

Rhif y Cais: 20C27DI2/CONS Application Number

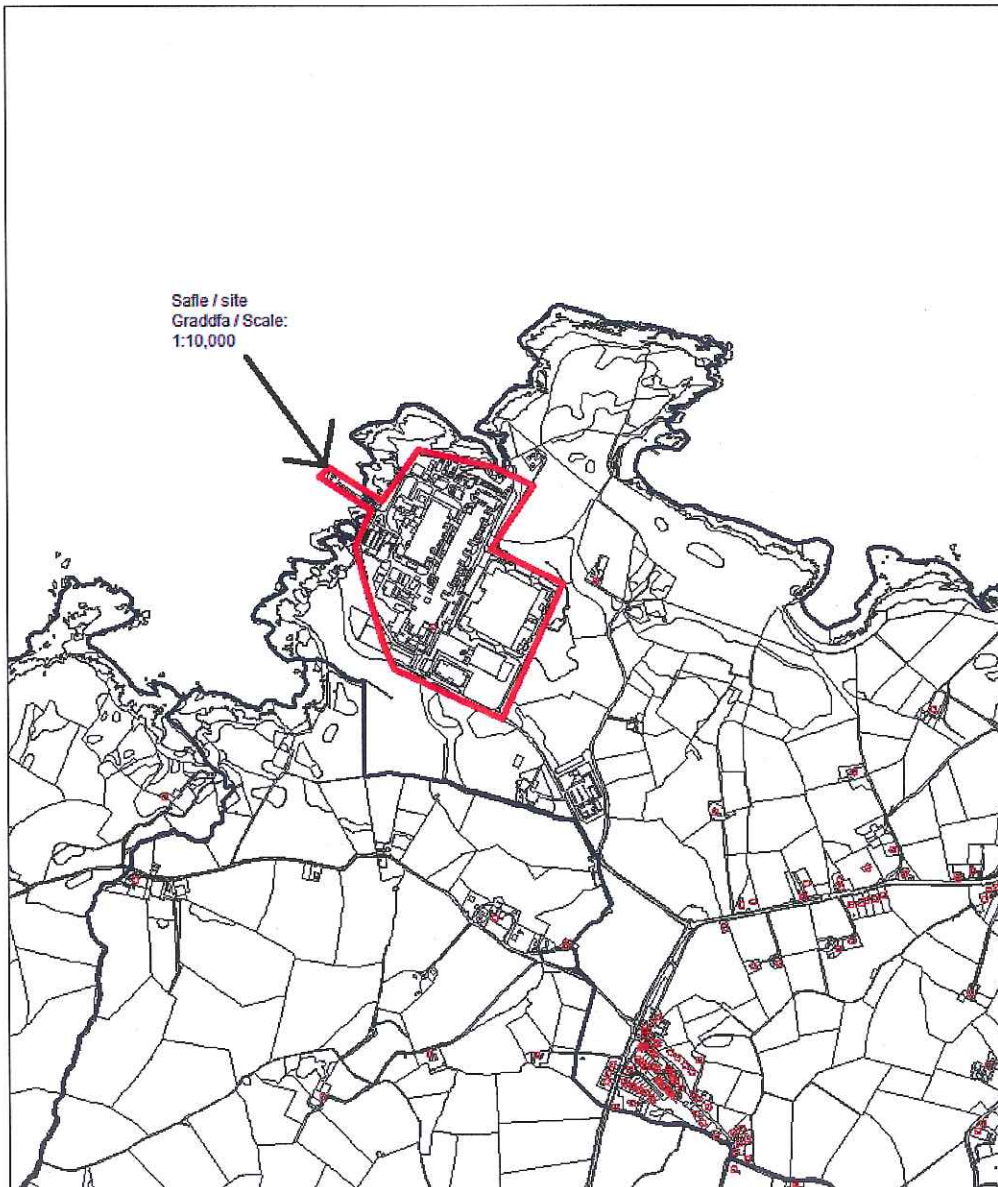
Ymgeisydd Applicant

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Ymgynghoriad ar gyfer di-comiwsynnu Wylfa A

Consultation for the de-commissioning of Wylfa A

Wylfa Power Station, Cemaes



Decommissioning of Wylfa Nuclear Power Station

Consultation by the Health and Safety Executive (HSE)

1.0 Purpose of the Report

To provide a response on behalf of the authority on the Health & Safety Executive Consultation which makes observations on the current Nuclear Power Station at Wylfa.

2.0 Background & Introduction

The Office of Nuclear Regulation "ONR" is an agency of the Health & Safety Executive "HSE" which is the enforcing authority for the Nuclear Reactors. The (Environmental Impact Assessment for Decommissioning) Regulations 1999 (as amended) provides the statutory framework for the consent process "EIADR". EIADR grants consent to projects to decommission nuclear power stations and nuclear reactors. An application for consent includes primarily an Environmental Statement "ES" which presents an Environmental Impact Assessment "EIA" for the project, which is subject to consultation with stakeholders such as the Isle of Anglesey Council.

ONR is currently undertaking a formal consultation, and the Isle of Anglesey Council as a consultee has been invited to comment upon the application for consent for the decommissioning, particularly the ES which contains the environmental impact assessment and mitigation measures to avoid or minimise significant impacts on the environment.

Wylfa Nuclear Power Station "Wylfa" obtained EIADR consent to decommission on 25 March 2009 based on an Environmental Statement prepared in 2008 "2008 ES". The existing EIADR consent provided for the decommissioning project to start within 5 years, however, due to the extended generation Wylfa is not expected to shut down completely and begin decommissioning until around 2015. By this time the current consent will have expired and Wylfa are thus seeking a new consent.

As a consultee the Isle of Anglesey Council resolved in November 2008 to send the following comments to the Health and Safety Executive:

1. To seek financial support from the Nuclear Decommissioning Authority towards the improvement of the highway network, specifically the A5025 at two places – the Peibron Bends and the Bytheicws Bends.
2. To approach the Nuclear Decommissioning Authority with a bid for funding towards a programme of socio-economic projects that would diversify the local economic base to compensate for the loss of employment in the nuclear industry at Wylfa.
3. That authority be given to the Head of Service (Planning) to respond to the Health and Safety Executive on the lines mentioned in the report.
4. That reference within the report to environmental/economic impacts should refer to the effect on the Isle of Anglesey in its entirety and not specifically to sub-areas on the Island.
5. That any proposals for improvements using NDA funds should continue to be channelled through the Economic Development Department.

The current consultation period began in May 2013 and the ONR requires comments by 09 August 2013. This report details consultation responses, reviews changes to the updated ES (March 2013) "Updated 2013 ES" and other material changes in circumstances. It then makes a recommendation on matters which the council consider that ONR should consider as part of the EIADR consent process.

3.0 Updated 2013 ES

The consultation states that Magnox adopted the following approach to gaining a new consent:

- Review the original 2008 ES to identify any areas that require modification as a result of the revised decommissioning date;
- Revise and update the 2008 ES as required, by incorporating any required changes into an Updated 2013 ES; and
- Re-apply for EIADR consent, by submitting the Updated 2013 ES document and the original 2008 ES documentation to the ONR.

The consultation states that in November 2012 Magnox asked the ONR to provide a Pre-Application Opinion (PAO) on the proposed approach towards gaining consent to decommission Wylfa, and that this forms part of the submission.

The consultation states that the consultation undertaken in respect of the Updated 2013 ES was not as extensive as the 2008 exercise for the following reasons:

- The decommissioning plans have not changed significantly;
- Local people would be unlikely to want to comment on the same information and proposals twice;
- The change to the decommissioning start date is relatively small, and other dates remain largely unaffected.

4.0 The Decommissioning Project

De-fuelling of the site is scheduled to take place between 2015 and 2017. The decommission comprises three main stages. Over a period of about 10 years all the machinery and buildings except the reactor building will be dismantled and removed. During this time, referred to as '**Care and Maintenance Preparations**', the reactor building will be prepared for an extended period of safe storage, known as '**Care and Maintenance**', until the radioactivity levels inside the reactors will be low enough to simplify their final dismantling. This period of storage ends approximately 85 years after the end of the Care & Maintenance Preparations phase. Following the Care and Maintenance period, over about 8 years, the reactors and the reactor building will be removed and the site finally cleared; this is known as '**Final Site Clearance**'.

