is likely to impact on the integrity and sustainability of the SLA designation, or the public's appreciation/ perception of the uniqueness and sense of place in landscape terms. The Councils offer a pre-application advice service, which would provide guidance regarding whether or not a Landscape and Visual Impact Assessment would be required.</u> It is possible to examine the document which explains how SLAs are defined along with the 'Statement of Significance' <u>the LUC report 'Review of Special Landscape Areas in Gwynedd and Anglesey' on Anglesey County Council (www.anglesey.gov.uk) and Gwynedd Council (www.gwynedd.llyw.cym) websites</u> by contacting the Joint Planning Policy Unit.</p>
NMC 277	AMG 4	<p><i>Amend the wording to improve the clarity and scope of the policy by referring to 'local' nature conservation/biodiversity:</i></p> <p>POLICY AMG 4: LOCAL BIODIVERSITY CONSERVATION</p> <p>Proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the</p>

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		<p>local area by:</p> <ul style="list-style-type: none"> a. Avoiding significant harmful impacts through the sensitive location of development. b. Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses. <p>Proposals affecting sites of local biodiversity importance will be refused unless they can conform with all of the following criteria:-</p> <ul style="list-style-type: none"> 1. That there are no other satisfactory alternative sites available for the development. 2. The need for the development outweighs the importance of the site for <u>local</u> nature conservation; 3. That appropriate mitigation or compensation measures are included as part of the proposal. <p>Where necessary, an Ecological Assessment which highlights the relevant <u>local</u> biodiversity issues should be included with the planning application.</p>
NMC 278	7.5.19	<p><i>Amend the explanation text to improve clarity:</i></p> <p><u>Section 40 of the Natural Environment and Rural Communities Act 2006 (“the NERC Act”) places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.</u> The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans.</p>
NMC 279	7.5.20	<p><i>Amend the explanation text to improve clarity and and expand upon the scope of the policy :</i></p>

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		<p><u>The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans. This policy will afford protection to those identified species and habitats, which are not located on either internationally or nationally designated sites (e.g. SSSI's, National Nature Reserves) or local designated sites (e.g. Local Nature Reserves, Wildlife Sites).</u> Section 40 of the Natural Environment and Rural Communities Act 2006 ("the NERC Act") places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.</p>
NMC 280	AMG 5	<p><i>Amend the wording to improve the clarity of the policy:</i></p> <p>POLICY AMG 5: PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE</p> <p>Proposals that are likely to cause direct or indirect significant harm to Local Nature Reserves (LNR), Wildlife Sites (WS)⁵ or regionally important geological / geomorphologic sites (RIGS) will be refused, unless it can be proven that there is an overriding social, environmental and/or economic need for the development, and that there is no other suitable site that would avoid having a detrimental impact on sites of <u>local</u> nature conservation value <u>or</u> and local geological importance.</p> <p>When development is granted, assurance will be required that there are appropriate mitigation measures in place. It will be possible to use planning conditions and/or obligations in order to safeguard the site's biodiversity and geological</p>

⁵ 'Wildlife Sites' is the term used by the Councils to cover those sites referred to in Planning Policy Wales as Sites of Interest for Nature Conservation (SINCs). The Plan's Constraints Maps include 'Wildlife Sites' and 'Candidate' wildlife site. The latter refers to a site identified via an initial desk top survey of being potentially worthy of consideration, whilst a 'Wildlife Site' refers to those which have then been ratified following a detailed site survey and assessment against a set of criteria. The policy will be applicable to 'Wildlife Sites'. Since a full evaluation of the entire candidate Wildlife Sites has not been carried out to date, their biodiversity value will be evaluated on a site by site basis when development proposals come forward in these locations. Policy AMG 5 would not apply unless the detailed survey and assessment reveals that it meets the relevant designation criteria.

