



## Wylfa Newydd Project

### 8.24.6 Site Selection Report - Volume 6 – Logistics Centre

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# **1 About this report**

## **1.1 The Wylfa Newydd DCO Project**

- 1.1.1 Horizon is applying to the Secretary of State for a Development Consent Order (DCO) under the Planning Act 2008 [RD1], to construct, operate and maintain a new nuclear power station on land west of Cemaes on Anglesey. The Wylfa Newydd Project comprises the construction, operation and decommissioning of the Wylfa Newydd DCO Project.
- 1.1.2 The Wylfa Newydd DCO Project is defined as those parts of the Wylfa Newydd Project which are to be consented by the DCO, comprising: the Power Station; other on-site development; Marine Works; the Off-Site Power Station Facilities; and the Associated Development. Please refer to Document 6.1.2 - Environmental Statement Volume A Chapter A2 (Application Reference Number: 6.1.2) for a more detailed description of the Wylfa Newydd DCO Project.

## **1.2 Purpose of this report**

- 1.2.1 The purpose of this report is to outline Horizon's reasoned approach to the site selection process for the Logistics Centre. It consolidates and updates all previous site selection work carried out in support of the Wylfa Newydd DCO Project, takes account of the views from consultees on the approach to site selection and provides final conclusions regarding site selection.
- 1.2.2 Importantly, this should be read in conjunction with Site Selection Report (SSR) Volume 1 (Application Reference Number: 8.24.1). SSR Volume 1 introduces the site selection process undertaken for the Wylfa Newydd DCO Project, explains the structure of the SSR, the planning policy context for site selection, the history of site selection, and the key factors that have determined the approach adopted by Horizon.

## **1.3 Logistics Centre**

- 1.3.1 The Logistics Centre is a temporary secure facility where Horizon can manage HGV deliveries to the Power Station Site in order to reduce impact on local communities and the environment.
- 1.3.2 The Logistics Centre is classed as 'Associated Development' for the purposes of the development consent order (DCO) application. The Planning Act 2008 defines associated development as development which is associated with a Nationally Significant Infrastructure Project (NSIP).

## **1.4 Structure of this report**

- 1.4.1 The remainder of this report is structured as follows.
- Section 2 – provides a description of the proposed Logistics Centre;

- Section 3 – sets out how the methodology was developed and consulted upon, and provides a detailed description of each stage of the methodology;
- Section 4 to 6 – set out the staged application of the methodology and conclusions reached regarding site selection for the Logistics Centre; and
- Section 7 – provides a summary and conclusion

1.4.2 The report also includes numerous tables and figures to aid in presenting the site selection process and conclusions reached.

## **2 Logistics Centre**

### **2.1 Introduction**

- 2.1.1 This section provides a brief description of the Logistics Centre and the need for it. For further detail, please refer to the Planning Statement (Application Reference Number: 8.1).

### **2.2 Integrated Traffic and Transport Strategy**

- 2.2.1 A key component of the Integrated Traffic and Transport Strategy (ITTS) for the Wylfa Newydd DCO Project (Application Reference Number: 6.3.20) is to reduce heavy goods vehicle (HGV) movements on the A5025 and to manage the controlled flow of vehicles to the Power Station site. This is explained further in the Transport Assessment (Application Reference Number: 6.3.14).
- 2.2.2 A single Logistics Centre is required to manage the road-based freight serving the Power Station site during the construction phase. The facility will control the timing of onward transport to the Power Station site along the A5025, in order to manage potential congestion. This is particularly necessary at peak periods or in the event of an incident.
- 2.2.3 The other main component of the ITTS concerned with the movement of materials during the construction phrase is the Marine Off-Loading Facility (MOLF), which will enable the delivery of construction materials by sea; reducing HGV trips on the road network.
- 2.2.4 It is important that the Logistics Centre is located in close proximity to the strategic road network, but also where it can act as a holding facility for any goods coming to the site from sources other than the MOLF, such as the Port of Holyhead.

### **2.3 Logistics Centre**

- 2.3.1 The facility will provide a stopping point for HGVs and will include a covered inspection bay. The minimum site size for the Logistics Centre is 3 hectares (ha) which is necessary in order to accommodate the following requirements:
- up to 100 HGVs on-site at any one time;
  - 10 staff parking spaces (including disabled);
  - welfare/security building and kiosks, covered inspection bay, laydown/storage areas and vehicle scanning equipment; and
  - security features, including paladin fencing (2.4 metres high) with controlled access barriers and systems, CCTV and lighting.

## **3 Methodology**

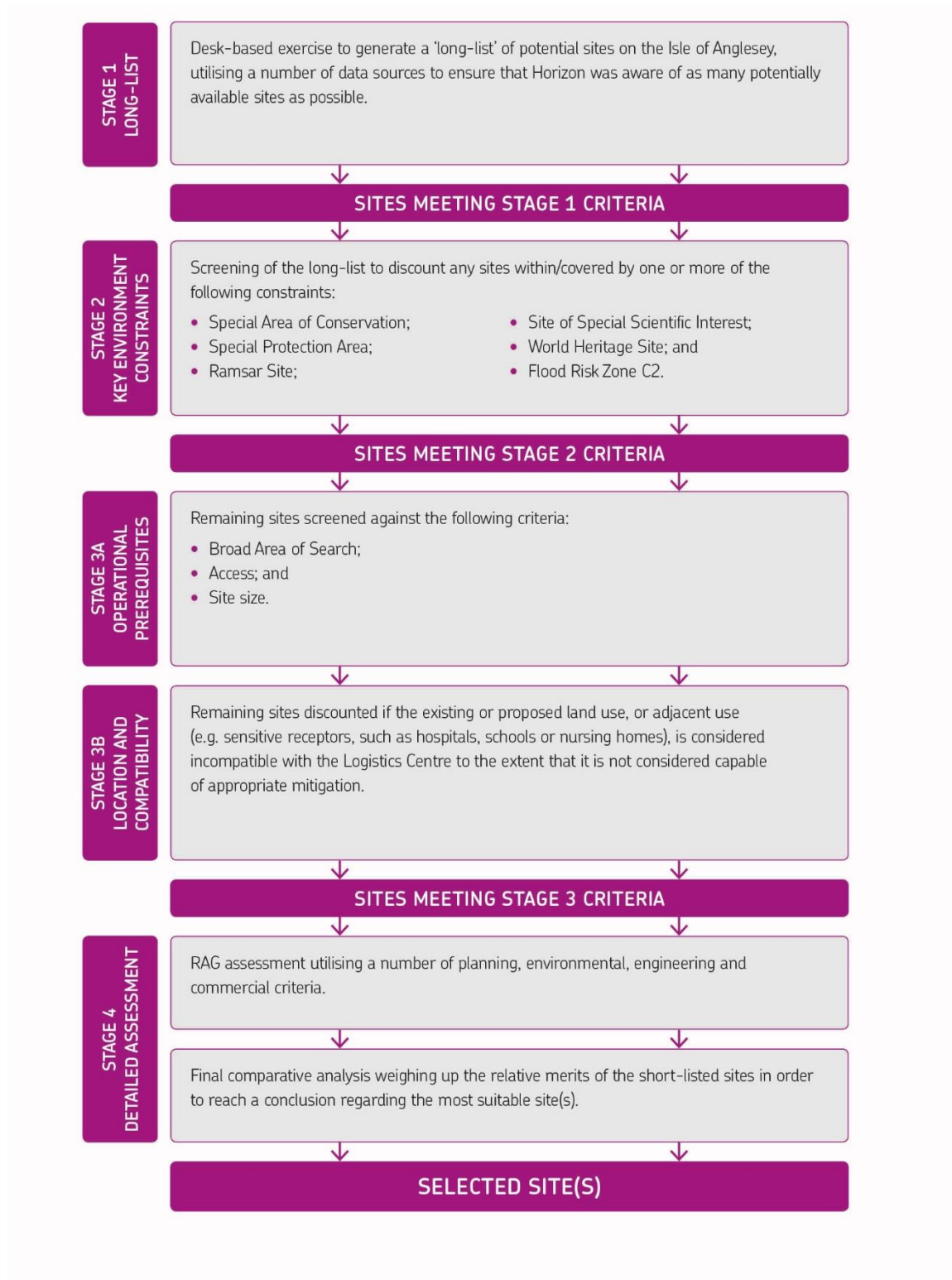
### **3.1 Introduction**

- 3.1.1 This section explains each stage of the methodology in turn. Further detail in terms of how the site selection process has been influenced by consultation and project optimisation, including detail regrading what each involved, is provided in SSR Volume 1 (Application Reference Number: 8.24.1).

### **3.2 Description of the methodology**

- 3.2.1 The methodology is split into four stages, as follows:
- Stage 1: Long-list;
  - Stage 2: Key environmental constraints;
  - Stage 3: Operational pre-requisites and compatibility; and
  - Stage 4: Detailed assessment.
- 3.2.2 The methodology is influenced by both national and local planning policy, including the Overarching National Policy Statement (NPS) for Energy (NPS EN-1) (2011) [RD2], the NPS for Nuclear Power Generation (NPS EN-6) (2011) [RD3], Planning Policy Wales (2016) [RD4], Policy PS11 (Wylfa Newydd – Logistics Centre) of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) (2017) [RD5], and the Wylfa Supplementary Planning Guidance (SPG) (2014) [RD6]. Please refer to the Planning Statement (Application Reference Number: 8.1) for more detail in respect of planning policy.
- 3.2.3 Policy PS11 of the JLDP has been taken into account in developing the operational pre-requisites applied by Stage 3 of the methodology. Specifically, that the Logistics Centre should be located close to the A5/A55. The policy has, however, been balanced with other requirements of the Wylfa Newydd DCO Project, such as the other operational pre-requisites and compatibility criteria applied at Stage 3. Further detail is provided later in this section.
- 3.2.4 The flow diagram on the following page summarises each stage of the methodology. The remainder of this section, after the flow diagram, explains each stage of the methodology in more detail.

**Figure 3-1 Site selection methodology**



### **Stage 1 – Long-list**

- 3.2.5 Stage 1 comprised a desk-based exercise to generate a ‘long-list’ of sites on the Isle of Anglesey to accommodate the facilities using a number of data sources to ensure that Horizon was aware of as many potentially available sites as possible. Please refer to SSR Volume 1 for more detail (Application Reference Number: 8.24.1).