5.0 Cumulative Impacts

Since the 2008 ES was prepared the Updated ES 2013 states that there are a number of significant infrastructure projects have been identified in Anglesey notably the new Nuclear Power station adjacent to Wylfa, which would be connected to the National Grid via the existing 400kv substation. The Updated ES 2013 states it is understood by Magnox that an application for development consent and supporting ES will be brought forward by National Grid Electricity Transmission PLC, which will set out the full details of the required alterations, and associated their potential environmental impacts.

A number of other significant infrastructure projects on Anglesey are now proposed that had not been initiated at the time of the 2008 ES including:

- Rhiannon Wind Farm.
- A biomass-burning combined power plant at Anglesey Aluminium.
- A marine tidal turbine array at Carmel Head and the Skerries.
- Liquid Natural Gas Plant at Amlwch.
- An upgrade to the National Grid High Voltage lines across Anglesey.
- Holiday and Construction Workers accommodation at Land & Lakes.
- An upgrade to Holyhead Port by Stena.

The consultation states that with the exception of the Marine Current Turbines none of the major infrastructure projects are sufficiently mature for their impacts to be taken directly into account at this time. Marine Current Turbines proposals have been reviewed, and it has been concluded that there is no potential for any cumulative impacts, though this, and all other development-related impacts, will be kept under review.

A condition of the existing consent is that Wylfa produces an Environmental Management Plan (EMP). The EMP describes the mitigation measures that Wylfa will use to prevent, reduce and where possible offset any significant adverse effects on the environment caused by decommissioning Wylfa

Magnox propose to use the EMP to record any changes that need to be made to mitigation proposals during the course of the decommissioning project, including any required to offset any cumulative impacts caused by the proposed new nuclear power station at Wylfa.

6.0 Environmental Impact Assessment

The EIA has chapters giving detailed consideration to the range of issues identified earlier this year in the Scoping Opinion report. Those issues are:-

- Air Quality and Dust
- Archaeology and Cultural Heritage
- Ecology
- Geology, Hydrogeology and Soils
- Landscape and Visual
- Noise and Vibration
- Socio-Economic
- Surface Waters
- Traffic and Transport.

7.0 Summary Conclusion Of The 2013 Update

This 2013 Update identified the need for further surveys and additional mitigation required by changes in legislation and/or accepted industry best practice.

The consultation states that the impact of new developments around Wylfa, in particular the proposed new nuclear power station, will need to be assessed as details become available. They propose to use the EMP to ensure that future surveys, mitigation requirements and revisions (as required by new developments), are reported to the ONR and stakeholders taken into account.

8.0 Environmental Impacts

With mitigation measures in place, the only key significant adverse environmental impact has been identified in the Updated ES 2013 are the visual impact on two Areas of Outstanding Natural Beauty (AONB) as a result of dismantling works and re-cladding and modification works to the reactor building during the Care and Maintenance Preparations, and demolition works during Final Site Clearance (the former will be during the first 10 years of decommissioning, while the latter will be after a period of care and maintenance lasting up to 100 years).

Other significant adverse environmental impacts identified by the Updated ES 2013 are:

- Visual impacts on local and middle distance views and one open access land view, during the Care and Maintenance Preparations and Final Site Clearance phases of decommissioning, with significant adverse impacts on landscape character.
- Potential worst case noise impacts at nearby residential properties during Care and Maintenance Preparations and Final Site Clearance (depending on working methods and the effectiveness of mitigation).
- Permanent long term loss of employment opportunities in the sub area containing the site, known as Anglesey North that will occur by the end of Care and Maintenance Preparations (10 years), with associated short term impacts on the levels of unemployment. The current power station workforce currently comprises of 589 permanent staff and around 100 subcontractors. Numbers of workers will fluctuate over the project but the maximum number of workers on site will be about 600 during Care and Maintenance Preparations, with no permanent presence expected for the majority of Care and maintenance (with the exception of routine maintenance and security personnel) and a maximum of 450 workers in Final Site Clearance.
- Possible impacts to the local road network, due to increase in traffic flows. A Traffic Plan is proposed as mitigation, as it is not possible to identify the residual impact following its implementation, and therefore at worst the residual impact could be significant.
- There is likely to be a temporary increase in the number of HGV movements to and from the site as a result of the proposed Care and Maintenance Preparations activities. Excluding the continued routine deliveries of consumables, peak HGV movements associated with this phase are estimated to reach no more than 35 or so vehicles travelling to and away from the site on a week day.

9.0 Long Term Environmental Benefits

The Updated ES 2013 states that there will be some significant benefits after the completion of decommissioning, including:

- Beneficial visual impacts to local and middle distance views, and to landscape character.
- Generation of employment for almost a decade during Final Site Clearance (after 100 years).
- Impacts on surface water quality due to end of all site discharges.
- Impacts on soil and groundwater quality from the remediation of contaminated ground.
- No traffic after Final Site Clearance.

10.0 The Isle of Anglesey Council's Assessment of the Consultation

10.1 Air Quality, Dust, Noise and Vibration & Contaminated Land

As detailed in Appendix 1 the council's environmental Services are content with the proposals subject to the requirements for real time noise monitoring system with remote access to enable noise to be managed proactively in line with a set of agreed threshold values.

10.2 Landscape & Visual Impacts

The Built Environment Section's comments are enclosed in Appendix 1 and as detailed it is considered that the de-commissioning phase needs to achieve better levels of mitigation and demonstrate appropriate outcomes to the predicted adverse landscape and visual impacts identified.

10.3 Highways Matters

The Highway Authority have noted that the timetable for Care and Maintenance Preparation phase will be about 10 years, from 2015 to 2025 which will coincide with other proposed significant developments. All these developments will therefore have a cumulative adverse impact on the highway network and it is strongly recommended that a joint Traffic Management Plan, and other relevant mitigating measures, be prepared and agreed between the major developers to the satisfaction of the highway authority.

It is also noted that the increase in LGV's along the A5025 as a result of the decommissioning work, will be greater than 10% of the existing number and will therefore be a material consideration. The developer will need to provide mitigating measures to be agreed with the Highway Authority, to mitigate the increase in LGV traffic.

A number of recommendations are made by the Highway Authority requiring a Traffic Management Plan, a revised Transport Assessment and Mitigation as regards HGV'S condition survey of the public highway and it is recommended that these matters are addressed in the Updated ES 2013.

In addition it has been confirmed that a number of the recommendations made in the 2008 report are also relevant as follows:

The A5025 from Valley to Wylfa is designated as a Heavy Load Route, with bridges and supporting walls suitable to carry lorries weighing 40 tons. If heavier vehicles have to use the route, it will be necessary to consult the Highways and Transportation Service beforehand. The A55 is suitable for large vehicles, the only restriction being a height limit of 5.5 metres to pass through the towers.

Some loads could be moved by rail from Holyhead, or directly from the Wylfa site if a jetty could be constructed. The situation would change if power generation continues at the Wylfa site, when a case could be made to build a jetty and/or to reopen the Amlwch to Gaerwen line.

The Highways Service will consider the number of heavy vehicles using the A5025 when preparing any traffic calming proposals.

Although the A5025 from Valley to Wylfa is one of the best roads on the island, the need for improvement has been noted in the Regional Transport Plan. Minor improvements are needed at two places in particular:

A5025 Cemaes to Amlwch – Peibron Bends
A5025 Llanfachraeth to Llanfaethlu – Bytheicws Bends.

Improvements at these two places would accommodate the expected additional traffic flows.

The decommissioning of Wylfa will have an impact on employment within the local economy. To attract new investment, it would be beneficial if a new bridge could be provided across the Menai Strait, as currently under consideration by the Welsh Assembly Government. A contribution from the Nuclear Decommissioning Authority towards the estimated cost of £100 million would raise the prospect that a bridge can be provided sooner.