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		importance.
NMC 281	7.5.24	<p><i>Include wording in the explanation text to refer to the fact that Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites are shown on the Constraints Map:</i></p> <p>Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites can contain a variety of nature conservation qualities and features of geological value, including a range of habitats that support a range of species. The evaluation of a site is most likely to be triggered by a planning proposal on or near a candidate site. <u>The location of these sites is shown on the Plan's Constraints Map.</u></p>
NMC 282	7.5.25	<p><i>Improve clarity of the explanation text:</i></p> <p>Planning applications that affect sites listed under this policy that are important to local nature conservation are expected to include an Ecological Assessment of the site. It will be essential for the Assessment to be undertaken by a qualified professional, and to include an assessment of any possible mitigation measures. Supplementary Planning Guidance will be published to provide advice on the matter.</p>
NMC 283	PS 17	<p><i>Amend the wording to ensure alignment with legislation:</i></p> <p>POLICY PS 17: PRESERVING AND <u>WHERE APPROPRIATE</u> ENHANCING HERITAGE ASSETS</p> <p>In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and, where appropriate, enhance its unique heritage assets.</p> <p>Proposals that will preserve and <u>where appropriate</u> enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<ol style="list-style-type: none"> 1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with Policy AT 4). 2. Listed Buildings and their curtilages. 3. Conservation Areas (in line with Policy AT 1). 4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT 1). 5. Candidate World Heritage Sites. 6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT 1). 7. Buildings of architectural/ historic/ cultural merit which are not designated or protected (in line with Policy AT 3).
NMC 284	7.5.31	<p><i>Amend the text to refer to the Historic Environment (Wales) Act, refer specifically to Planning Policy Wales and the weight to afforded to different designations:</i></p> <p>Existing legislation and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. <u>The Historic Environment (Wales) Act 2016 and Chapter 6 of Planning Policy Wales set out clear national development management policies and guidance in respect of statutory designations, reflecting the greater historical significance of international, national and local statutory designations, compared to local designations.</u> In the interest of clarity these are: <u>Table 25 lists relevant international, national and local statutory designations relevant to the Plan area, and defines the obligation of the designation.</u></p>
NMC 285	7.5.31 Table 25	<p><i>Amend the table to reflect the latest national planning guidance set out in Planning Policy Wales (Edition 9 - November 2016) in respect of World Heritage Sites:</i></p>

NMC Number	Policy/Para /Map	Matters Arising Changes			
		World Heritage Sites	Welsh Office Circular 61/96 , 'Planning and the Historic Environment: Historic Buildings and Conservation Areas	<ul style="list-style-type: none"> Chapter 6 PPW 	<p><u>World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value. The impact of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.</u></p> <p>World Heritage Sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications</p> <p>The impact of development proposals on both the sites and their settings should be carefully considered</p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan.</p>
NMC 286	AT 1	<p><i>Improve clarity of the policy by deleting unnecessary reference to 'Other detailed assessments adopted by the Local Planning Authority':</i></p> <p>POLICY AT 1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS</p> <p>Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:</p>			

NMC Number	Policy/Para /Map	Matters Arising Changes
		<ol style="list-style-type: none"> 1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies. 2. World Heritage Site Management Plans. 3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales. 4. Other detailed assessments adopted by the Local Planning Authority. <p>Development proposals should be supported by a Heritage Impact Assessment, where appropriate.</p>
NMC 287	7.5.36	<p><i>Amend the explanatory text to reflect the latest national planning guidance outlined in Planning Policy Wales (Edition 9 - November 2016) in respect of emphasising the importance of detailed assessment documents and use of supplementary planning guidance, which is of particular relevance as the current World Heritage Site falls within more than one authority's jurisdiction:</i></p> <p>This policy aims to ensure that the findings of detailed assessment documents are fully taken into account when considering development proposals. Each detailed assessment document, e.g. Conservation Area Character Appraisals, <u>World Heritage Sites Management Plans</u> will provide a clear and agreed definition of those features that constitute the special character, appearance and historic value of an area. These detailed assessment documents <u>and supplementary planning guidance relating to these designations will assist in contributing to the positive management of change and</u> will carry significant weight in determining planning applications.</p>
NMC 288	AT 4	<p><i>Refine policy wording to ensure consistency in terms of describing the degree of impact:</i></p> <p>POLICY AT 4: PROTECTION OF NON-DESIGNATED ARCHAEOLOGICAL SITES <u>AND THEIR SETTING</u></p> <p>Proposals which may <u>have a significant adverse impact on</u> affect sites that are of potential national archaeological</p>