### **Stage 2 – Key environmental constraints**

- 3.2.6 Stage 2 comprised initial screening of the long-list to discount any sites within/covered by one or more of the following constraints:

**Table 3-1 Stage 2 – key environmental constraints**

<b>Key environmental constraints:</b>	
<ul style="list-style-type: none"> <li>• Special Area of Conservation (SAC);</li> <li>• Special Protection Area (SPA);</li> <li>• Ramsar Site;</li> <li>• Site of Special Scientific Interest (SSSI);</li> <li>• World Heritage Site; and</li> <li>• Flood Risk Zone C2.</li> </ul>	

- 3.2.7 The remaining sites progressed to Stage 3. The results of the assessment are set out in section 4 of this report.

### **Rationale for the key environmental constraints**

- 3.2.8 SAC, SPA and Ramsar sites are nature conservation sites of international importance. SSSIs are nature conservation sites of national importance. World Heritage Sites are heritage sites of international importance.
- 3.2.9 Flood Risk Zone C2 is defined in Planning Policy Wales Technical Advice Note 15 Development and Flood Risk (2004) (TAN 15) [RD7] as the zone with the highest risk of flooding. The zone covers areas of the floodplain without significant flood defence infrastructure.
- 3.2.10 It follows that the above should be avoided where possible. This approach accords with guidance in Planning Policy Wales (2016), Policy PS5 and PS6 of the JLDP, and NPS EN-1.

### **Stage 3a – Operational pre-requisites**

- 3.2.11 Stage 3a of the assessment determined whether the remaining sites (following Stage 2) meet Horizon's ‘operational prerequisites’ for the Logistics Centre, as follows:

**Table 3-2 Stage 3 – operational pre-requisites**

<b>Criteria</b>	<b>Assessment</b>
Broad Area of Search	Sites must be 30 minutes’ drive time from the Power Station Site and within



Criteria	Assessment
	10 minutes' drive of the A55/A5 corridor and Holyhead – the Broad Area of Search. Sites outside of the Broad Area of Search are discounted.
Access	Sites must provide direct and/or convenient access to A55/A5. Sites which do not have direct and/or convenient access to the A55/A5 are discounted.
Minimum site size	Minimum site size for the Logistics Centre is 3ha. Sites below 3ha are discounted.

### Rationale for Broad Area of Search

- 3.2.12 Consultation feedback from IACC and the Welsh Government following Stage Two Pre-Application Consultation (PAC2) questioned this approach, on the basis that the consultees considered it was not properly justified. Further explanation and justification has therefore been provided in explaining the rationale below, including reference to local planning policy where relevant.
- 3.2.13 The Broad Area of Search is illustrated in the plan at appendix 4-3 of this report.

#### ***30 minutes' drive time from the Power Station site***

- 3.2.14 The principal requirement of the Logistics Centre is that it is located on the strategic road network and close enough to the Power Station site to allow the accurate timing of deliveries along the A5025. These requirements can only be met by sites that fall within the 30 minutes' drive time Power Station site. A contour has therefore been generated for travel time based on a maximum 30 minutes' drive time along the road network to the Power Station site.
- 3.2.15 Llangefni and settlements along the eastern section of the A55/A5 corridor are located outside of the 30 minutes' drive time. These settlements have been excluded from consideration despite their location in proximity to the strategic road network, as they would be too distant from the junction with the A5025 and not allow for sufficient control over the timing of vehicles and efficiency in the transportation of materials to the Power Station site. In addition, a site in this location would result in a requirement for vehicles carrying construction materials from Port of Holyhead to travel a significant distance to the east in order to reach the Logistics Centre. Further information is provided in the Transport Assessment (Application Reference Number: 6.3.14).
- 3.2.16 Horizon has only considered sites on Anglesey for the Logistics Centre. The principle purpose of the Logistics Centre is to ensure that deliveries to the Power Station Site are appropriately managed, to ensure that impacts on the

local road network, in particular the A5025, are minimised. A single Logistics Centre on the Isle of Anglesey has been determined as the best way to achieve this. Further information is provided in the Transport Assessment (Application Reference Number: 6.3.14).

***10 minutes' drive from the A55/A5 corridor and Holyhead***

- 3.2.17 GP 30 in the Wylfa SPG states a preference for transport, freight and logistics facilities to be located along the A55/A5 corridor. Policy PS11 of the JLDP also includes a requirement for the facility to be located in proximity to the A5/A55. Consultation feedback supports the location of the facility along the A55/A5 corridor (please refer to the Consultation Report (Application Reference Number: 5.1) for more detail).
- 3.2.18 Having regard to planning policy, consultation feedback and the purposes of the facility as defined by the ITTS (Application Reference Number: 6.3.20), it is clear that not all areas within the Broad Area of Search are appropriate to accommodate the facility. Therefore, a further geographical limitation has been applied which further refines the search area for the facility.
- 3.2.19 An additional contour has been created within which it is possible to reach the A55/A5 and/or Holyhead in 10 minutes' or less drive time. The additional contour has been applied in order for sites to be accessible from the strategic road network/Port of Holyhead, and omitting land a significant distance from the strategic road network to avoid vehicles (HGVs in particular) needing to travel significant distances on minor roads.
- 3.2.20 The 10 minutes' drive time contour is delimited by the 30 minutes' drive time contour. The approach is consistent with the aforementioned planning policy, consultation feedback and the ITTS.
- 3.2.21 Having regard to the aforementioned planning policy, consultation and the purposes of the Park and Ride facility as defined ITTS (Application Reference Number: 6.3.20), it was deemed necessary to add a further geographical limitation to the Broad Area of Search, in addition to the 10 and 30 minutes' drive time limitations.
- 3.2.22 The additional limitation restricts appropriate sites to land that benefits from direct and/or convenient access to the A55/A5. This is to further avoid the significant volume and frequency of vehicles associated with the facility utilising minor roads, which is considered unsuitable. Furthermore, construction of the facility may take place at night time (necessary for a number of factors including minimising the overall construction period). It is therefore important to seek to reduce the potential for construction vehicles to use minor roads as far as possible, due to the proximity of residential properties to minor roads.
- 3.2.23 This further limitation refines the Broad Area of Search to ensure that the most feasible sites are identified, rather than sites that do not meet the requirements associated with the Logistics Centre or have the potential to result in adverse impact on amenity and the environment through use of minor roads. This is consistent with Policy PS9 of the JLDP, which includes a requirement that

proposals are adequately served by appropriate transport infrastructure and limit impact on the environment.

### **Minimum site size**

- 3.2.24 A minimum of 3ha is required to accommodate the Logistics Centre, including a significant amount of hard standing for parking of goods vehicles and appropriate structures as summarised in section 2 of this report.
- 3.2.25 Given the nature and operational security arrangements of the facility, Horizon has not considered multiple, smaller facilities. This is particularly important in order to be able to deliver an efficient construction project which is capable of delivering the Power Station as early as possible, in accordance with NPS EN-1. It is inefficient to locate numerous facilities on more than one smaller site and this would also result in additional traffic movements on the road network.

### **Stage 3b – Compatibility**

- 3.2.26 Stage 3b of the assessment considered the compatibility of the remaining sites, as follows:

**Table 3-3 Stage 3b - Compatibility**

Criterion	Assessment
Compatibility	Sites are discounted if the existing or proposed land use, or adjacent use (e.g. sensitive receptors, such as hospitals, schools or nursing homes), is considered incompatible with the Logistics Centre facility to the extent that it is not considered capable of appropriate mitigation.

- 3.2.27 The remaining sites were 'short-listed' and progressed to Stage 4. The results of the Stage 3b assessment are set out in section 5 of this report.

### **Rationale for the compatibility criterion**

- 3.2.28 The rationale for the compatibility criterion is based on relevant planning policy, as follows:
- Paragraph 7.6.3 of Planning Policy Wales (2016) states that regard should be had to the compatibility with existing and proposed uses; and
  - Policy CYF3 of the JLDP states that the scale of development should be appropriate to the existing uses on the site.
- 3.2.29 Professional judgement has been applied in accordance with relevant planning policy to discount sites deemed incompatible.

### **Stage 4 – Detailed assessment**

- 3.2.30 Stage 4 comprises a detailed assessment of the ‘short-listed’ sites following the Stage 3b assessment. It comprises two parts:
- Red/amber/green (RAG) criteria based assessment; and
  - Final comparative analysis.

### **RAG assessment**

- 3.2.31 The RAG assessment utilises a criteria based red/amber/green (RAG) system (green – best / amber – middle / red – worst). The system is comparable to the type of system utilised by local planning authorities when assessing prospective sites for inclusion in local development plans. The Anglesey and Gwynedd Joint Planning Policy Unit (‘JPPU’) utilised a comparable approach when developing the JLDP.
- 3.2.32 The application of this type of objective, criteria based approach seeks to address comments made by some consultees regarding what were perceived as more arbitrary/qualitative considerations in the previous PAC2 site selection methodology.
- 3.2.33 The assessment is based on a number of planning and environmental criteria. The starting point was the list of ‘generic impacts’ set out in NPS EN-1 and NPS EN-6. This was followed by a review of policy criteria in Planning Policy Wales, the various TANs, and local planning policy and guidance. However, notwithstanding the consideration given to local planning policy, NPS EN-1 confirms that in the event of a conflict between local policy, or any other documents, and a designated NPS, the NPS prevails for the purposes of decision making in relation to a DCO application.
- 3.2.34 The assessment includes consideration of commercial matters, most notably the availability of land for lease/purchase and general commercial viability considerations. This is in accordance with the guidance at paragraph 4.4.3 of NPS EN-1. It should be noted that whilst such commercial matters may not comprise overriding reasons for choosing a preferred site in all circumstances; where sites perform similarly in relation to other planning and environmental considerations, commercial factors were taken into account in the final choice of site.
- 3.2.35 Table 3-4 on the following page sets out the various criteria applied by the RAG assessment and includes a ‘Rationale / explanation’ setting out the reasoning behind each criterion and how ratings are applied, including reference to relevant planning policy and consultation feedback. The assessment tables in section 6 of this report include comments, where necessary, to explain why the traffic light ratings for each site have been awarded.

### **Final comparative analysis**

- 3.2.36 It is acknowledged that the criteria applied by the RAG assessment cannot necessarily be attributed equal weight in assessing each site, as (for example) certain factors may be more important in the assessment of one site than another.