10.4 Economic Impacts

The most immediate concerns arise through the loss of employment and income for the local population. There is a risk that Anglesey settles into a low performance equilibrium as expectations within the labour market are lowered, resulting in a population with few incentives to improve skills (unless the intention is to exploit them somewhere else), and employers who have no particular demand for the skills. The net result would be that both sides of the labour market reinforce each other downwards.

Decommissioning will cause a number of significant economic impacts, including:

- Long term adverse impact on employment opportunities in the Anglesey North sub-area by the end of Care and Maintenance Preparations (10 years).
- A short term major adverse impact in Anglesey North at the end of Care and Maintenance Preparations (10 years).
- Generation of employment for almost a decade during Final Site Clearance (possible after up to 100 years). That would be beneficial, short term but major.

The ability of Magnox Electric to directly avoid or reduce the significant adverse employment impacts during decommissioning is limited. The scope for redeployment or retraining of staff within Magnox Electric will be constrained and, although assisting the individual affected, this will still not prevent the long term loss of stable and well paid employment opportunities within the local economy. The mitigation measures are not expected to lead to any sizeable reduction in the magnitude or significance of the predicted socio-economic impacts.

An array of public sector initiatives are aimed at changing the direction of the area, to prevent it from setting into a low performance equilibrium. The County Council is committed to the creation of a modern infrastructure base to support the diversification of the area's economy. The Nuclear Decommissioning Authority strategy has also identified the area as a priority for support. As Appendix 2, the NDA's Socio-Economic Policy, is attached at the end of this report.

The Council's Economic Development Unit whilst welcoming certain aspect of the scheme that the Environmental Statement fails to sufficiently consider the potential socioeconomic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that will also require appropriate consideration and assessment.

10.5 Consideration of Cumulative Impacts

Your officers consider that the Updated ES 2013 fails to acknowledge that three of the other significant infrastructure projects on Anglesey are of such a scale as to be considered 'Nationally Significant Infrastructure Projects (NSIPs)'. One of these NSIPs – National Grid's proposals to upgrade the high-voltage power lines – should be considered as more than just a supporting proposal. Further it is considered that there is sufficient information available regarding the majority of the major projects to enable an initial high level (yet informed) assessment of the likely socio-economic as well as cumulative impacts. The authority are currently instigating a project to facilitate collation and collaboration on data and approaches to a high level assessment.

The council's Highways Section have also noted that the Care and Maintenance Preparation Phase will coincide with the construction of other significant developments, and that a joint Traffic Management Plan and mitigation measures should be prepared collectively by the developers.

Two planning applications are currently under consideration by the local planning authority for a Liquid Natural Gas Plant at Amlwch (11C122M/EIA/ECON) and holiday and construction Workers accommodation at Land & Lakes (46C427K/TR/EIA/ECON). As these planning applications are in the planning process it is understood that the Updated ES 2013 will have to consider their cumulative impacts.

It is recommended that the Updated ES 2013 address the cumulative impacts associated with other major significant infrastructure projects. It is not considered that utilising EMP on an annual basis as proposed is sufficient for these purposes.

11.0 Conclusion

The main areas of concern are detailed above in relation to landscape impact and highway considerations. The most notable omissions are in relation socio-economic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture and cumulative impacts in relation to other significant infrastructure projects.

12.0 Recommendations

That the following comments are sent to the ONR as regards the Updated ES 2013:

1. In accord with the comments of the council's Built Environment Section dated 10.07.13 it is considered that the de-commissioning phase needs to achieve better levels of mitigation and demonstrate appropriate outcomes to the predicted adverse landscape and visual impacts.
2. A number of recommendations are made by the Highway Authority requiring a Traffic Management Plan, a revised Transport Assessment, Mitigation as regards HGV'S condition survey of the public highway and it is recommended that these matters are addressed in the Updated ES 2013.
3. The A5025 from Valley to Wylfa is designated as a Heavy Load Route, with bridges and supporting walls suitable to carry LGV's weighing 40 tons. If heavier vehicles have to use the route, it will be necessary to consider & mitigate if this is likely to be a significant effect of the development.
4. Some loads could be moved by rail from Holyhead, or directly from the Wylfa site if a jetty could be constructed. In accord with statutory EIA statutory requirements these alternative methods of transportation should be considered in conjunction with other significant infrastructure projects.
5. The decommissioning of Wylfa will have an impact on employment within the local economy. To attract new investment, it would be beneficial if a new bridge could be provided across the Menai Strait, as currently under consideration by the Welsh Assembly Government. A contribution from the Nuclear Decommissioning Authority towards the estimated cost of £100 million should be sought so that the prospect that a bridge can be provided sooner.
6. In the Traffic and Transport Assessment it was identified that the decommissioning process would not have a 'significant' adverse impact on the majority of the highway network during the Care and Maintenance Preparation phase. This therefore implies that there would be a 'significant' adverse impact on some parts of the highway network.
7. The Assessment also identified that there would be a 'significant' adverse safety impact on the A5025, both to the north and south of the power station, as well as a 'key significant' environmental impact on the A5025 to the south of the power station. There is a case therefore for carrying out on-line improvements and reconstruction of various sections of the A5025 to the north and south of the power station as well as improving sustainable transport to and from the site. Specific sections along the A5025 from Wylfa to Amlwch would be the Betws and Peibron Bends and from Wylfa to Valley would be Valley Crossroads and Bytheicws Bends (2 km. north of Llanfachraeth).
8. I would recommend that this Authority seeks financial support from Magnox/Nuclear Decommissioning Authority towards the on-line improvements of the A5025 as noted above as well as improving sustainable transport to and from the site.
9. Magnox to consider an appropriate Community Benefit Contribution scheme which recognises the unique needs of Anglesey and maximises local community benefits and impacts from the decommissioning project.
10. Whilst welcoming certain aspect of the scheme that the Environmental Statement fails to sufficiently consider the potential socioeconomic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that require appropriate consideration and assessment.
11. It is recommended that the Updated ES 2013 address the cumulative impacts associated with other major significant infrastructure projects. It is not considered. That utilising EMP on an annual basis as proposed is sufficient for these purposes as this does not provide a full picture for which to make an informed decision on the application. It is recommended that a full assessment is made at this stage, followed by annual review as suggested.

12. That the technical requirements of the council's Environmental Services Section as regards Air Quality, Dust, Noise and Vibration & Contaminated Land are considered in the Updated ES 2013.
13. Clarification is requested as regards the routes for the disposal and & recycling of Low Level Waste (LLW waste) and consideration of any significant effects in the Environmental Statement.

APPENDIX 1

Consultation Responses received from community councils' local members and internal consultees of the Isle of Anglesey County Council

Llanfachraeth Community Council The biggest impact is the traffic through Llanfachraeth. They conclude as the increase is small no infrastructure improvements are planned. There is concern about the validity of this report and they consider that there could be an increase in traffic especially in conjunction with other projects.

No consideration has been taken of improvements to the A5025 and the construction of the proposed bypass as part of the Wylfa B development.

No mention of how LGV'S will transport rubble and scrap, load weights, vibration and disruption to villagers.

Since the A55 was constructed traffic has increased on an annual basis, creating dangers and sleep disruption.

Any increase in traffic is totally unacceptable as residents want a decrease in traffic flow.

Llanfaethlu and Llanfwrog Community Council No objections.

Llanbadrig Community Council No observations due to technical difficulties in opening electronic documents supplied in the consultation.

Highways

It is noted that the timetable for Care and Maintenance Preparation phase will be about 10 years, from 2015 to 2025 which will coincide with other proposed significant developments. All these developments will therefore have a cumulative adverse impact on the highway network and it is strongly recommended that a joint Traffic Management Plan, and other relevant mitigating measures, be prepared and agreed between the major developers to the satisfaction of the highway authority.

Noted that the increase in LGV's along the a5025 as a result of the decommissioning work, will be greater than 10% of the existing number and will therefore be a material consideration. The developer will need to provide mitigating measures to be agreed with the Highway Authority, to mitigate the increase in LGV traffic.

A number of recommendations are made requiring a Traffic Management Plan, a revised Transport Assessment, Mitigation as regards HGV'S condition survey of the public highway.

It was subsequently confirmed by e-mail that the recommendations made in the 2008 report should also be forwarded to the ONC.