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		<p>importance <u>and their setting</u> or are of acknowledged local heritage importance, including sites of industrial archaeology that are not scheduled <u>and their settings</u> will:</p> <ol style="list-style-type: none"> 1. Be assessed in terms of the intrinsic importance of the ‘site’ and the potential extent of harm. 2. Require, where appropriate, either an archaeological assessments and/ or field evaluation by an archaeological body or a professionally qualified archaeologist in order to determine the archaeological impact of the proposed development before the Planning Authority determines the application. <p>A proposal which affects locally important archaeological remains will only be granted if the need for the development overrides the significance of the archaeological remains.</p> <p>Where proposals are acceptable, a site a site a condition will be attached to the permission stating that no development should take place until an agreed programme of archaeological work has taken place.</p>
NMC 289	7.5.47	<p><i>Amend to update the record about Planning Policy Wales:</i></p> <ul style="list-style-type: none"> • The National Waste Strategy Towards Zero Waste – One Wales: One Planet 2009 provides an overarching framework for the management of all types of waste, with the overall aim of reducing residual waste to zero by 2050. It is supported by a series of sector plans which details how the outcomes, targets and Policies in Towards Zero Waste are to be implemented. • In order to enable the North Wales authorities to achieve the targets contained within the Municipal Sector Plan and Collections Infrastructure and Market Sector Plan (CIMSP) a number of projects have been established across North Wales, including the North Wales Residual Waste Treatment Partnership Project, which seeks to divert residual waste from landfill. Also, a partnership between North wales Local Authorities and the private sector has secured the construction of anaerobic digestion plants in Gwynedd and Denbighshire to process food waste collected from households and businesses, generating renewable energy for the grid and the production of

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		<p>biofertiliser for use on local farmland. These projects will influence the spatial need for certain types of waste facility</p> <ul style="list-style-type: none"> • Waste is a cross cutting issue because it is produced by all types of land use, during construction, operation and demolition. The need to change the way in which waste is dealt with is recognised in policy at all levels. • Anglesey and Gwynedd are rural authorities with a rich and varied landscape which includes the Llyn/Môn Areas of Outstanding Natural Beauty. Further, the Gwynedd Local Planning Authority Area abuts the Snowdonia National Park Authority. Both authorities have limited road infrastructure serving a network of small communities and scattered settlements. Measures should be taken to encourage the sustainable transfer of waste by ensuring that there is adequate waste management provision across the authority area. The Councils aim to reduce the amount of waste disposed of through landfill sites. Due to the nature of waste management facilities it may be appropriate to locate the provision on a suitable employment site. • It is necessary to ensure that any proposed policies comply with the principles of Planning Policy Wales (PPW) (Edition <u>9, 2016</u> 7, 2014). The relevant Technical Advice Note that relates to waste is TAN 21 Waste (2014). 						
NMC 290	GWA 1	<p><i>Amend the policy wording to refer to Waste Management sites which may be appropriate for Urban Quarries:-</i></p> <p>POLICY GWA 1: PROVISION OF WASTE MANAGEMENT AND RECYCLING INFRASTRUCTURE</p> <p>Land and property listed below <u>and</u> shown on the Proposals Maps, is allocated for the provision of infrastructure that could sustain or add to the range of suitable waste management facilities.</p> <table border="1" data-bbox="871 1094 1809 1297"> <thead> <tr> <th data-bbox="871 1094 969 1297"></th> <th data-bbox="969 1094 1473 1297">Site name</th> <th data-bbox="1473 1094 1809 1297">Location</th> </tr> </thead> <tbody> <tr> <td data-bbox="871 1297 969 1297"></td> <td data-bbox="969 1297 1473 1297"></td> <td data-bbox="1473 1297 1809 1297"></td> </tr> </tbody> </table>		Site name	Location			
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			Gwynedd	Land at Cibyn Industrial Estate*	Caernarfon	
				Llwyn Isaf Site	Clynnog Fawr	
				Coed Belyn Mawr*	Near Bethel	
				Penygroes Industrial Estate*	Penygroes	
				Williams & Williams	Pencaenewydd	
				H Parry Composting*	Chwilog	
				Cooke	Penrhyndeudraeth	
				Cefn Graianog*	Llanllyfni	
				Bryncir Quarry*	Bryncir	
				Nanhoron Granite Quarry*	Nanhoron, Pwllheli	
				Part of Peblig	Caernarfon	
				Penrhyn Quarry*	Bethesda	
				Griffiths Crossing	Caernarfon	
				Cefn Bychan	Blaenau Ffestiniog	