- 3.2.37 A final comparative analysis (qualitative) is therefore provided after the Stage 4 assessment tables in section 6 of this report. The relative merits of each site are considered in order to reach conclusions regarding the most suitable site(s). This includes analysis of the RAG ratings; however, with the acknowledgement that less red ratings, for instance, does not necessarily mean that a site is preferable to a site with more red ratings.
- 3.2.38 A wholly quantitative scoring system has not been applied on the basis that this type of assessment is not considered appropriate for balancing the complex factors involving selecting sites for the Wylfa Newydd DCO Project. The adopted approach allows the relative merits of each site to be fairly considered.

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**Table 3-4 Stage 4 – RAG assessment**

Criteria		RAG rating	Rationale/explanation
1	Previously developed	<ul style="list-style-type: none"> <li>• All of the site is previously developed land (<b>green</b>)</li> <li>• Part of the site is previously developed land (<b>amber</b>)</li> <li>• None of the site is previously developed land (<b>red</b>)</li> </ul>	<p>There is a general presumption in planning policy in favour of the use of previously developed land over greenfield land, Including in Planning Policy Wales.</p> <p><b>Rating:</b> as set out in the RAG rating column.</p>
2	Flood risk	<ul style="list-style-type: none"> <li>• Low risk (A) (<b>green</b>)</li> <li>• Medium risk (B) (<b>amber</b>)</li> <li>• High risk (C) (<b>red</b>)</li> </ul>	<p>TAN 15 sets out a precautionary framework for the consideration of flood risk as part of land use planning. The aim of the framework is to direct development away from areas of higher flood risk and onto areas of lower risk.</p> <p>The framework is governed by the Development Advice Map (DAM) [RD8] produced by Natural Resources Wales containing three zones (A, B and C (with subdivision into C1 and C2)). Zone A is the lowest risk and Zone C is the highest risk. TAN 15 states that the precautionary framework should be used for both forward planning and development control purposes.</p> <p>NPS EN-1 references TAN 15, stating that development should not be consented in Zone B unless the sequential test requirements have been met and it should not be consented in Zone C unless the Exception Test requirements have been met.</p> <p><b>Rating:</b> the criterion rating is based on the flood zones set out in TAN 15 and as referenced by NPS EN-1. The rating of the site is determined using the DAM. TAN 15 states that the development advice maps (Wales and England) are based on the best available information considered sufficient to determine when flood risk issues need to be taken into account in planning future development. Therefore, Zone A is</p>

Criteria	RAG rating	Rationale/explanation
		considered low risk (green), Zone B is considered medium risk (amber) and Zone C is considered high risk (red).
3	Living Conditions	<ul style="list-style-type: none"> <li>• Unlikely to result in a significant adverse effect (green)</li> <li>• Potential to result in significant adverse effect (amber)</li> <li>• Likely Significant adverse effect (red)</li> </ul> <p>NPS EN-1 and NPS EN-6 acknowledge that the construction/demolition, operation and decommissioning of energy infrastructure has the potential to affect living conditions through emissions (noise, light, steam etc.) and other activities. Policy PS11 of the JLDP states that the impacts of development should be acceptably minimised.</p> <p><b>Rating:</b> based on a distance of over 100m from residential use for unlikely to result in a significant adverse effect, within 100m for a potential significant adverse effect, and adjacent for a likely significant adverse effect (without mitigation).</p>
4	Access	<ul style="list-style-type: none"> <li>• No known constraints (green)</li> <li>• Minor constraints (amber)</li> <li>• Major constraints (red)</li> </ul> <p>Paragraph 3.15.2 of NPS EN-6 states that applications should demonstrate that the proposed development would not have an unacceptable adverse impact on significant infrastructure, including roads.</p> <p>Policy TRA4 of the JLDP states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. The supporting text to the policy goes on to state that vehicular access to site should be safe and should not unreasonably restrict the flow of traffic on the adjoining highway network.</p> <p><b>Rating:</b> professional judgement is utilised to apply a rating, including consideration of local roads (for instance, are they residential?), safety and the point of access into the site.</p>
5	Ground conditions	<ul style="list-style-type: none"> <li>• Negligible contamination or instability likely (green)</li> <li>• Minor contamination or instability likely (amber)</li> </ul> <p>Paragraph 13.5.1 of Planning Policy Wales states that the planning system should guide development to lessen the risk from natural or human-made hazards, including risk from land contamination. The aim is to ensure that development is suitable and that the physical constraints on the land are taken into account. Paragraph 13.7.1 goes on to state that planning decisions need to take into account the potential</p>



Criteria		RAG rating	Rationale/explanation
		<ul style="list-style-type: none"> <li>Major contamination or instability likely (red)</li> </ul>	<p>hazard that contamination (e.g. resulting from a former/current industrial use) presents to the development itself, its occupants and the local environment.</p> <p>Sites subject to the potential for significant contamination or instability are clearly less suitable than sites not subject to this constraint.</p> <p><b>Rating:</b> Green – greenfield land (no contamination likely); Amber – brownfield and previous use not considered likely to have resulted in contamination; and Red – brownfield and previous use considered likely to have resulted in contamination.</p>
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within the designation and not adjacent (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>	<p>To take account of the Isle of Anglesey Area of Outstanding Natural Beauty (AONB). Planning Policy Wales states that development in AONBs should not take place except in exceptional circumstances and there is no potential to locate development elsewhere or meet requirements in some other way. NPS EN-1 and NPS EN-6 also include comparable guidance.</p> <p><b>Rating:</b> the site is rated lower if it is covered by or closer to the AONB.</p>
7	Local environmental designations	<ul style="list-style-type: none"> <li>Not within the designation and not adjacent (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>	<p>Paragraph 5.3.18 of NPS EN-1 states that development should aim to avoid significant harm to conservation interests through mitigation and consideration of reasonable alternatives. NPS EN-6 also acknowledges this requirement. Policy PS19 and PS16 of the JLDP seek to protect and improve the quality of the natural environment, its landscapes and biodiversity assets.</p> <p><b>Rating:</b> the site is rated lower if it is covered by or closer to the designated asset.</p>
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>Not within the designation and not adjacent (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>	<p>Paragraph 5.3.18 of NPS EN-1 states that development should aim to avoid significant harm to conservation interests through consideration of reasonable alternatives. NPS EN-6 also acknowledges this requirement. Strategic Policy PS5 and Policy AMG2 of the JLDP seek to protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including through the designation of locally protected areas.</p>

Criteria	RAG rating	Rationale/explanation
		<b>Rating:</b> the site is rated lower if it is covered by or closer to the designated asset.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>• Not within the designation and not adjacent (<b>green</b>)</li> <li>• Adjacent (<b>amber</b>)</li> <li>• Within designation (<b>red</b>)</li> </ul> <p>Section 5.8 of NPS EN-1 acknowledges that the construction, operation and decommissioning of energy infrastructure has the potential to result in adverse impacts on the historic environment. Strategic Policy PS5 and PS20 in the JLDP seek to preserve and enhance the quality of the built and historic environment assets (including their setting).</p> <p><b>Rating:</b> the site is rated lower if it is covered by or closer to the designated asset.</p>
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>• Not within safeguarded area (<b>green</b>)</li> <li>• Partially within safeguarded area (<b>amber</b>)</li> <li>• Wholly within safeguarded area (<b>red</b>)</li> </ul> <p>Paragraph 5.10.9 of NPS EN-1 requires applicants to safeguard any mineral resources on the proposed site as far as possible; taking into account the long-term potential of the land use after any future decommissioning has taken place.</p> <p>Policy MWYN 1 of the JLDP states that Mineral Safeguarding Areas have been identified and are shown on the Proposals Map to ensure that known mineral resources are safeguarded for the future. The policy goes on to state that proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where, amongst other things, there is an overriding need for the proposed development.</p> <p>Development should therefore seek to avoid safeguarded areas where possible; although it should be acknowledged that the need for the Wylfa Newydd Project is established.</p> <p><b>Rating:</b> based on the ability of the site to avoid the Mineral Safeguarding Areas set out in the JLDP Proposals Map [RD9]. Sites that avoid the safeguarded areas are green; partial coverage is amber; and full coverage is red.</p>
11	Legacy Potential	<ul style="list-style-type: none"> <li>• Identified potential for a legacy use (<b>green</b>)</li> </ul> <p>To take account of the guidance in the Wylfa SPG and the JLDP relating to legacy potential and also to accord with feedback from consultees.</p>

Criteria		RAG rating	Rationale/explanation
		<ul style="list-style-type: none"> <li>No identified potential for a legacy use (<b>red</b>)</li> </ul>	<p>Strategic Policy PS9 in the JLDP states that the siting of the Associated Development should be informed by a consideration of legacy uses.</p> <p><b>Rating:</b> as set out in the RAG rating column.</p>
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (<b>green</b>).</li> <li>Grade 3 (<b>amber</b>)</li> <li>Grade 1 or 2 (<b>red</b>)</li> </ul>	<p>Strategic Policy PS6 of the JLDP states that best and most versatile land should be safeguarded. Data within the analysis is based on the provisional Agricultural Land Classification grades dataset supplied by the Welsh Government. Where in depth surveys have been undertaken these results will override the provisional data.</p> <p><b>Rating:</b> as set out in the RAG rating column.</p>
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (<b>green</b>)</li> <li>Moderate impact likely (<b>amber</b>)</li> <li>Major impact likely (<b>red</b>)</li> </ul>	<p>Section 5.9 of NPS EN-1 states that adverse landscape and visual effects may be minimised through appropriate siting of infrastructure.</p> <p>Strategic Policy PS9 of the JLDP states that development should avoid and minimise visual impact where possible.</p> <p><b>Rating:</b> professional judgement is utilised to apply a rating, including the sensitivity of the site and whether or not it is open/enclosed/benefits from pre-existing screening. The ratings are as set out in the RAG rating column.</p>
14	Does the shape of the site constrain development?	<ul style="list-style-type: none"> <li>No – ample space for all development (<b>green</b>)</li> <li>Possible – irregular shape but reasonable available space (<b>Amber</b>)</li> <li>Yes – irregular shape and close to site size criterion limit (<b>red</b>)</li> </ul>	<p>Paragraph 4.4.3 of NPS EN-1 states that proposals that are not physically able to accommodate the proposed development should be excluded. For instance, it may be difficult to accommodate development on an irregular shaped site, particularly in circumstances where the size of the site is close to the minimum size required for the type of development proposed.</p> <p><b>Rating:</b> sites with an irregular shape that might constrain development are ranked amber, whilst sites with a size close (within 0.2ha) to the size criterion are red. Sites are marked green if there is ample space for development regardless of shape.</p>