In addition the following observations were subsequently made:

1. In the Traffic and Transport Assessment it was identified that the decommissioning process would not have a 'significant' adverse impact on the majority of the highway network during the Care and Maintenance Preparation phase.

2. This therefore implied that there would be a 'significant' adverse impact on some parts of the highway network.
3. The Assessment also identified that there would be a 'significant' adverse safety impact on the A5025, both to the north and south of the power station, as well as a 'key significant' environmental impact on the A5025 to the south of the power station.
4. There is a case therefore for carrying out on-line improvements and reconstruction of various sections of the A5025 to the north and south of the power station as well as improving sustainable transport to and from the site.
5. Specific sections along the A5025 from Wylfa to Amlwch would be the Betws and Peibron Bends.
6. Specific sections along the A5025 from Wylfa to Valley would be Valley Crossroads and Bytheicws Bends (2 km. north of Llanfachraeth).
7. I would recommend that this Authority seeks financial support from Magnox/Nuclear Decommissioning Authority towards the on-line improvements of the A5025 as noted above as well as improving sustainable transport to and from the site.

Public rights of Way No impact on any Public Footpaths.

Drainage Technical considerations listed as regards land drainage systems/ditches and culverting.

Economic Development

The EDU welcomes the fact that many of its comments on Magnox's Pre-Application Opinion (PAO) have been acknowledged by the applicant and that additional information has been included in the revised Environmental Statement. However, given the scale and complexity of the decommissioning project (together with the on-going deterioration in the island's socio-economic conditions) we believe that more detail should have been included in relation to its significant potential socio-economic impacts and issues.

It is disappointing that no meaningful attempt has been made to identify and assess potential cumulative impacts and in combination effects of all major infrastructure projects on Anglesey in relation to decommissioning project. The EDU believes that there is sufficient information available regarding the majority of the major projects to enable an initial high level (yet informed) assessment of the likely socio-economic cumulative impacts.

The Isle of Anglesey County Council is facilitating a Workshop on the 12th July to encourage greater collaboration and co-operation between all developers of major energy projects on Anglesey. It is hoped that the Workshop will enable each developer to gain visibility of each project's timelines and programmes; encourage common understanding, consistency and joint working and outline the potential of collating and adopting consistent baseline data and a methodology in relation to Environmental Impact Assessments. It is hoped that Magnox will capitalise upon this opportunity to contribute to the workshop to improve its understanding of the proposed major infrastructure projects on Anglesey – which could help underpin and inform a more robust cumulative impact assessment.

The EDU believes that the Environmental Statement fails to sufficiently consider the potential socio-economic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that require appropriate consideration and assessment. The EDU believes that the scale of the decommissioning project warrants both a Tourism Impact Assessment and a Welsh language Impact Assessment to ensure that potential impacts are identified, and appropriate and meaningful mitigation measures are proposed. Other potential impacts outlined in the PAO have been included and the EDU welcomes their inclusion in the Environmental Statement.

Environmental Management Plan

The EDU notes the importance of Magnox's Environmental Management Plan to outline the mitigation measures to be adopted to prevent, reduce and where possible offset any significant adverse effects caused by the decommissioning of Wylfa. The EDU would welcome an opportunity to influence and comment upon the preparation of the Management Plan on an annual basis to review the appropriateness of all mitigation measures; to encourage positive socio-economic benefits from the decommissioning process (to contribute to the island's economic recovery) and ensure that the cumulative impacts of other major energy developments are identified and offset.

Cumulative Impacts of Other Infrastructure Projects

Whilst the Environmental Statement identifies a number of infrastructure projects on Anglesey, it fails to acknowledge that three of them are of such a scale as to be considered 'Nationally Significant Infrastructure Projects (NSIPs)'. One of these NSIPs – National Grid's proposals to upgrade the high-voltage power lines – should be considered as more than just a supporting proposal.

Potential Socio-Economic Impacts

The EDU believes that the Environmental Statement fails to sufficiently consider the potential socioeconomic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that require appropriate consideration and assessment.

Built Environment

The 2013 Update considers changes to guidance notes and strategic documents used in the preparation of the LVIA baseline.

Care and Maintenance Preparation – Agree with the assessment that the dismantling works, re-cladding and modification activities would result in 'significant' impacts on local and medium distance views and 'key significant' impacts on the Area of Outstanding Natural Beauty (AONB). No significant landscape impacts are predicted, 'however landscape character may have 'significant' adverse impacts corresponding to the visual impacts on typical viewpoints'.

Care and Maintenance – Having considered alternatives and for reasons primarily of cost, and also technical feasibility, it is proposed that the reactors remain at their current height and are re-clad in aluminium. In the early few months of the use of this material some 'glinting' will occur but this will soon die down to provide a dull grey visually recessive surface to the reactor building.' Significant adverse visual effects are predicted with the building appearing more prominent in certain views. Section 19 predicts that 20 years into Care and Maintenance the appearance of the re-cladding will have mellowed and therefore most of the adverse impacts will no longer be significant. This is a long phase c.100 yrs. and it is predicted elsewhere in the reports that the material may have to be replaced, leading presumably to a repetition of effects.

It is also noted in the reports that positive effects from the reduction in visual clutter will occur to particular sensitive views from the AONB.

Final Site Clearance At this point all remaining buildings would be removed including the reactor buildings. There would be clear positive landscape and visual effects following this phase

Cumulative Effects The report states that it is likely that the construction and operation of the proposed new nuclear power station at Wylfa would reverse the beneficial effects identified in the 2008 ES and in some cases there would be the potential for significant cumulative adverse effects as a result, particularly if the proposed new nuclear power station at Wylfa results in changes to the woodland and artificial drumlin landscape designed by Dame Sylvia Crowe as mitigation associated with Wylfa.

Main Points

This is a long-term project with significant adverse, and possible significant adverse cumulative effects. Options chosen for the Care and Maintenance period do not include considered mitigation by way of reducing the reactor building's height or the use of a colour sensitive cladding. The operational phase of the project has used both colour, design, landscape mounding and planting mitigation. The need for mitigation of the effects on sensitive landscape and visual receptors is increased by the possible effects of a further station at Wylfa. We consider that the de-commissioning phase needs to achieve better levels of mitigation and demonstrate appropriate outcomes to the predicted adverse landscape and visual impacts.

Ecological and Environmental Adviser Updating of the Ecology Section of the Updated ES 2013 noted.

Environmental Services

Air Quality & Dust - Technical considerations and thresholds listed as regards air quality and dust.

Noise and Vibration - Broadly in agreement with the section and its recommendation for real time noise monitoring system with remote access to enable noise to be managed proactively in line with a set of agreed threshold values.

Contaminated Land - A condition is recommended on contaminated land.

Emergency Planning Officer This local authority has REPPIR responsibilities to produce maintain and exercise response arrangements for radioactive incidents at the site with off-site consequences on behalf of all responding agencies. We work with the operator and other agencies to ensure an adequate and appropriate response arrangements are in place, maintained and regularly exercised. We would ask the operator to continue to support these arrangements during decommissioning until ONR decide the radioactive risk from the site will not affect the neighbouring communities outside the site boundary should an abnormal event occur involving radioactivity.

Depending on the timing of ONR's decision to de-regulate the need for off-site emergency arrangements for the current site this may impact on the neighbouring new build during the construction phase and special plans may need to be prepared to address response arrangements for the new build, and the continuing radioactive threat from the adjacent decommissioning site. These arrangements were for example used during the new build at Hinkley and Sizewell alongside the existing nuclear power stations.

Should there be overlap with the new build Wylfa B site becoming operational, while the adjacent existing site also remains a licensed nuclear facility under REPPIR (or subsequent regulations). Then emergency plans would have to be reflected in the off site arrangements of both sites, separately.

Gwynedd Archaeological Planning Service No observations received at the time of writing. ffridd

IT Section No observations received at the time of writing.

Minerals & Waste Section In reference to Appendix 1: Changes to the project description 2008 – 2013, point 5 – LLW Management. It is noted that more routes for the disposal and recycling of LLW will be utilised during decommissioning, in line with NDA strategy. The effect on the EIA is mentioned as “No effect” although all LLW will leave the site and more haulage routes may be identified. Are these routes to be located in close proximity to the site in compliance with the Waste Hierarchy? If so where will these other routes be located? Will they require consideration within the EIA? More information on this is desirable.