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				Manod Quarry*	Blaenau Ffestiniog
			Anglesey	Penhesgyn	Penmynydd
				Recycling Centre	Gwalchmai
				Mona Industrial Estate	Mona
				Former Anglesey Aluminium Site*	Holyhead
				Rhuddlan Bach Quarry*	Brynteg
				Cae'r Glaw Quarry*	Gwalchmai
				Nant Newydd Quarry*	Brynteg
				Bwlch Gwyn Quarry*	Holland Arms
		<p data-bbox="898 970 1671 999"><u>*Sites suitable for urban quarries as defined by TAN21: Waste</u></p> <p data-bbox="600 1038 2085 1238">In addition to the above allocated sites, waste management and recycling infrastructure, excluding landfill and open windrow composting, may be acceptable on existing industrial estates, quarries and brownfield sites. Proposals for waste management and recycling infrastructure (which are not proposed on the above allocated sites) will be assessed on their own merit provided that there is a justifiable need for the development. The justifiable need should refer to the local need as specified within the Municipal Sector Plan and Collections Infrastructure and Markets Sector Plan (CIMSP).</p> <p data-bbox="600 1281 2085 1353">Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population. <u>All new proposals for Waste</u></p>			

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		<u>Management facilities should be accompanied by a Waste Planning Assessment (as defined by Annex B of TAN21, Waste).</u>
NMC 291	7.5.48a	<p><i>Insert further explanation text which expands on the amendments proposed to Policy GWA 1.</i></p> <p><u>Some of the denoted sites as listed within the policy may be appropriate for urban quarries or recycling repository for the purpose of storing construction and demolition waste as a means of avoiding unnecessary landfilling of inert waste in accordance with TAN21: Waste.</u></p>
NMC 402	7.5.51	<p><i>Amend explanatory text to improve clarity:</i></p> <p>In accordance with the waste hierarchy set out in TAN 21, a sustainable approach to waste management will require greater emphasis on reduction, re-use and recovery and less reliance on disposal without recovery. <u>Waste management includes for example, keeping, storing, handling and the disposal of waste.</u></p>
NMC 292	GWA 2	<p><i>Amend Policy wording for clarity and to ensure that the policy complies with National Planning Policy:-</i></p> <p>POLICY GWA 2: WASTE MANAGEMENT OUTSIDE DEVELOPMENT BOUNDARIES AND ALLOCATED SITES</p> <p>Proposals for the management of waste <u>on appropriate sites</u> outside development boundaries and allocated sites (in accordance with Policy GWA 1) (including, <u>for example</u>, biodegradable <u>municipal</u> waste by means of composting, including anaerobic digestion and in vessel composting <u>and specialist waste facilities</u> (e.g. <u>low level radioactive waste, clinical waste and hazardous waste</u>)) will be granted <u>in accordance with the waste hierarchy</u> provided there is a demonstrable need for the development, <u>that the development is supported by a Waste Planning Assessment (as defined</u></p>