Criteria		RAG rating	Rationale/explanation
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely positive (green)</li> <li>Balanced feedback or no feedback received (amber)</li> <li>Largely negative (red)</li> </ul>	<p>Consultation feedback in relation to the site is taken into consideration. The criterion seeks to summarise feedback received at all stages of consultation and apply a rating. Where there has been no/limited feedback, the site is rated amber (note: this is taken into consideration in the qualitative assessment and the site is not marked down relative to a site rated green, in order to maintain fairness).</p> <p><b>Rating:</b> as set out in the RAG rating column.</p>
16	Would the site adversely impact Welsh language and culture?	<ul style="list-style-type: none"> <li>Yes (green)</li> <li>Neutral (amber)</li> <li>No (red)</li> </ul>	<p>Strategic Policy PS1 of the JLDP seeks to avoid developments that due to their size/scale/ location would cause significant harm to the character and language balance of a community.</p> <p><b>Rating:</b> judged having regard to the proximity of the local community/settlements. A site that is further away is rated higher (green) and sites that are closer are rated lower (red). However, differing views were expressed in consultation regarding the benefits of being located adjacent to or further away from communities in terms of Welsh language and culture. This criterion was therefore generally non-determinative, with sites rating amber (neutral).</p>
17	Availability	<ul style="list-style-type: none"> <li>Available – held by developer/ willing owner/ public sector/ on the market (Green)</li> <li>Unknown (amber)</li> <li>Complex / multiple ownership or subject to ransom strip (Red)</li> </ul>	<p>Paragraph 4.4.3 of NPS EN-1 states that sites and potential alternatives should be considered where there is a realistic prospect of delivering the infrastructure capacity. This might include whether or not a site, when compared to an alternative, is deemed to be reasonably available. Sites which are not deemed to be reasonably available are less able/unable to deliver the same infrastructure capacity.</p> <p><b>Rating:</b> information on site availability, where known to Horizon, is applied to determine a rating. The ratings are as set out in the RAG rating column.</p>
18	Commercial viability	<ul style="list-style-type: none"> <li>Good viability (Green)</li> </ul>	<p>Paragraph 4.4.3 of NPS EN-1 states, amongst other things, that where necessary development could not proceed, for example, because the proposal/site is not</p>

Criteria		RAG rating	Rationale/explanation
		<ul style="list-style-type: none"> <li>Moderate viability (amber)</li> <li>Poor viability (Red)</li> </ul>	<p>commercially viable, it can be excluded on the ground that they are not important or relevant.</p> <p>Note: viability is considered as commercial only and does not take into account engineering or other external factors considered by the other categories in the RAG assessment.</p> <p><b>Rating:</b> information on commercial viability, where known to Horizon, is applied to determine a rating. The ratings are as set out in the RAG rating column.</p>

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## 4 Stage 1 to 3a assessment

### 4.1 Introduction

4.1.1 This section sets out the results of the Stage 1-3a assessment.

### 4.2 Assessment

#### *Stage 1 – Long List*

4.2.1 The Stage 1 assessment generated a long-list of **539 sites**.

4.2.2 The location of the sites is illustrated in figure LOG-1 'Stage 1 – Long List Sites' at appendix 4-1.

#### *Stage 2 – Key environmental constraints*

4.2.3 **512 sites** remained following application of the key environmental constraints.

4.2.4 The location of the remaining sites is illustrated in figure LOG-2 'Stage 2 – Key Environmental Constraints' at appendix 4-2.

#### *Stage 3a – Operational pre-requisites*

4.2.5 Prior to applying the operational pre-requisites, any duplicate sites were combined to create a single site. In this context, 'duplicate' means any sites sharing common boundaries or where a smaller site fell within the boundary of a larger one. The duplication was as a result of the wide sourcing of sites at Stage 1, including where similar/the same sites were submitted to the JPPU by different parties.

4.2.6 Table 4-1 below sets out the **18 sites** that remained following application of the operational pre-requisites. The Stage 3a assessment is illustrated in figure LOG-3 'Stage 3a – Operational Pre-Requisites' at appendix 4-3.

**Table 4-1 Stage 3a – Operational pre-requisites**

Horizon reference	Site Name	Site Size (ha)
SP304	Land adj Cae Rhos	4.9
SP202	Land at Yr Ogof	4.7
SP97	Cae Warren	4.2
SP99	Cae Ffynnon	24.2
SP518	Land adj Trearddur Mews	23
SP368	Land adj Tyddyn Uchaf	3.8
SP784	Land at Cae Glas	128

Horizon reference	Site Name	Site Size (ha)
SP695	Anglesey Aluminium Metals Ltd Operational Site	90
SP307 / SP537	Land off Station Rd	3.9
SP755	Land Near Ynys Wen	4.5
SP48	Tir Ty Mawr Land	13
SP300	Land at Ysbyllidir	3.9
SP324	Land adj Zealand Park	3
SP301	Land adj Dalar Hir	28.1
S1	Parc Cybi (Holyhead)	108
SP528 / SP693 / SP783	Penrhos	88.8
SP206	Land at Morfa	6.1
SP10	Land adj Bryngwran Farm	3.43



## 5 Stage 3b assessment

### 5.1 Introduction

5.1.1 This section sets out the results of the Stage 3b compatibility assessment.

### 5.2 Assessment

5.2.1 The assessment of each of the remaining Logistics Centre sites against the Stage 3b compatibility criterion is set out in table 5-1.

5.2.2 The location of the short-listed sites is illustrated in figure LOG-4 ‘Stage 4 – Short Listed Sites’ at appendix 5-1. The boundary of each short-listed site (red line) is shown in the plans at appendix 5-2 and 5-3.

**Table 5-1 Stage 3b - compatibility**

Horizon Reference	Site Name	Comments	Compatibility	Progressed to Stage 4?
SP304	Land adj Cae Rhos	The site is deemed compatible.		YES
SP202	Land at Yr Ogof	The site is deemed compatible.		YES
SP97	Cae Warren	The site is deemed compatible.		YES
SP99	Cae Ffynnon	The site is deemed compatible.		YES
SP518	Land adj Trearddur Mews	The site is deemed compatible.		YES
SP368	Land adj Tyddyn Uchaf	The site is deemed compatible.		YES
SP784	Land at Cae Glas	Site subject to planning permission for a non-compatible use (leisure).		NO
SP695	Anglesey Aluminium Metals Ltd Operational Site	Land has planning permission for energy generation plant.		NO
SP307 / SP537	Land off Station Rd	The site is deemed compatible.		YES

Horizon Reference	Site Name	Comments	Compatibility	Progressed to Stage 4?
SP755	Land Near Ynys Wen	The site is deemed compatible.		YES
SP48	Tir Ty Mawr Land	The site is deemed compatible.		YES
SP300	Land at Ysbyllidir	The site is deemed compatible.		YES
SP324	Land adj Zealand Park	The site is deemed compatible.		YES
SP301	Land adj Dalar Hir	The site is deemed compatible.		YES
S1	Parc Cybi (Holyhead)	The site is deemed compatible. It is allocated for employment use in the JLDP and, in 2010, Conygar Investment Company Plc obtained outline consent for the proposed development of distribution and warehousing space, and to support transport operators at the Port of Holyhead.		YES
SP528 / SP693 / SP783	Penrhos	Site subject to planning permission for a non-compatible use (leisure).		NO
SP206	Land at Morfa	A portion of the site is required by Horizon to provide necessary realignment and improvement of the A5025.		NO

Horizon Reference	Site Name	Comments	Compatibility	Progressed to Stage 4?
SP10	Land adj Bryngwran Farm	The site is deemed compatible.		YES

## 6 Stage 4 detailed assessment

### 6.1 Introduction

- 6.1.1 This section sets out the detailed assessment of the short-listed Logistics Centre sites following the Stage 3 assessment. The Stage 4 assessment is based on a number of planning and environmental criteria.

### 6.2 Short-listed sites

- 6.2.1 Table 6-1 below provides a brief description of each of the short listed sites.

**Table 6-1 Stage 4 – Short-listed sites**

S1	Parc Cybi
<p>The Parc Cybi comprises approximately 108ha of land. The site is located to the south west of the A55, accessed from the A5153 adjacent to Junction 2 of the A55. It is within the Settlement Boundary of Holyhead, lying to the south of the settlement. The extent of the Settlement Boundary in this part of Holyhead forms the boundary of the site.</p> <p>The site is bounded to the north east by the A55 and to existing development in Holyhead to the north. Open land bounds the site to the south west and south east.</p> <p>The site is allocated for employment use in the JLDP and, in 2010, Conygar Investment Company Plc obtained outline consent for the proposed development of distribution and warehousing space, and to support transport operators at the Port of Holyhead. The site is however within the Anglesey AONB and there is a Scheduled Monument located within 36m of the site boundary.</p> <p>The site was proposed as a ‘preferred site’ for the provision of the Logistics Centre at PAC2. This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.</p>	
SP301	Land adjacent to Dalar Hir
<p>The site comprises approximately 28ha of land located to the north of the A55 and A5, accessed directly from the A5 and adjacent to Junction 4 of the A55 with a small section of land to the south of the A55. The site is outside of a recognised settlement. The village of Llanfihangel-yn-Nhywyn is approximately 400m to south and Bodedern is 1km to the north.</p> <p>The site is bounded to the south by the A5, to the west by a road leading to Bodedern with a pull-over area for HGVs beyond to the south west. To the east, the site is partially bounded by a road and partially agricultural land. Adjacent land to the north is in agricultural use.</p> <p>The site comprises predominantly of greenfield agricultural. The western section of the site includes the Dalar Hir farmhouse (vacant) and the eastern section includes Bryngoleu farmhouse and Cartio Môn go-karting centre. There is also a residential care home in close proximity to the site.</p>	

The site was proposed as the ‘preferred site’ for provision of the Park and Ride facility at PAC2 (within the site selection report produced at that time). This included an acknowledgement that the site would be taken forward for further consultation and assessment (as set out in this report), in order to make a final decision on site selection.