It is noted that uncontaminated demolition rubble generated on site will be used for the infill of deep basements. I therefore take it that no inert waste associated with the decommissioning of the Nuclear Site will leave the site and no additional provision for the disposal of inert waste locally will be required.

APPENDIX 2

The NDA Socio-Economic Policy

The Nuclear Decommissioning Authority (NDA) are owners of Wylfa (although they are not the operators during the remaining period of power generation). The NDA has a statutory obligation to contribute to the socio-economic development of localities affected by the closure and decommissioning of civil nuclear installations. Earlier this year, the NDA adopted a Socio-Economic Policy to clarify how it intends to support the affected areas, which include the Ynys Mon and Meirionnydd areas of North West Wales (Wylfa and Trawsfynydd catchments).

The NDA will consider the socio-economic impact of its activities on local communities, and will give support to those activities that will benefit the social or economic life of communities living near sites. In addition, the NDA has power to make grants or loans to persons undertaking activities that benefit the social or economic life of communities living near the site.

It is an opportunity to work with other agencies and with local communities to mitigate the impact of industrial decline.

There are three methods of delivering socio-economic support for the development of healthy, diversified local economies as site activities come to an end, and to reduce over-reliance on the nuclear industry. These are:

- Direct NDA funding to support socio-economic activities.
- Support through operators.
- Funding Site Licence Companies to deliver local socio-economic support (current annual total about £5 million, of which £3 million is distributed near Sellafield, Cumbria).

Direct NDA support will come from efficiency savings, and are subject to affordability. No sums are indicated in the policy statement.

Requests for direct funding will be subject to a process of evaluation and approval by a Socio-Economic Committee. Decisions will be on a case-by-case basis, but may be devolved to a local body, such as a charitable trust, particularly in a priority area (Ynys Mon and Meirionnydd is a priority area).

Requests will be evaluated against a series of criteria, such as local deprivation, good governance arrangements, sustainability of proposals, clear outcomes, etc. The main themes will be:

- The creation of sustainable employment.
- Growth and development of workforces.
- Improved productivity and market growth.
- Significant improvements to economic or social infrastructure.

Communities near the decommissioning site at Trawsfynydd have already received funding and support for local projects from the NDA.

Please Note: The NDA's responsibility to support local socio-economic development is not directly linked to the current HSE consultation of the EIA for decommissioning, and is not connected at all to the possible use of the Wylfa site for power generation in the future.

Rhif y Cais: **34LPA982A/CC** Application Number

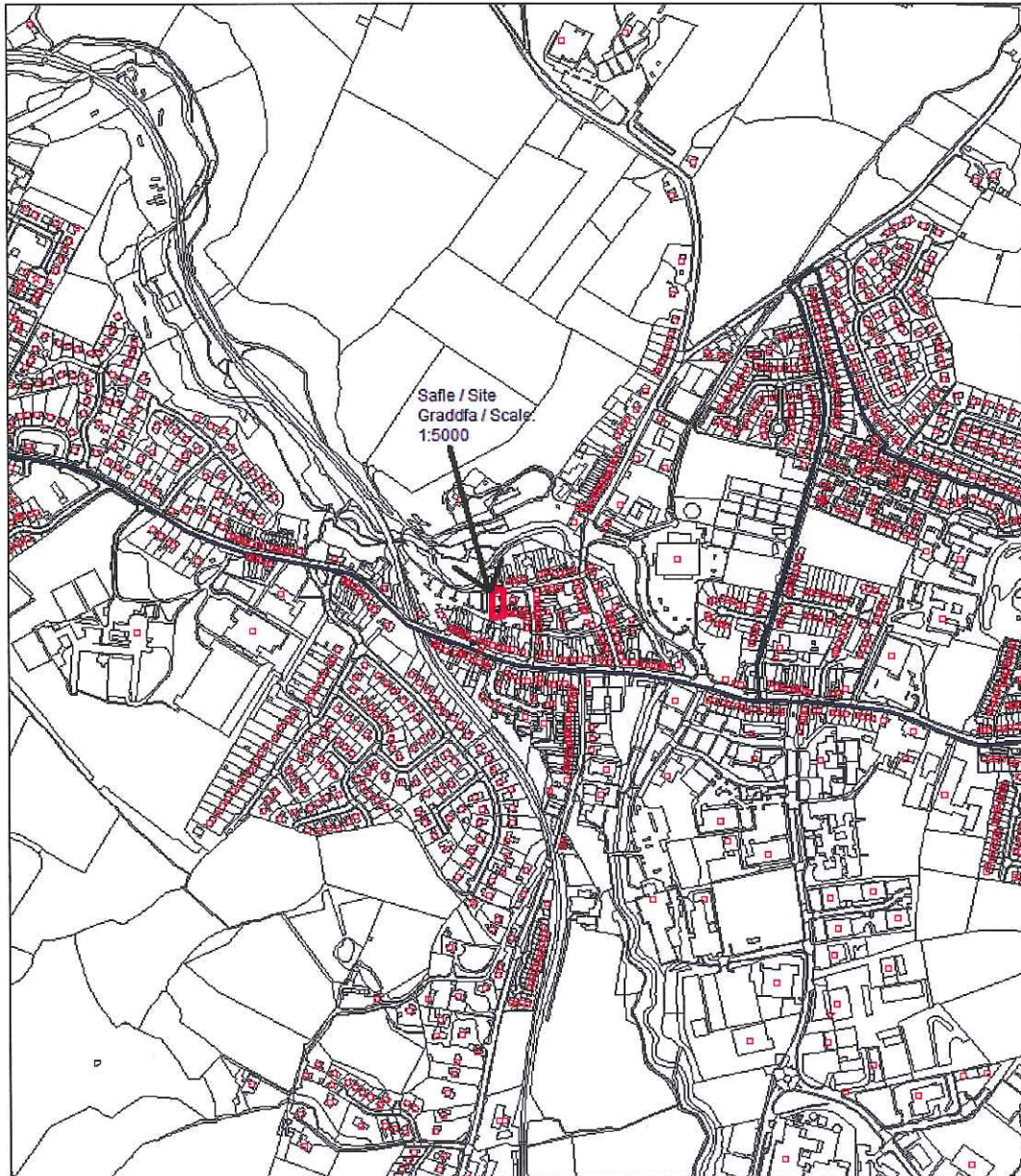
Ymgeisydd Applicant

**Head of Property
Isle of Anglesey County Council Offices
Llangefni
Anglesey
LL77 7TW**

Rhybydd o fwriad i ddymchwel adeilad yn

Prior notification for the demolition of a building at

The Stilts Building, Llangefni



Planning Committee: 31st July, 2013

Report of Head of Planning Service (GJ)

It was determined that the prior approval of the Local Planning Authority was not required for the above development and that it constituted permitted development.

The matter is therefore reported for information purposes only.