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		<p><u>by TAN21: Waste) and that all the following criteria can be met:-</u></p> <ol style="list-style-type: none"> 1. Allocated sites are either unavailable or unsuitable for the proposed activity. 2. There are no suitable sites within the development boundary. 3. The proposal will have incorporated measures to mitigate impact upon the environment and the health and amenity of the local population. 4. The proposal is of an appropriate scale and nature in terms of the site and its surroundings. 5. The proposal wouldn't have an adverse impact upon the natural environment and heritage value of the area. 6. <u>The development and any associated traffic does not result in unacceptable disturbance to local communities, through noise, smell, vibration, smoke or air pollution.</u> <p><u>Each proposal will be considered on a case by case basis, taking account of factors including the nature, type, size, need and location of the development.</u></p>
NMC 293	7.5.54	<p><i>Amend explanation wording for clarity:-</i></p> <p>Proposals <u>will have to show that appropriate consideration has been given to sites of international, national, regional and local biodiversity or landscape value in accordance with national planning policy guidance as well as the relevant policies within the Plan.</u> within or directly adjacent to landscape designated areas such as Areas of Outstanding Natural Beauty, the National Park and Special Landscape Areas will be rigorously tested to ensure that there isn't any adverse impact upon the designation or it's setting.</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 294	GWA 3	<p><i>Update the text to align with the National Radioactive Waste Strategy:-</i></p> <p>POLICY GWA 3: LOW⁶ AND VERY LOW⁷ LEVEL RADIOACTIVE WASTE <u>MANAGEMENT</u> TREATMENT AND STORAGE</p> <p>Facilities for the treatment storage and/or management disposal of Low and Very Low Level radioactive waste generated on site <u>within the nuclear licensed area at Wylfa/Wylfa Newydd</u> to facilitate an existing business will be granted, provided <u>that all the following criteria can be met:</u></p> <ol style="list-style-type: none"> 1. It is consistent with the national strategies and policies for managing Low and Very Low Level radioactive waste and discharges and/or the decommissioning plans for the Wylfa Nuclear Power Station. 2. The outcome of social economic and environmental health assessments justify it being dealt with on site or appropriate locations outside the main nuclear site <u>at the proposed location.</u> 3. Facilities are sited and designed in order to minimise adverse impacts on the environment and appropriate environmental restoration measures are available. 4. Proposals shall comply with the general considerations set out in Policy GWA 1
NMC 295	7.5.56	<p><i>Amend the explanation text to align with the changes proposed to Policy GWA 3:-</i></p> <p>Within the Plan area there are businesses, research establishments as well as health care establishments which produce low and very low radioactive waste. A more notable low and very low level producer of radioactive waste is the existing nuclear</p>

⁶ Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.

⁷ Very low level waste (VLLW) is a sub category of LLW and is defined as either low volume VLLW or high volume VLLW. The principal difference between the two definitions is the need for controls on the total volumes of high volume VLLW being deposited at any one particular landfill or other waste facilities.

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>power station at Wylfa which is due to stop producing electricity in 2015. The process of decommissioning will then start. <u>The Wylfa Nuclear Power Station is currently being decommissioned.</u> The decommissioning process is likely to give rise to a large quantity of <u>Intermediate (1)</u> <u>Low (2)</u> and <u>Very Low Level (3)</u> radioactive waste.</p> <p><u>Footnotes:</u></p> <p><u>(1) Intermediate Level Waste is more radioactive than low-level radioactive waste (see below), but does not generate enough heat to require this to be taken into account of in storage or disposal facilities. However, like other radioactive waste it still needs to be contained to protect people and the environment. ILW arises mainly from the reprocessing of spent fuel and from general operations and maintenance at nuclear sites, and can include metal items such as fuel cladding and reactor components, graphite from reactor cores, and sludge from the treatment of radioactive liquid effluents.</u></p> <p><u>(2) Low level waste (LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity. LLW makes up more than 90% of the UK's radioactive waste legacy by volume but contains less than 0.1% of the total radioactivity.</u></p> <p><u>(3) Very low level waste (VLLW) is a sub-category of LLW and is defined as either low volume VLLW or high volume VLLW. The principal difference between the two definitions is the need for controls on the total volumes of high volume VLLW being deposited at any one particular landfill or other waste facilities.</u></p>
NMC 296	7.5.59	<p><i>Delete reference within the explanation to Low and very Low Radioactive Waste:-</i></p> <p>This Policy provides for the implementation of such facilities within the confines of the <u>Nuclear</u> Licensed Site. This Policy applies solely to the storage of Low and Very Low Level radioactive wastes and would not permit the disposal of intermediate Level Waste at the site.</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 297	PS 19	<p><i>Include a further criteria refering to providing a capacity for higher quality aggregates:-</i></p> <p>STRATEGIC POLICY PS 19: MINERALS</p> <p>The Council(s) will contribute to regional and local demand for a continuous supply of minerals in accordance with the key objectives and principles of sustainable development by:</p> <ol style="list-style-type: none"> 1 Safeguarding known / potential mineral resources from permanent development that would sterilize them or hinder extraction <u>in accordance with MWYN 1.</u> 2 Maintaining <u>a minimum</u> 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves in line with national guidance. 3 Maximise the use of secondary and recycled materials and mineral wastes. 4 <u>Providing for the maintenance of the aggregate landbank including adequate provision and productive capacity for higher quality aggregates.</u> 5 Acknowledge that where the principles of sustainable development can be achieved, the extension of existing quarries and/or new quarries is likely to be appropriate. 6 Where there is a need for new capacity of minerals, these should come from locations of low environmental constraint and take into account transport implications. 7 Protect maritime wharf and railhead facilities as a means of encouraging sustainable transport of aggregates. 8 Ensuring good restoration and aftercare. 9 Minimising potential conflict between mineral and non-mineral land uses. 10. All Dormant and long-inactive minerals sites identified on the proposals map will be reviewed to assess their potential to contribute to the land bank and the likelihood of their re-opening. Where appropriate, Prohibition Orders will be served.