Note: the size of the site would allow both Bryngoleu farmhouse and Cartio Môn go-karting centre to be omitted; and the Dalar Hir farmhouse is vacant and could be demolished as part of any development proposals.

<b>SP48</b>	<b>Tir Ty Mawr Land</b>
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The site comprises approximately 13ha of land located to the north of the A55 and south west of the A5, accessed directly from the A5 and adjacent to Junction 3 of the A55. The site lies outside of a recognised settlement but is adjacent to the south eastern extent of Valley’s Settlement Boundary, some 200m at its nearest point.

The site is bounded to the south by the A55 and the Junction 3 sliproad and to the north east by the A5. A railway line forms the western boundary and undeveloped agricultural land is to the north.

The site comprises greenfield agricultural land and is partially within Flood Risk Zone C1

<b>SP307; SP537</b>	<b>Land off Station Rd and Part of Bryn Hyfryd</b>
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The site comprises approximately 8ha of land located to the north of the A55 and south east of the B4545. The site is accessed from the B4545 and is not in proximity of a junction of the A55. The site lies outside a recognised settlement; however the Valley Settlement Boundary abuts the site to the north.

The site is bounded by the A55 to the south and south west and residential properties within Valley are to the north and north west. Agricultural land lies to the east.

The site comprises previously greenfield agricultural land and is within the Anglesey AONB and Flood Risk Zone C1.

<b>SP202</b>	<b>Yr Ogof</b>
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The site comprises approximately 4.7ha of land located to the north of Holyhead Leisure Centre, accessed from the roundabout of the B4545 Kingsland Road and A5153. The eastern section of the site (adjacent to Kingsland Road) lies within the Settlement Boundary of Holyhead, and the western section of the site abuts the Settlement Boundary to the east and south.

The site is bounded by the Holyhead Leisure Centre to the south. Residential properties are immediately adjacent to the north east. Kingsland Road is to the east of the site and open land is to the west.

The site is greenfield open land and is within the Anglesey AONB.

<b>SP755</b>	<b>Ynys Wen</b>
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The site comprises approximately 4.5ha of land located to the south of the A5. Junction 3 of the A55 is approximately 300m to the east. The site lies outside a recognised settlement; however abuts the Settlement Boundary of Valley to the north west.

The site is bounded to the north by the A5, to the south east and south west by railway lines and properties in Valley to the north west.

The site comprises greenfield agricultural land and is within Flood Risk Zone C1.

<b>SP368</b>	<b>Land adjacent to Tyddyn Uchaf</b>
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The site comprises approximately 3.8ha of land located at the southern extent of Parc Cybi. The site is accessed from the Parc Cybi road, which dissects the site. The site is within the Settlement Boundary of Holyhead.

The site is bounded by open land with land subject to allocation for employment to the east and north.

The site comprises greenfield agricultural land and is within the Anglesey AONB.

<b>SP324</b>	<b>Land adjacent to Zealand Park</b>
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The site comprises approximately 3 ha of land located to the south of the village of Caergeiliog and is accessed from Zealand Park road to the west. The site lies outside the Settlement Boundary; however the boundary abuts the site to the north.

Properties within Caergeiliog are situated to the north of the site and an industrial unit is to the east. Open land lies to the south and west.

The site comprises greenfield open land.

<b>SP304</b>	<b>Land adjacent to Cae Rhos</b>
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The site comprises approximately 4.9ha of land located to the south west of Holyhead. The site is not within a recognised settlement, but the Holyhead Settlement Boundary abuts the site to the north, south and west.

The site is bounded by residential development in Holyhead to the east, north and south east and by open land to the east and south.

The site comprises a number of rock outcrops and is greenfield land.

<b>SP97</b>	<b>Cae Warren</b>
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The site comprises a total of 4.2ha of land located to the north of Trearddur Bay. The site is not within a recognised settlement, but the Trearddur Bay Settlement Boundary abuts the site to the south.

The site is bounded by residential development in Trearddur Bay to the south and by open land to the north.

The site comprises a number of rock outcrops and is within the Anglesey AONB. It is greenfield land.

<b>SP99</b>	<b>Cae Ffynnon</b>
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The site comprises approximately 24.2ha of land located to the south of Holyhead. The site is not within a recognised settlement; however the Holyhead Settlement Boundary abuts the site to the east.

The site is bounded largely by open land; however abuts residential development on part of the northern boundary and part of the Holyhead Leisure Centre Development on its southern boundary.

The site comprises a number of rock outcrops and is greenfield land.

<b>SP518</b>	<b>Land adj Trearddur Mews</b>
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The site comprises approximately 23ha of land located to the north of Trearddur Bay. The site is not within a recognised settlement; however the Trearddur Bay Settlement Boundary abuts the site to the south.

The site is bounded by residential development in Trearddur Bay to the south-west and by open land to the north. A small section of the site's north-eastern border encompasses a number of buildings within Trearddur Mews.

The site is largely greenfield and is within the AONB.

<b>SP300</b>	<b>Land at Ysbyllidir</b>
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The site comprises approximately 3.9ha of land located to the north of the village of Caergeiliog. Access is from a single carriageway road along the sites eastern border. The site lies outside the village Settlement Boundary.

Properties within Caergeiliog are situated to the south of the site, the west and east borders are agricultural land and the northern border is separated from the A55 by a strip of open land.

The site comprises greenfield open land.

<b>SP10</b>	<b>Land adj Bryngwran Farm</b>
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The site comprises a total of 3.4ha of land located to the north of Bryngwran. The site is not within a recognised settlement; however Bryngwran residential properties are adjacent to the site to the south and east.

The site comprises greenfield open land.

## 6.3 RAG Assessment

- 6.3.1 The assessment of each short-listed site is set out in the tables at appendix 6-1 to 6-14. Table 6-2 on the following page summarises the RAG assessment of each site, including the RAG ratings and a brief commentary.

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Table 6-2 Stage 4 - RAG assessment (summary)

Site	1. Previously developed	2. Flood risk	3. Living conditions	4. Access	5. Ground conditions	6. National landscape	7. Local environmental	8. National environmental	9. Heritage assets	10. Mineral safeguarding	11. Legacy potential	12. Agricultural land	13. Visual impact	14. Shape	15. Consultation Feedback	16. Welsh language	17. Availability	18. Viability	Commentary
SP301 Land Adjacent to Dalar Hir																			Highway access direct to/from the A55 is possible. The site is situated in proximity to Valley (one junction along the A55 from the Valley junction) and therefore meets the broad locational guidance set out in the JLDP and Wylfa SPG. It is acknowledged, however, that the other short-listed sites are situated in closer proximity to Valley. Part of the site lies within a low, medium and high surface water flood risk zones (pluvial), but not within fluvial flood risk zones set out in the DAM. A residential care home and Bryngoleu farmhouse (residential receptors) are situated in close proximity to the site; however, the site is larger than required and so in principle it should be possible to mitigate some of these impacts through design.
SP48 Tir Ty Mawr																			The site comprises greenfield land. The site is situated in close proximity to Valley and therefore meets the broad locational guidance in the JLDP and Wylfa SPG. The site lies partially within Flood Zone C1 which policy states should only be considered where there are no alternatives in areas of lower flood risk. There is good access to the site, direct from A55.
SP307 / 537 Station Road and Bryn Hyfryd																			The site lies partially within Flood Zone C1 which policy states should only be considered where there are no alternatives in areas of lower flood risk. The site lies within AONB and therefore development should be resisted where there is the potential to locate it elsewhere and where no exceptional circumstances can be justified. There is no direct access from A55. Site not within settlement boundary and therefore less favourable in terms of location guidance in the JLDP and Wylfa SPG.
SP755 Ynys Ween																			The site comprises greenfield land. The site lies partially within Flood Zone C1 which policy states should only be considered where there are no alternatives in areas of lower flood risk. The site is situated in close proximity to Valley and therefore meets the broad locational guidance in the JLDP and Wylfa SPG. There is access to the A55 via the A5. There is more potential for adverse impact on living conditions than the other short-listed sites.
S1 Parc Cybi																			The site is allocated for employment use in the JLDP and also offers significant legacy potential. The site complies with Policy PS11 of the JLDP, which advises that the Logistics Centre should be located on a safeguarded or allocated employment site. The site lies within the Holyhead Settlement Boundary, which is also supported by the JLDP. The site is within the Anglesey AONB; however, the site (in terms of RAG ratings) performs comparatively well when considering the majority of the other short-listed sites.

Site	1. Previously developed	2. Flood risk	3. Living conditions	4. Access	5. Ground conditions	6. National landscape	7. Local environmental	8. National environmental	9. Heritage assets	10. Mineral safeguarding	11. Legacy potential	12. Agricultural land	13. Visual impact	14. Shape	15. Consultation Feedback	16. Welsh language	17. Availability	18. Viability	Commentary
SP202 Yr Ogof																			The site lies within the Anglesey AONB and therefore development should be resisted where there is the potential to locate it elsewhere and where no exceptional circumstances can be justified. No direct access from A55/A5. Potential effects on residential amenity which may be difficult to mitigate given immediate proximity, size of site, and nature of use. The site is only partially within the Settlement Boundary and therefore less favourable in terms of the JLDP and Wylfa SPG locational guidance.
SP300 Land at Ysbyllidir																			Access to the site is considered to be the main restriction, with limited space for vehicles and adverse topography. The site is not within a settlement boundary and therefore less favourable in terms of the JLDP and Wylfa SPG locational guidance. There is potential for adverse effects on residential amenity which may be difficult to mitigate given immediate proximity, size of site and nature of use.
SP324 Land Adjacent to Zealand Park																			Unsuitable access down a residential road. The site not within settlement boundary and therefore less favourable in terms of the JLDP and Wylfa SPG locational guidance. There is potential for adverse effects on residential amenity which may be difficult to mitigate given immediate proximity, size of site and nature of use. Parts of the site are within Flood Zone C.
SP368 Land Adjacent to Tyddtn Ucahf																			Site lies within the Anglesey AONB and therefore development should be resisted where there is the potential to locate it elsewhere and where no exceptional circumstances can be justified. Unsuitable access from narrow lane. Site only partially within settlement boundary and therefore less favourable in terms of the adopted JLDP and Wylfa SPG locational guidance. There is a residential property within the site.
SP99 Cae Ffynnon																			Site lies within Anglesey AONB and therefore development should be resisted where there is the potential to locate it elsewhere and where no exceptional circumstances can be justified. Access would need to be connected to Holyhead Leisure Centre, as Mill Road, running through the site, is a narrow residential lane. A small portion is within settlement boundary; however, this section has a housing allocation (T12) within the JDLP.
SP518 Land Adj Trearddur Mews																			Site lies within the Anglesey AONB and therefore development should be resisted where there is the potential to locate it elsewhere and where no exceptional circumstances can be justified. Unsuitable access from narrow lane. There are numerous residential properties adjacent to the site.