Rhif y Cais: **38C185C** Application Number

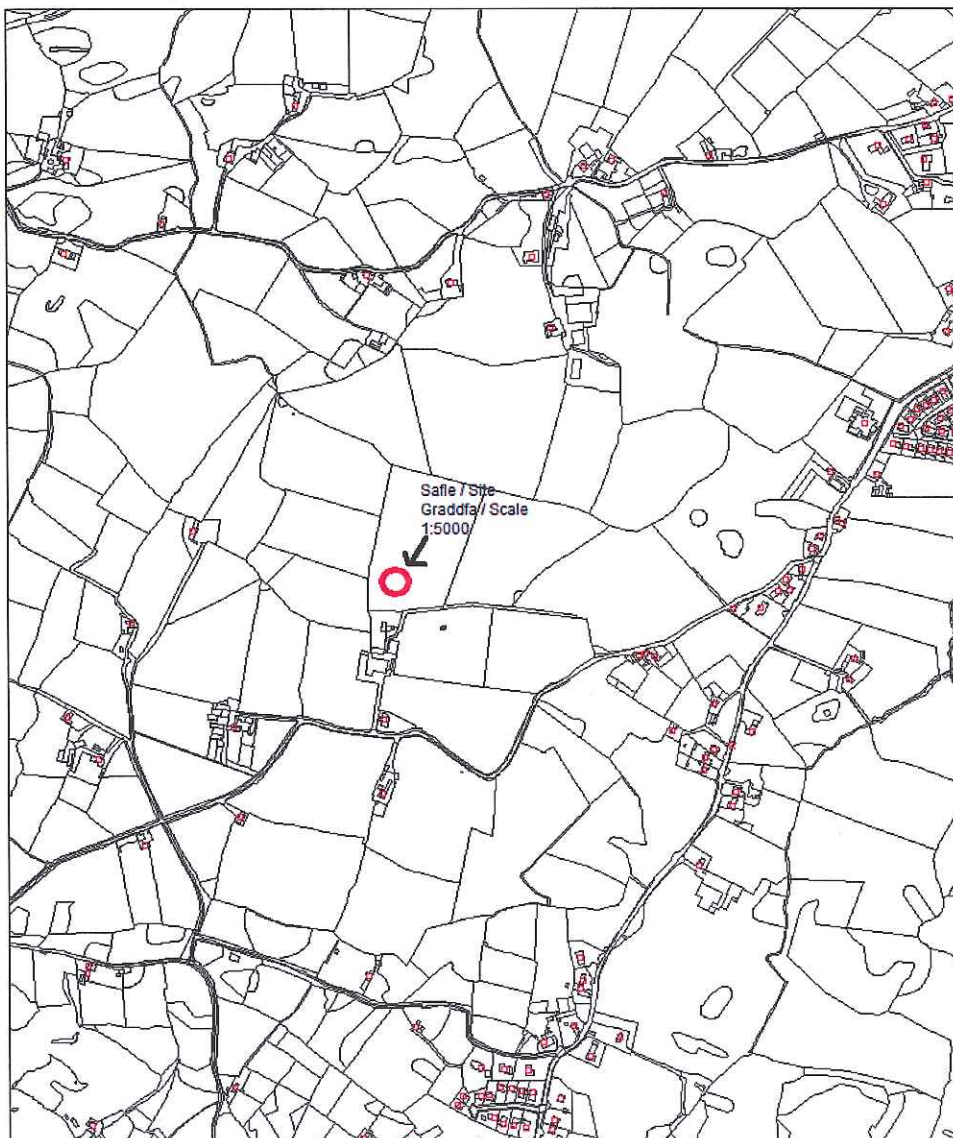
Ymgeisydd Applicant

**Mr Tom Jones
c/o Aspire Planning Ltd
Second Floor Offices
15 Boulevard
Weston-Super-Mare
North Somerset
BS22 9RY**

Cais llawn ar gyfer codi un twrbîn gwynt gyda uchder hwb hyd at uchafswm o 24.6m, diamedr rotor hyd at 19.2m a uchder blaen unionsyth fertigol hyd at uchafswm o 34.2m ar dir yn

Full application for the erection of one wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m on land at

Maes Mawr, Llanfechell



Planning Committee: 31/07/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application was originally reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. The applicant was at the time also a councillor of the Isle of Anglesey Council.

The application was scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

It was resolved to convene a site visit at the Planning Committee in October 2012.

A resolution to approve the planning application was made by the Planning Committee in November 2012.

Planning permission was not formally released whilst formal complaints were considered by the Council's Monitoring Officer. The matter was also referred to the Public Services Ombudsman for Wales who decided not to investigate. A legal challenge was subsequently made to the High Court, the challenge was refused and since the last Planning Committee in June the claim has been withdrawn.

In the course of the above events the applicant's appealed for non-determination. Jurisdiction on the application is now with the Planning Inspectorate and the application is being reported back to the Planning Committee for the following reasons:

- For member's information as planning permission was not released following the resolution of the Planning Committee for the reasons detailed above.
- Since the resolution to approve by the Planning Committee in November 2012 the council has adopted Supplementary Planning Guidance on Onshore Wind Energy (January 2013). This is a material consideration which is assessed in the main body of the report below.
- In the response to publicity section of this report the complaints received following the resolution to grant planning permission are listed and where appropriate addressed in the committee report.
- The Planning Committee was requested in June to make a resolution as regard the local planning authority's position in relation to the appeal. The Committee wished to refuse planning permission on the basis that they considered the turbine unacceptable on the following grounds:
 1. Landscape impact.
 2. Visual impact.
 3. Creates visual pollution.
 4. Effect on health.
 5. Residential amenity.
 6. Proximity to residential properties.

In accord with the council's constitution the matter is again being presented to members so that they can consider their resolution.

At its meeting held on the 3rd July it was resolved that due to a new membership of the committee following local elections in May the application should be deferred in order to re-visit the site which took place on the 17th July.

The appeal start date was confirmed by the Planning Inspectorate on 10th July, 2013

1. Proposal and Site

The application is made for a single wind turbine with a maximum height to the tip of the blade of 34.2 meters and a maximum rotor diameter of 19.2 meters. The rated power of the turbine is 50KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation sited centrally in a field to the north of the farm. The submitted details indicate that cabling to the electricity network will be underground and the connection point is on the farm complex.

The planning application is supported by the following:

- Residential Amenity Assessment.
- Landscape & Visual Impact Assessment.
- OS Plan indicating the Zone of Theoretical Visibility (ZTV).
- Photomontages.
- Construction Management Plan
- Planning support statement which details amongst other considerations community engagement undertaken by the applicants.

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

Ynys Mon Local Plan

31 Landscape

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 5 (November 2012)

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).

Technical Advice Note 8 Renewables (2005)

Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)

Supplementary Planning Guidance Wind Energy Developments (January 2013).

4. Response to Consultation and Publicity

Local Member The application was referred to another local member (as the applicant was formerly the local member for the area) but no formal observations were received.

The new local members for the area have been re-consulted but formal response have been received.

Community Council Object strongly. We have not received any significant technical feasibility or supplementary guidance from the county council to guide us in the siting of wind farms either single or multiple masts. We were however informed of the 1994 information guidelines to the sighting distances to residential properties. This information was presented to us by a member of the public who attended the community council meeting as an observer.

We also wish to state that we will object to any future single turbine development within the Mechell ward. This opinion will remain in place until we have received technical or supplementary information or guidelines from you, or are persuaded by residents to change our minds accordingly.

Highways The Traffic Management Plan "TMP" is satisfactory & an informative as regard a survey of the public highway prior to commencement of the development.

Drainage In formatives recommended.

Environmental Services Conditional permission.

Environmental Advisor No ecological comments on the basis that the blade tips are more than 50 meters from the hedgerow.

Natural Resources Wales Does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect natural heritage interests as detailed below:

Protected Sites

The application will not affect, either directly or indirectly, the features, functionality or integrity of any statutory protected sites of ecological, geological or geomorphologic interest.

Landscape

The application site is located approximately 2.3km from the boundaries of the Ynys Môn/Anglesey Area of Outstanding Natural Beauty (AONB). However, in view of the scale of the proposals, CCW believe the turbine is unlikely to have significant adverse impacts on the special qualities or integrity of the AONB.

In assessing the potential impact of the proposed development, consideration should be given to the cumulative impacts of the wind energy development along with other similar developments in the area (either existing, or currently within the planning process).

Environment Low environmental risk.

MOD Conditional permission.

Arqiva No objections on the grounds of the effect on television reception.

Welsh Water No comments.

Gwynedd Archaeological Planning Service There appears to be no significant archaeological implications in this case.

Response to Publicity

One petition received which the covering letter states is signed by over 300 residents of Llanfechell and Mynydd Mechell in opposition to the erection of commercial wind turbines in the area. The letter states that the number of signatories indicates the strength of feeling of the local population which needs to be considered in arriving at a decision.

91 letters of objections received on the following grounds:

- Adverse effect on the landscape.
- Adverse effect on property values and sales.
- Lack of information provided on the planning application & screening application.
- Issues as regards the community council/local member & notification lack of information in meetings arranged with the community.
- Detrimental visual effect/prominence.
- ZTV shows it will be visible from 10 miles away.
- Noise.
- Health concerns.
- Proximity and the effect on the local school including the distraction of children.
- A wind turbine company has been set up to benefit the local community without consultation with the local community.
- Ornithological Impact.
- Access road leading to the site is narrow with no passing places, roads will need to be built and there will be heavy traffic in constructing the development.