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 298	MWYN 1	<p><i>Correct the policy wording to refer to showing the Minerals Safeguarding Areas on the Proposal map as opposed to the Constraint map along with amending the wording of the policy for further clarity:-</i></p> <p>POLICY MWYN 1: SAFEGUARDING MINERAL RESOURCES</p> <p>Mineral Safeguarding Areas have been identified and are shown on the Constraints <u>Proposals</u> Map to ensure that known mineral resources are safeguarded for the future. Mineral resources will be safeguarded from non-mineral development which would sterilise or hinder their extraction. Proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where:-</p> <ol style="list-style-type: none"> 1. Such development would not have a significant impact on the viability of future exploitation of the mineral; or extraction of the mineral is undertaken prior to the carrying out of the development. 2. It can be demonstrated that the need for the development outweighs the need to protect the mineral resource and, where feasible, extraction of the mineral is undertaken prior to the carrying out of the development. <u>1. The developer can demonstrate that working the resource is economically or physically impractical or would be environmentally unacceptable; or</u> <u>2. The mineral resource will be extracted satisfactorily before the development is undertaken; or</u> <u>3. The development is of a temporary nature and can be completed and the site returned to a state that does not inhibit extraction within the timescale that the mineral is likely to be needed; or</u> <u>4 There is an overriding need for the proposed development; or</u> <u>5. The development constitutes householder development or would constitute limited infilling within an existing built up area.</u>
NMC 299	7.5.62	<p><i>Provide further clarity regarding the purpose of the Mineral Safeguarding Area within the policy wording:-</i></p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p><u>The mineral safeguarding area designation is an indication of potential mineral resource only. Further work is required to assess whether the area is suitable for mineral workings to be undertaken.</u> As Mineral resources <u>are limited to a specific location</u> finite and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions and to consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of mineral safeguarding ensures that this does not occur unnecessarily when planning applications are determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas and the adoption of suitable policies.</p>
NMC 300	7.5.62a	<p><i>Provide further explanation for clarity:-</i></p> <p><u>Development proposals affecting a mineral resource will be required to demonstrate, through appropriate investigation, that the resource will not be sterilised or demonstrate that the future extraction is not hindered by the proposed development. Where there is an overriding need for a development, that would otherwise sterilise resource, a condition will be attached to the planning permission requiring the extraction of that resource prior to the commencement of the development unless the developer satisfactorily demonstrates that it is impracticable or environmentally unacceptable.</u></p>
NMC 301	7.5.63	<p><i>Include additional wording within the explanation referring to showing the Parys Mountain Metalliferous Safeguarding Area on the Proposal Map:-</i></p> <p>Anglesey and Gwynedd have metalliferous and industrial minerals such as copper, zinc, manganese, gold and silver. Significant proven deposits of copper and zinc are located in Anglesey around Parys Mountain which should be afforded particular protection from other development and to acknowledge the potential for future exploitation, <u>the Parys Mountain Metalliferous Safeguarding Area is shown on the Proposal Map</u>. Although prices have fluctuated in recent years, the world <u>global</u> demand for these minerals has increased.</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 302	7.5.63a	<p><i>Amend the explanation text to provide clarity with regard to the safeguarded mineral resources:-</i></p> <p>In accordance with National Planning Policy Guidance the mineral resource areas are identified on the Proposal Map. <u>The identified mineral resource areas as shown on the Proposal Maps are subdivided into three groups:-</u></p> <ul style="list-style-type: none"> • <u>hardrock,</u> • <u>limestone</u> • <u>sand and gravel</u> <p><u>The mineral resource areas are based on the British Geological Survey Aggregates Safeguarding Map for Wales (2012) and 'The Sand and Gravel Resources of North Wales (2003) study by Liverpool University .</u></p>