Site	1. Previously developed	2. Flood risk	3. Living conditions	4. Access	5. Ground conditions	6. National landscape	7. Local environmental	8. National environmental	9. Heritage assets	10. Mineral safeguarding	11. Legacy potential	12. Agricultural land	13. Visual impact	14. Shape	15. Consultation Feedback	16. Welsh language	17. Availability	18. Viability	Commentary
SP304 Cae Rhos																			The site is accessed from an unsuitable residential road. The site is bordered by residential properties on three sites, meaning that there is significant potential for adverse impacts on living conditions. Also, unfavourable topography would require blasting or pecking to prepare for development. The latter could be a very costly process.
SP97 Cae Warren																			The site is accessed between two residential properties and there are a number of properties lining the B4545 (from which the site is accessed).The site is located within the Anglesey AONB. There are a number of residential properties immediately adjacent to the site.
SP10 Land Adjacent to Bryngwran Farm																			The site is located in close proximity to the A5; however access to it would be via an unsuitable residential road (houses block direct access). The site is bordered by residential properties on two sides.

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## 6.4 Final comparative analysis

- 6.4.1 Land adjacent to Dalar Hir (SP301) performs best when considering the RAG ratings in isolation, on the basis that it has only two red ratings and a comparable number of amber ratings (five) to the majority of the other sites. Parc Cybi (S1) is the next best performer, with three red and three amber ratings. Parc Cybi (S1) is closely followed by Tir Ty Mawr (SP48), with three red and five amber ratings. The remaining short-listed sites all have between four and six red ratings and up to nine amber ratings.
- 6.4.2 Notwithstanding the above, it is acknowledged that less red ratings does not necessarily mean that a site is preferable to a site that has more. The short-listed sites are therefore assessed in the remainder of this section, considering their relative merits and applying professional judgement to reach a conclusion.
- 6.4.3 Dalar Hir (SP301), the best rated site, is an greenfield site; similarly to all sites on the short-list. It is not located within the AONB and so there would be no adverse impacts in this respect. Further assessment work carried out by Horizon has determined that part of Dalar Hir (SP301) lies within a low, medium and high surface water flood risk zone (pluvial). It should be noted, however, that the pluvial flood risk zones do not fall within Zones A-C for the purposes of TAN 15. The site therefore rates green (flood risk) for the purposes of the RAG assessment. Notwithstanding this, Horizon has undertaken detailed flood risk modelling for the site to better inform the baseline understanding of pluvial flood risk mechanisms for a range of return periods but also to provide the evidence base required to show that the pluvial flood risks can be managed appropriately. To this effect, baseline flood extents and mechanisms for a critical duration storm have been used to develop a solution that will capture and pass flow around the south of the site. The aim is for this solution to be effective for pluvial events up to and including the 10,000 year flood event with no flooding of the buildings or their immediate vicinity. Please refer to the Flood Risk Assessment submitted with the DCO application for more detail (Application Reference Number: 6.6.16).
- 6.4.4 Dalar Hir (SP301) rates amber for living conditions due to its close proximity to residential receptors; however, it should be possible to mitigate some of these potential impacts through design. The site is available to Horizon, direct access to the A55 would be possible, and it is considered commercially viable. The RAG assessment suggests that the site would be deliverable for provision of the Logistics Centre. However, Horizon has selected the site for provision of the Park and Ride facility. It is therefore not considered any further in this assessment for provision of the Logistics Centre.
- 6.4.5 Parc Cybi (S1), the next best performing site in terms of RAG ratings, benefits from an allocation for employment use (Policy CYF1 of the JLDP – further information provided later in this section), planning permission was granted for employment uses in 2010, and access road works have already been completed. Parc Cybi (S1) is not in an area at risk from flooding and it is the only site to rate green for legacy potential, on the basis that once the

construction of the Power Station is complete, there is significant potential to retain the buildings for warehousing or alternative employment uses because of the employment allocation.

- 6.4.6 In terms of potential adverse impacts associated with Parc Cybi (S1). There is a Scheduled Monument located in close proximity to the site boundary (amber rating); however, it is considered that any impacts on the setting of the asset could be appropriately mitigated through design. The site has two red ratings rates due to its location within the AONB; on the basis of the potential for adverse impact on a nationally designated landscape and visual amenity.
- 6.4.7 It is acknowledged that planning policy advises that development should not take place in AONBs except in exceptional circumstances and where there is no potential to locate development elsewhere. In this case, there are material considerations that should be afforded significant weight when assessing the site against this policy requirement, as follows:
- Under adopted JLDP Policy CYF1, the site is allocated and safeguarded for B1, B2 and B8 employment uses which have been allocated to meet local market demand. As a result of this policy allocation, the principle of development at this AONB site is acceptable subject to detailed design considerations.
  - There is therefore an expectation that the site would therefore come forward for an employment development in the near future; and
  - The site benefits from an extant planning permission for warehousing and distribution development comprising approximately 30,000 square feet (sq ft) of offices and 110,000sq ft of warehousing and distribution units for the logistics industry. In granting planning permission, IACC concluded that the significant economic advantages of the approved scheme outweighed the environmental and social considerations relating to development in the AONB.
- 6.4.8 The implication here is that major development on the Parc Cybi (S1) site benefits from planning policy support and similar development to the Logistics Centre has already been consented. There would therefore be an impact regardless of the site being considered for redevelopment to accommodate the Logistics Centre. These matters amount to exceptional circumstances when considering planning policy. Tir Ty Mawr (SP48) lies within an area of flood risk (Flood Zone C1), which policy states should only be considered where there are no alternatives in areas of lower flood risk. The site also has no identified legacy potential. The site is not within the AONB, unlike Parc Cybi. However, it is considered that there are exceptional circumstances associated with Parc Cybi. The red ratings for flood risk and legacy potential weigh heavily against Tir Ty Mawr (SP48) when considered relative to Parc Cybi (S1). Tir Ty Mawr (SP48) is discounted on this basis.
- 6.4.9 Station Road and Bryn Hyfryd (SP307/537) is located entirely within Flood Zone C1, which policy states should only be considered where there are no alternatives in areas of lower flood risk. The site is also located within the

AONB and in this case there are no exceptional circumstances to justify its development. Furthermore, whilst the site is in close proximity to the A55, it is considered likely that a new access would be required via the local road network. In light of these constraints, the site is discounted.

- 6.4.10 Yns Wen (SP755) lies entirely within an area of flood risk (Flood Zone C1). The site is adjacent to the rear of residential gardens and whilst these impacts may be capable of mitigation, the very close proximity suggests potential for adverse impacts on residential amenity. In terms of access, the site would require vehicles to travel a short distance (approximately 500m) on the A5 to the junction with the A55. Parc Cybi (S1), in comparison, is not subject to these constraints and Yns Wen (SP755) is discounted on this basis.
- 6.4.11 Yr Ogof (SP202) is within the AONB and no exceptional circumstances for its development have been identified. The site is also located in close proximity to residential properties and is rated red for legacy potential. On this basis, Parc Cybi (S1) is considered a more viable alternative and Yr Ogof (SP202) is discounted.
- 6.4.12 Land at Ysbyllidir (SP300) is partially within Flood Zone C1 which weighs heavily against the selection of the site when compared to Parc Cybi (S1). There is also no existing access to the site and a new access from the A5 would need to be created. SP300 is not within the settlement boundary therefore less favourable in terms of local planning policy. Furthermore, there is potential for adverse effects on residential amenity, which may be difficult to mitigate given immediate proximity, size of site and nature of use. SP300 is not within the AONB; however, it is considered that in light of the exceptional circumstances associated with S1 and the other constraints associated with SP300, Parc Cybi (S1) is a more suitable site and Land at Ysbyllidir (SP300) is discounted.
- 6.4.13 Land Adjacent to Zealand Park (SP324) rates red for access, on the basis that its current access is via a local, residential road. The site is not within the settlement boundary and is therefore less favourable in terms of local planning policy. The site is directly adjacent to residential development in Caergeiliog village, abutting the rear of residential gardens. There is therefore potential for significant adverse effects on residential amenity. The site is not within the AONB; however, it is considered that in light of the exceptional circumstances associated with S1 and the other constraints associated with SP324, Parc Cybi (S1) is a more suitable site and Land Adjacent to Zealand Park (SP324) is discounted.
- 6.4.14 Land Adjacent to Tyddtn Ucahf (SP368) lies within the AONB and no exceptional circumstances have been identified to justify development at this site. The access from Parc Cybi Road is unsuitable as it would require vehicles to travel along a narrow, single track lane. For these reasons, the site is discounted.
- 6.4.15 Cae Ffynnon (SP99) lies within the AONB and no exceptional circumstances have been identified to justify development at this site. Whilst the site is within the A55/A5 corridor, the existing access (Mill Road, which connects to the A55

via the A5153) is a narrow, residential road. The existing access is considered unsuitable, although a new access could potentially be constructed through Holyhead Leisure Centre. The site is discounted for these reasons.

- 6.4.16 Land Adj Trearddur Mews (SP518) lies within the AONB and no exceptional circumstances have been identified to justify development at this site. The access along a narrow, single track road is considered unsuitable. The site rated red due to adjacent residential properties. For these reasons, the site is discounted.
- 6.4.17 Cae Rhos (SP304) is accessed via narrow residential roads which would not support large scale development (red rating). The site is bounded on three sides by residential properties (red rating). Also, the unfavourable topography would require blasting or pecking to prepare for development. The site is not within the AONB; however, it is considered that in light of the exceptional circumstances associated with S1 and the other constraints associated with SP304, Parc Cybi (S1) is a more suitable site and Cae Rhos (SP304) is discounted.
- 6.4.18 Cae Warren (SP97) lies within the AONB and no exceptional circumstances have been identified to justify development at the site. The access to the site, between two residential properties, is considered unsuitable. The site is situated adjacent to residential properties, with potential for adverse impacts on living conditions. For these reasons, the site is discounted.
- 6.4.19 Land Adjacent to Bryngwran (SP10) has an unsuitable access which runs adjacent to a number of residential properties in Bryngwran. The site itself is situated adjacent to residential properties. There is also no identified legacy potential. . The site is not within the AONB; however, it is considered that in light of the exceptional circumstances associated with S1 and the other constraints associated with SP10, Parc Cybi (S1) is a more suitable site and Land Adjacent to Bryngwran (SP10) is discounted.