- Effect on business, one letter received from an adjacent caravan site on this basis. Stated that the caravans face in the direction of the turbine.
- Anglesey has its fair share of wind turbines & the writers suggest it may reached its target for renewable energy generation.
- Area already has commercial wind turbines, nuclear power station and pylons.
- There is a known bat colony in the area.
- Damaging to the economy.
- Most people are against onshore wind turbines.
- Proximity of the turbine to residential properties. One writer states the wind turbine would be located only 310 metres from the writer's property at "Bodlwyfan", and it states in the 1994 planning policy that "no turbine shall be sited closer than 400 metres from the nearest dwelling house, with the possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines". I understand that the council are still using this planning guidance for the time being, which makes the site of the wind turbine far to close to my dwelling. Another property at "Henblas" states that they have patio windows facing the turbine.
- Separation distance is less than that required in the Draft SPG.
- The type of turbine proposed is untested and there have been instances of failures.
- Distraction to drivers on the public highway.
- As the turbine is only 50KW it is calculated that on the basis of % operation to capacity it will be unviable.
- The turbine offers no community benefit.
- Precedent as the turbine will be likely followed by others.
- Damage to tourism.
- Turbine is in excess of micro-generation and & is classified as medium in the checklist.
- Writers states that their home will be affected by shadow flicker& this will reduce their enjoyment of their house and garden.
- Quality of the picture reduced.
- Would like to know the route of the power supply.

57 letters received supporting the planning application on the following grounds:

- Size & centrality of the turbine.
- The Nuclear power station is of a significant scale in the area being 1.5 miles from the site.
- The power station is connected by two lines of large pylons which can be seen from the proposed site.
- In the area there are 3 wind farms which can be seen & are significantly larger.
- The development comprises a small quiet turbine which complies with renewable energy policies & it should be supported.

Following the resolution to approve the application at the November 2012 Planning Committee a number of complaints were made to the council's Monitoring Officer the main grounds were as follows.

- The resolution was in contravention of 1994 Supplementary Planning Guidance for Wind Energy developments, in terms of the nearest dwelling and the new Draft SPG stipulations with regard to height.
- I would like to officially complain about the way the above meeting was conducted. A full investigation into whether correct procedures were followed and also how some councillors voted. Also, please investigate All conflicts of interests in this matter. I understand that councillors are required leave the room if they have an interest in the application in hand. This did not happen in this case.
- The committee report incorrectly categorised the turbine between micro-generation and sub-regional in terms of classification. Contended that the wind turbine should be classified as a medium sized turbine.
- A petition with 320 names against wind turbines in the area of Llanfechell and 160 letters of objection were ignored.
- Photo-montages are misleading.

These complaints have been responded directly in accord with the council's complaints procedure, where applicable they are considered in the committee report below. One of the complainants also referred the matter to the local government ombudsman who decided not to investigate the matter.

5. Relevant Planning History

38C185A/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 25 metres, rotor diameter of up to 8.5 metres and a maximum upright vertical tip height of up to 29.25 metres. EIA not required 06.09.11.

38C185B/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 32 metres, rotor diameter of up to 29 metres and a maximum upright vertical tip height of up to 46.5 metres. EIA not required 15.11.11.

38C185D/SCR Screening opinion for the erection of a 50kw wind turbine with a hub height of 24.6m, rotor diameter of 19.2m and upright vertical tip height of 34.2m EIA Not required 09.08.12.

6. Main Planning Considerations

Screening Opinion

Screening opinion 38C185D/SCR and dated 09.08.12 is relevant to the application subject to this report. This screening opinion concluded that an EIA was not required for the proposed development. As explained in the introduction of this report an appeal against non-determination has been validated and as part of this process a formal screening direction will also be issued by the Welsh Government.

Principle of development

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Section 12.8 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition) gives strong support for renewable energy projects in line with the Welsh Assembly Government’s Energy Policy Statement (2010), paragraph 12.8.1 states:

“...It explains our aim by 2050, at the latest, to be in a position where almost all of our local energy needs can be met by low carbon electricity production. Our approach is to reduce energy consumption and improve energy efficiency first and maximise renewable and low carbon energy generation at every scale across Wales...”

Paragraph 12.8.2 states:

“...*Planning policy at all levels should facilitate delivery of both the Assembly Government’s overall Energy Policy statement, and UK and European targets on renewable energy...*”

Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with

renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- *the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;*
- *the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;*
- *the impact on the natural heritage (See Section 5.5), the Coast (See Section 5.6) and the Historic Environment (See Section 6.5);*
- *the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;*
- *ways to avoid, mitigate or compensate identified adverse impacts;*
- *the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.2);*
- *grid connection issues where renewable (electricity) energy developments are proposed; and*
- *the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.*

Paragraph 12.8.15 states the impacts from renewable energy developments and associated infrastructure will vary depending on their type, location and scale. This requires different policy and development control considerations. A table is provided at Figure 12.3 (Renewable and low energy scales for planning purposes). At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development in PPW.

Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011) which can be regarded as a material consideration contains a different classification in relation to wind turbine technologies in Table 3.1. In terms of the “Typical Turbine Rating” the turbine would be classed as Small. In terms of a Typical Turbine Height (to blade tip) the turbine would be of a Medium scale. A note in relation to the table states – The scales are not definitive and are used for illustration purposes only.

The council’s Supplementary Planning Guidance Onshore Wind Energy refers to Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011). At 6.8 and 6.9 of the SPG it categorises turbines of up to 65 meters to blade tip as medium and states “For the purpose of clarity in relation to different types of applications the council will use this height range categorisation to define small, medium and large turbines as a basis for dealing with onshore wind turbine applications.”

The previous planning committee report in November categorised the proposed turbine at 50KW being at the threshold between a Sub Local Authority and Micro development. Given the adoption of the SPG in January 2013 the report considers the turbine with a tip height of up to 34.2 m and 50 kw on the basis of it being a medium scale in accord with the SPG Onshore Wind Energy 2013.

The SPG Onshore Wind Energy 2013 replaces the Wind Energy SPG (1994) which was considered in the report to the November Planning Committee. This means that no weight can now be attributed to the Wind Energy SPG (1994). As regard the weight to be attributed to be attributed to the SPG Onshore Wind Energy (2013) it is a material consideration having been subject consultation and a resolution to adopt by the council. This SPG was subject to two public consultations and was amended in response to comments received during the second consultation periods. The revised version was subsequently approved by the council on the 24th January 2013, subject to additional amendments in relation to:

- separation distances;
- 2km buffer to the AONB and height restrictions;
- cumulative impact on the community; and a formal requirement for a bond to decommission the site.

Inspectors in subsequent appeal decision have attributed very limited weight to amendments to the SPG listed above.

Technical Advice Note 8 Renewables (2005) (paragraph 14) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 of TAN 8 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW). The development subject to this report can be regarded as small but it is not a community based scheme.

Paragraph 2.13 states:

“Most areas outside SSAs should remain free of large wind power schemes. Local planning authorities may wish to consider the cumulative impact of small schemes in areas outside of the SSAs and establish suitable criteria for separation distances from each other and from the perimeter of existing wind power schemes or the SSAs.”

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

The policies listed above provide a presumption in favour of renewable energy developments subject to detailed considerations. The impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development control considerations. Given the adoption of the SPG in January 2013 the report considers the turbine with a tip height of up to 34.2 m and 50 kw on the basis of it being a medium scale. The principle of the development is still considered acceptable subject to detailed considerations below.

Landscape and Visual Impact

As explained in the introduction of this report member resolved that they considered the proposed turbine unacceptable, the following grounds were included in the reasons:

1. Landscape impact.
2. Visual impact.
3. Creates visual pollution.

The planning application is supported by a Landscape and Visual Impact Assessment (LVIA) and map illustrating the Zone of Theoretical Visibility for 10km.