NMC 303	7.5.64	<p><i>Delete reference to the possibility of safeguarding the Parys Mountain Mineral Resource as a result of the amendment proposed to para 7.5.63.</i></p> <p>A special safeguarding area or area of search preferred areas would be justifiable, given the likelihood of the metalliferous resource around Parys Mountain, but also in consideration of the infrastructure requirements to recommence working.</p>
NMC 304	7.5.65	<p><i>Delete text for clarity:-</i></p> <p>A decision to safeguard a particular mineral resource does not imply that planning permission will be granted for its working. In instances where there has need for the development outweighs the need to protect the mineral resource the developer would be encouraged to secure the prior removal of the mineral, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
NMC 305	MWYN 2	<p><i>Amend the policy wording to reflect National Planning Policy:-</i></p> <p>POLICY MWYN 2: PREFERRED AREAS OF SEARCH</p> <p>To maintain future provision to meet the demonstrated need of the industry concerned, ‘Preferred Areas of Search’ for future supplies of sand and gravel have been identified on the Constraints <u>Proposals</u> Map in the following areas:-</p> <p>Cae Efa Lwyd, Penygroes</p> <p>Tan y Bryn, Penygroes</p> <p>Bodychain, Llanllyfni</p> <p>Derwyn Fawr, Bryncir</p> <p>Llecheiddior Uchaf, Bryncir</p> <p>To maintain future provision to meet the demonstrated need of the industry concerned, ‘Preferred <u>Areas</u> Areas of Search’ for future supplies of crushed rock have been identified on the Proposals Maps in the following areas:-</p> <p>Rhuddlan Bach</p> <p>Cae’r Glaw</p> <p>Gwyndy</p> <p>Bwlch Gwyn</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>Hengae</p> <p>Nant Newydd</p>
NMC 306	7.5.68	<p><i>Amend the policy wording to reflect National Planning Policy:-</i></p> <p>However, the Councils <u>do</u> not have sufficient information to allocate specific sites for sand and gravel but considers that Preferred Broad Areas of Search for sand and gravel and crushed rock can be identified on information derived from BGS published data and the National Assembly for Wales commissioned report The Sand and Gravel Resources of North Wales, produced by the University of Liverpool and Enviros (2003) together with the previous study, 'Assessment of Sand and Gravel Resources in the Eastern Llyn Peninsula', undertaken by Liverpool University in 1988.</p>
NMC 307	7.5.69	<p><i>Amend the policy wording to reflect National Planning Policy:-</i></p> <p>The preferred areas of search identified above provide the potential for the release of new reserves which are far greater than the minimum allocation of 3 million tonnes recommended by the RTS in order to allow for the uncertainties involved, to provide choice to the Minerals Industry and to encourage local supply to minimise transport distances.</p>
NMC 308	MWYN 4	<p><i>Provide further clarity within the wording of the policy to refer to 'new' mineral workings:-</i></p> <p>POLICY MWYN 4: MINERAL DEVELOPMENTS</p> <p>Mineral exploration, <u>new</u> working or <u>extensions</u> to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided the following criteria are met:</p> <p>1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust,</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>noise, vibration, odour and light as a result of the operation itself or the resulting traffic movements;</p> <ol style="list-style-type: none"> 2. There is a suitable buffer between mineral development and sensitive development; 3. There is no unacceptable harm to the stability and support of adjacent land; 4. The development is sensitively screened and landscaped; 5. The development will not have a significant adverse impact on sites of international, national , regional or local environmental, nature conservation, landscape and /or heritage importance; 6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits; 7. There is no unacceptable harm to land drainage groundwater and water resources; 8. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation; 9. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments; 10. The proposal includes a scheme for the after use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN 11; 11. Wherever economically feasible, mineral waste or products should be transported by rail or water