## **6.5 Conclusion**

- 6.5.1 Horizon considers that Parc Cybi (S1) is the most suitable site for the Logistics Centre and it has therefore been selected as the location for this facility for the purposes of the DCO application.
- 6.5.2 The site is allocated in the JLDP for employment use and benefits from an extant planning permission. Policy PS11 of the JLDP advises that logistics uses should be located on a safeguarded or allocated employment site. The site draws clear support from planning policy and would provide significant legacy benefits.
- 6.5.3 The extant planning permission combined with the employment allocation; represent exceptional circumstances to justify development in the AONB. The lack of more suitable alternatives also justifies development within the AONB.
- 6.5.4 This site accords with the JLDP and locational guidance in the Wylfa SPG, fully meets Horizon's functional requirements and is easily accessible from the A55. It should also be considered that IACC supported the proposed location



of the Logistics Centre at Parc Cybi (S1) throughout the pre-application consultation process.

- 6.5.5 In respect of the other sites at Valley and Holyhead, these are not allocated for employment use and consideration of potential environmental impacts, including impact on the AONB and residential amenity, would make development at these locations less desirable than Parc Cybi (S1).
- 6.5.6 Finally, in addition to the operational, planning and environmental considerations outlined above, Horizon has also considered commercial matters, most notably the availability of land for lease and purchase. Horizon has entered into an option agreement to acquire a lease of the Parc Cybi site, which provides additional weight to selection of the site, in accordance with NPS EN-1.

## 7 Summary and Conclusion

7.1.1 Parc Cybi (S1) is the most appropriate site for the location of the Logistics Centre and it has therefore been selected as the proposed location for the facility. The site has been selected for the following reasons:

- located on the strategic road network at an appropriate point to manage the road-based freight travelling from the mainland and the south which will be serving the Power Station during the construction phase;
- allocated for employment purposes, including B1, B2 and B8 uses;
- accords with the JLDP and the locational guidance within the Wylfa SPG; and
- major employment development on Park Cybi is already consented and there would be an impact on the AONB regardless of this site being considered for redevelopment to accommodate a Logistics Centre.

## 8 References

ID	Reference
RD1	The Planning Act 2008. 2008. [Online]. [Accessed: 22 January 2018]. Available from: <a href="https://www.legislation.gov.uk/ukpga/2008/29/contents">https://www.legislation.gov.uk/ukpga/2008/29/contents</a> .
RD2	Department of Energy and Climate Change. 2011. <i>Overarching National Policy Statement for Energy (EN-1)</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure">https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure</a> .
RD3	Department of Energy and Climate Change. 2011. <i>The National Policy Statement (NPS) for Nuclear Power Generation (EN-6)</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure">https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure</a> .
RD4	Welsh Government. 2016. <i>Planning Policy Wales Edition 9, November 2016</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="http://gov.wales/topics/planning/policy/ppw/?lang=en">http://gov.wales/topics/planning/policy/ppw/?lang=en</a> .
RD5	Isle of Anglesey County Council, Gwynedd Council. 2017. <i>Anglesey and Gwynedd Joint Local Development Plan 2017</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/">http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/</a> .
RD6	Isle of Anglesey County Council. 2014. <i>New Nuclear Build at Wylfa: Supplementary Planning Guidance</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="http://www.anglesey.gov.uk/business/energy-island/energy-island-news/new-nuclear-build-at-wylfa-supplementary-planning-guidance/123426.article">http://www.anglesey.gov.uk/business/energy-island/energy-island-news/new-nuclear-build-at-wylfa-supplementary-planning-guidance/123426.article</a> .
RD7	Welsh Government. 2004. <i>Technical Advice Note (TAN) 15: Development and Flood Risk (2004)</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="http://gov.wales/topics/planning/policy/tans/tan15/?lang=en">http://gov.wales/topics/planning/policy/tans/tan15/?lang=en</a> .
RD8	Natural Resource Wales. 2018. <i>Development Advice Map</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en">https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en</a> .
RD9	Isle of Anglesey County Council, Gwynedd Council. 2017. <i>Anglesey and Gwynedd Joint Local Development Plan 2017 – Proposals Maps</i> . [Online]. [Accessed: 22 January 2018]. Available from: <a href="http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/">http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/</a> .

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## **Appendix 4-1      Figure LOG-1 ‘Stage 1 – Long-List Sites’**

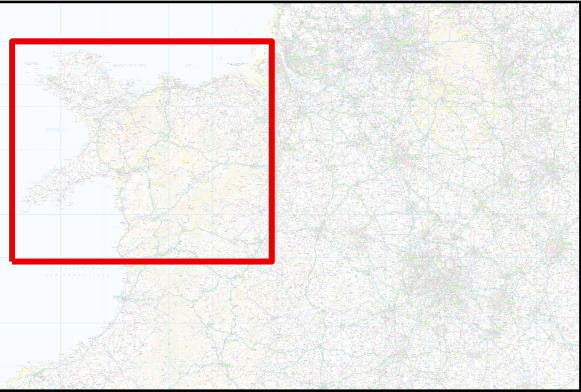
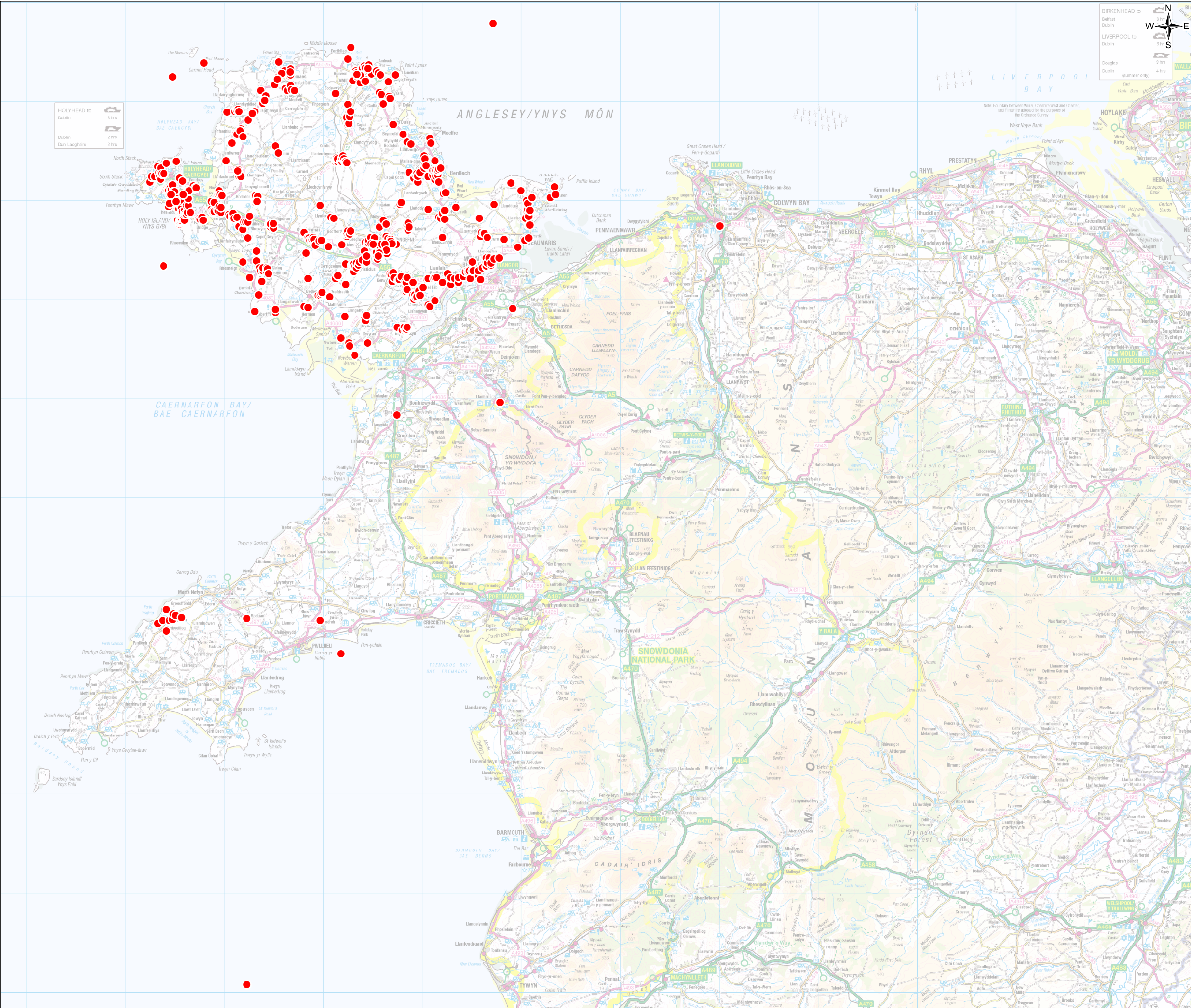
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FIGURE LC-1

Legend

● Identified site



0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Client <div><div><div>HORIZON</div><div>NUCLEAR POWER</div></div></div>						
Project <div>WYLFA NEWYDD PROJECT SITE SELECTION</div>						
Drawing Title <div>STAGE 1 - LONG-LIST SITES</div>						
Scale @ A3		1:375,000			DO NOT SCALE	
Jacobs No.		60PO8077				
Client No.						
Drawing No. <div>60PO8077_DCO_SS_LC_01</div>						
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						



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## **Appendix 4-2    Figure LOG-2 ‘Stage 2 – Key Environmental Constraints’**