The proposal would be located within an Area designated as a Special Landscape Area under the provisions

of policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Mon Unitary Development Plan.

The Supplementary Planning Guidance (SPG), Onshore Wind Energy Development introduces a 2 km buffer around the AONB.

The application site is approximately 2.3 kms from the edge of the AONB at the closest point in proximity to Llanfairynghornwy, and approximately 1km from the Conservation Area at Llanfechell. It is at approximately 40 metres AOD, in open farmed landscape of medium sized field enclosures, inland of the coastal landscape.

The proposed turbine is within an area where there is a strong visual and landscape influence from wind farms and energy infrastructure. From the site there are views of wind turbines at Rhys y Groes at approximately 2.5 kms from the proposed site and of the wind turbines at Llyn Alaw at 3.5kms from the site. The 132kv pylons are visually prominent energy infrastructure close to the site; Wylfa nuclear power station is also visible.

The proposed turbine would not have a significant adverse cumulative landscape impact, although it may form part of views of other sites and approved turbines. It would not have a significant impact on the AONB; there would be no views from Llanfechell Conservation Area. It's impact would be largely of local significance by virtue of its proximity to Mynydd Mechell and Llanfechell. While it would not be an overbearing structure due to its size and distance from the settlements, it would be a prominent built structure and would have a moderate adverse cumulative impact due to the presence of other energy infrastructure.

Residential Amenity & Health Considerations

Member also considered the proposed turbine unacceptable on the following grounds:

4. Effect on health.
5. Residential amenity.
6. Proximity to residential properties.

The application is accompanied by a detailed assessment of the impacts on the residential amenities of surrounding properties.

A number of the objection letters received are made on the basis of proximity to the nearest residential properties including the village and the school.

Annex D of TAN 8 lists factors which should typically be reviewed to identify "technically feasible areas" for the development of onshore wind energy schemes. At paragraph 3.4 it states "500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised"

In paragraph 7.9.8 the council's SPG states in the absence of guidance, this document presents the local approach to be taken towards wind turbine development in Anglesey. On medium scale wind turbines (between 20.1 m and 65m tip height) at Table 4 the SPG states that there should be a minimum separation distance from residential or tourist properties of 500 meters or 20 times tip height (in meters) (whichever is the greatest).

As explained previously in this committee report limited weight has been attributed by Planning Inspectors to the amendments introduced during the meeting that led to the Council's adoption of the SPG. The lack of public consultation about the additional amendments, which include the separation distances in paragraph 7.9.8 described above, is cited as a reason for the Inspector's conclusions about the weight that can be afforded to this aspect of the SPG.

The application is accompanied by an assessment of the impacts on the residential amenities of surrounding properties. The proposed turbine is around 312 meters from the nearest residential property or 283 meters to the nearest point of the garden. In order to assess the proposal's conformity with the development plan and other material planning considerations officers have assessed the impact on the visual amenity of surrounding residential properties. On the basis of the size of the proposed turbine and distances from these properties it is not considered that the resident's visual amenity is affected to an unacceptable degree.

Objections have also been received on the basis of the proximity and the effect on the local school including the distraction of children. The turbine would be visible from the school grounds and would be prominent and significant in movement. However, at 500 metres from the school playing field, it would not have an overbearing impact on the school.

Annex C of Technical Advice Note 8 provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters of a turbine and within 130 degrees either side of north at these latitudes in the UK. There are no residential properties within this area in this case and shadow flicker nuisance is not expected to occur within any residential properties as a result of the development, a condition has, however, been recommended on a precautionary basis.

Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition has been recommended on the colour to mitigate impacts to mitigate the impacts.

The application has also been assessed by the council's Environmental Services Section who do not consider that the development will have an unacceptable impact in terms of noise subject to the conditions recommended.

Members included the effect on health amongst their reasons why they considered the proposed turbine unacceptable. Appendix 1 provides Public Health Wales information sheet on various health issues and wind turbines, which members are urged to consider before contesting an appeal on this ground.

Other Policy and Material Considerations

In terms of the provisions of the SPG (adopted January 2013) the following matters are now material in relation to the application:

- Community Engagement – the applicants have submitted a community engagement statement as part of their Planning Support statement and this is considered suffice the requirements of the SPG.
- Limiting any planning consent to 2 years and this has been recommend in the proposed conditions below.
- A formal requirement for a bond to decommission the site – this was added to the SPG and has not been subject to formal consultation and as explained previously it can be attributed little weight on this basis. Planning Policy Wales at section 12.10.6 refers to the need to consider mechanisms to mitigate impacts including decommissioning. In this instance it is considered that for a single turbine of this scale a planning condition is satisfactory.
- Community Benefit and Developer Contributions. In accord with TAN 8 the SPG makes clear that where appropriate developers should liaise directly with local communities regarding possible associated community benefits rather than the council. The absence or presence of any contribution to local communities is not an issue which will be considered by the council in its determination of whether planning permission should be given.

The applicants have indicated the connection point to the national electricity grid is within the area of the farm holding, a connection to the national grid will be the subject of a separate application to the statutory undertaker.

The Ministry of Defence have no objections to the development subject to conditions.

No objections are raised by Natural Resources Wales or the council's Environmental Adviser on the grounds of the effect on protected species or other grounds as per their consultation responses.

The effects of the development on tourism is a material consideration. The Isle of Anglesey Council commissioned research on "The Impact of Wind Turbines on Tourism" which has been weighted in making the recommendation below.

7. Conclusion

Members have resolved to object to the proposed turbine on the grounds listed in the report.

It is your officers view that in landscape and visual impact terms the proposed turbine would not have a significant adverse cumulative landscape impact. It would not have a significant impact on the AONB. It's impact would be largely of local significance by virtue of its proximity to Mynydd Mechell and Llanfechell.

In terms of visual amenity, shadow flicker/reflected light and noise officers consider that the proposal is acceptable subject to conditions. The Public Health Wales information sheet provides information on the various health issues and wind turbines, which members are urged to consider before contesting an appeal on this ground.

8. Recommendation

It is recommended that the Planning Inspectorate are informed that the local planning authority do not wish to contest the appeal, and that if they are minded to approve the appeal that the following conditions should be considered:

(01) The development hereby approved shall commence not later than five years from the date of this approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The planning permission is for a period not exceeding 25 years ("the 25 year period") from the date that the development is first connected to the electricity grid ("the grid"). The dates of (a) first connection to the grid and (b) of the full operation of the turbine "the commissioning" shall be notified in writing to the local planning authority within 28 days of each of these 2 events occurring.

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

(03) The turbine hereby approved shall not exceed:

34.2 metres	maximum tip height *(to the upright vertical tip of an attached blade)
24.6 metres	maximum hub height
19.2 metres	maximum rotor diameter
50 kw	maximum rated power

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbines have been submitted in writing to, and approved in writing by, the local planning authority. The turbine blades shall rotate in the same direction. The development shall thereafter be implemented only in accordance with the approved details.

Reason: To define the scope of the permission having regard to the assessed impact of the development.

(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site ("the decommissioning scheme") shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme ("the removal scheme") submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

Reason: In the interests of the amenities of the locality.

(06) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

(07) All cabling in connection with the development hereby approved shall be installed underground (unless otherwise approved in writing by the local planning authority).

Reason: In the interests of amenity.

(08) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- 1) The date construction starts and ends.**
- 2) The maximum extension height of any construction equipment.**
- 3) The latitude and longitude of every turbine.**

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(09) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:

- 1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.**
- 2) The wind Turbine shall be serviced in accordance with the manufacturer's recommendations.**
- 3) The cumulative noise from the wind turbine, measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant, shall not exceed 35dB LA90, (10 minutes) up to wind speeds of 9m/s at hub height. Where the most noise sensitive part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.**
- 4) The Wind Turbine shall not be tonal in character.**

(10) The development shall thereafter be implemented only in accordance with the approved details.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

(11) The development hereby approved shall be constructed strictly in accord with the “Construction Traffic Management Plan” Aspire Planning (June 2012).

Reason: To minimise danger and inconvenience to highway users.

Informatives

The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Ynys Mon Local Plan

1 (General Policy)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)