NMC 309	7.5.70	<i>Delete reference to Minerals Planning Policy Wales in order to update the Plan:</i>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>Even though mineral working is a temporary use of land it can have considerable impact on the local amenity and on the environment, some impacts could render the development unacceptable. This policy seeks to identify those aspects of mineral development that require control in the interest of the local amenity and the environment. MPPW required Development plans are required to set out the criteria that will be applied to mineral proposals and lists the issues to be addressed. Many of these issues are addressed by policies elsewhere within the Plan and National Planning Policy. As with many other types of development, mineral operations can have a cumulative adverse impact on the environment and/or local amenity. Due consideration should also be given to the economic and environmental benefit which may possibly arise from mineral working.</p>
NMC 310	7.5.71	<p><i>Delete reference to Minerals Planning Policy Wales in order to update the Plan:</i></p> <p>Both Councils are aware of the responsibility to protect the Areas of Outstanding Natural Beauty. Mineral Chapter 14 of Planning Policy Wales 2000 (MPPW) supported by Minerals Technical Advice Note (Wales) 1 Aggregates 2004 make it clear that mineral development should only be allowed in Areas of Outstanding Natural Beauty in exceptional circumstances. Section 14.3 of Planning Policy Wales The MPPW sets out matters that should be taken into account when considering proposed mineral extraction in or close to Areas of Outstanding Natural Beauty as well as proposals which could impact upon the setting of the National Park Authority.</p>
NMC 311	MWYN 6	<p><i>Delete reference to notional buffer zones and amend the policy wording to reflect National Planning Policy:-</i></p> <p>POLICY MWYN 6: BUFFER ZONES AROUND MINERAL SITES</p> <p>Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1 : Aggregates, unless there are clear and justifiable reasons for reducing the distance, i.e. where there is limited impact from the mineral extraction site. A notional buffer zone will be applied to all new planning applications for mineral working</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		<p>in accordance with the minimum distances referred to in MTAN 1 : Aggregates and MTAN 2: Coal, and in cases where the notional buffer zones can not achieve the minimum distances required, developments will be refused.</p> <p>Extensions to existing mineral workings will only be granted where a suitable buffer can be maintained between mineral development and sensitive development.</p> <p>Proposals for sensitive developments (in particular housing, hospitals and schools) as defined by MTAN 1 : Aggregates, within the buffer zones identified on the Proposals Map and within any notional buffer zones will be refused. Development within a buffer zone which is less than the recommended distance will only be refused unless clear and justifiable reasons <u>are</u> is provided, and it can be demonstrated that there will be no adverse impacts or conflicts with the mineral operation.</p> <p>Within the <u>Referral Areas for Coal (Development High Risk Areas)</u> for Coal identified on the Proposals <u>Constraints</u> Map, development shall only be granted within settlement boundaries where it can be demonstrated that the potential for subsidence has been the subject of geotechnical investigation and that appropriate measures to minimise the impact of subsidence by ensuring best practice to design and control of development may be applied including mitigation in the form of remediation and prior extraction where appropriate.</p>
NMC 312	7.5.81	<p><i>Provide further wording within the explanation to refer to the aftercare of borrow pits:-</i></p> <p>Borrow pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environmental benefits over mineral supply from existing reserves by reducing transport distances. Major contracts may require the supply of large quantities of minerals over a short timescale which may cause significant environmental impact and disturbance to local communities. Borrow pits should be located within or near to the project and preferably supply material direct without the use of public roads. There needs to be clear environmental benefits for the use of a borrow pit as opposed to supply from secondary or recycled aggregates, or from established mineral working</p>

NMC Number	Policy/Para /Map	Matters Arising Changes
		sites identified in the development plan. Restoration <u>and aftercare</u> works should be to the high standards expected on mineral <u>sites in accordance with Policy MWYN 10.</u>