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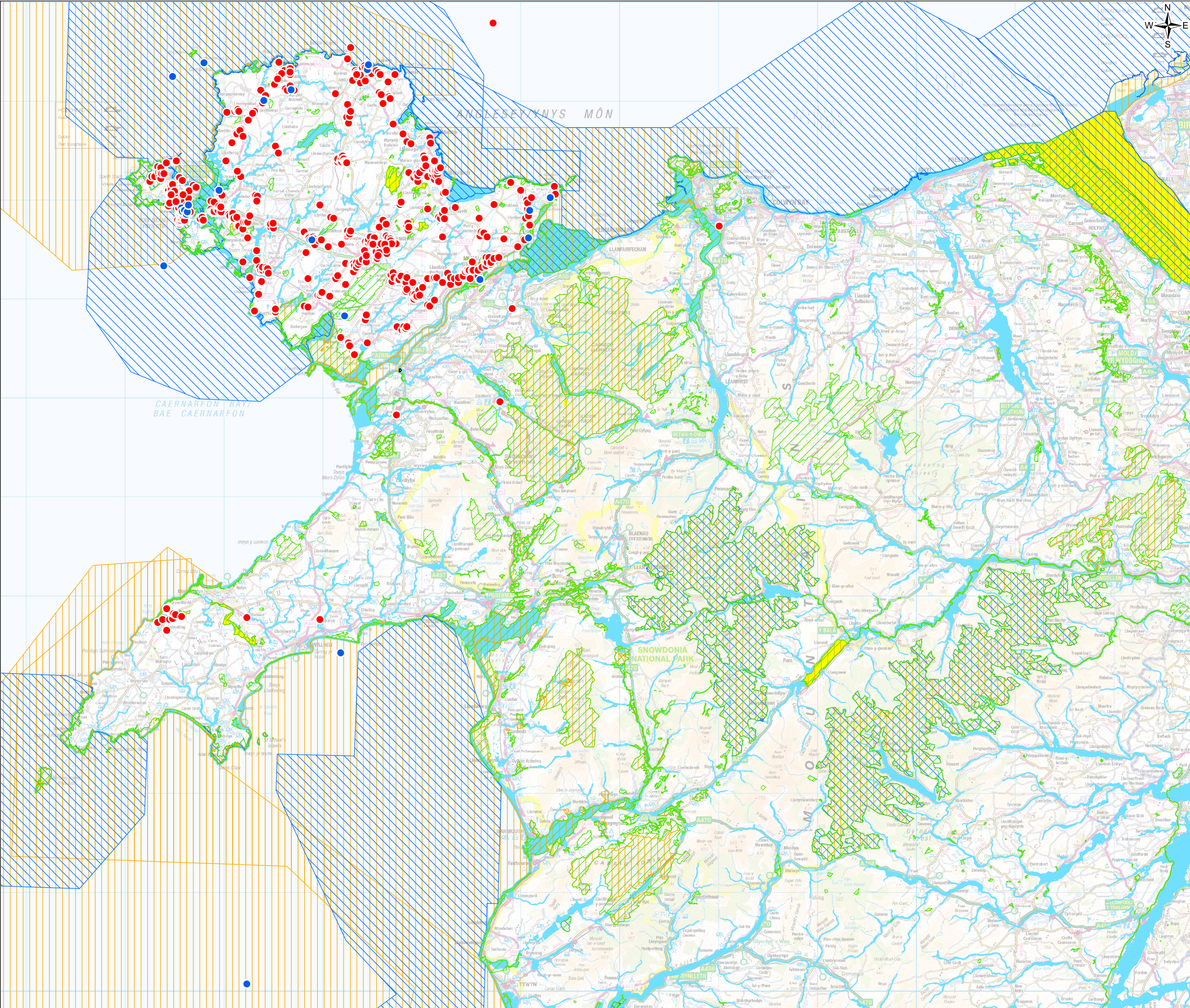
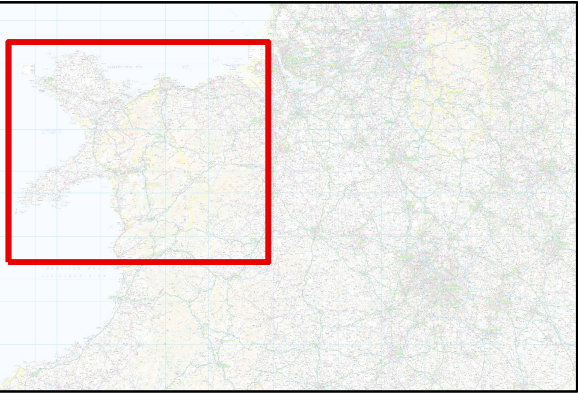
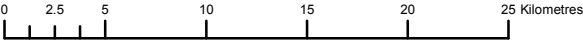


FIGURE LC-2

- Legend
- Identified site
  - Site no longer suitable
  - Site of Special Scientific Interest
  - Special Area of Conservation
  - Special Protection Area
  - Ramsar
  - TAN15 Flood Zone C2
  - World Heritage Site



0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Client						
<div><div><div>HORIZON</div><div>NUCLEAR POWER</div></div></div>						
Project						
WYLFA NEWYDD PROJECT SITE SELECTION						
Drawing Title						
STAGE 2 – KEY ENVIRONMENTAL CONSTRAINTS						
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Jacobs No.		60PO8077				
Client No.						
Drawing No.						
60PO8077_DCO_SS_LC_02						
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						





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## **Appendix 4-3    Figure LOG-3 ‘Stage 3 – Operational Pre-Requisites’**

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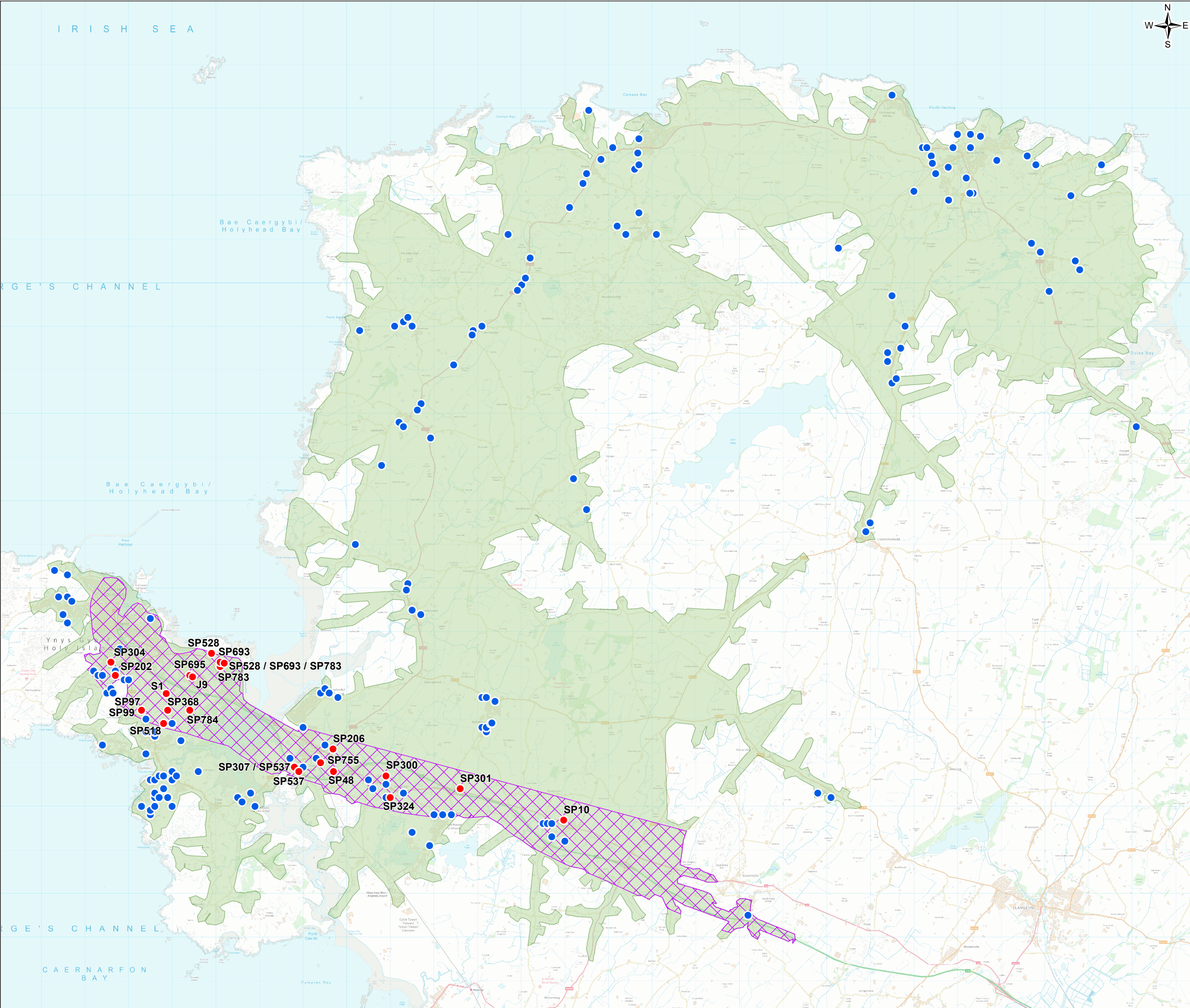
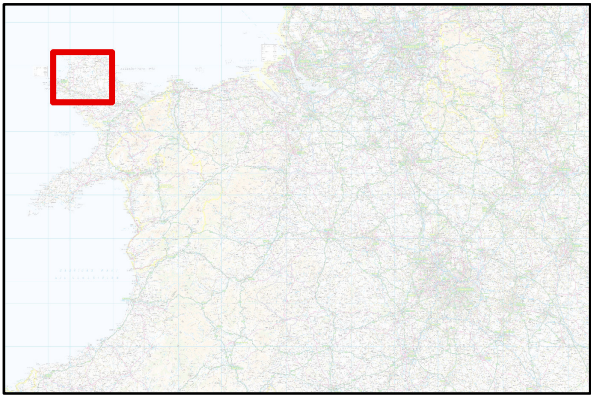


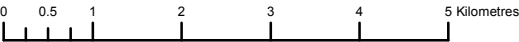
FIGURE LC-3

Legend

- Identified site
- Site no longer suitable
- Broad Area of Search
- Logistics Centre search area



0	NOV 17	Initial Issue	AD	JBG	SL	SM
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Client						
<div><div><div>HORIZON</div><div>NUCLEAR POWER</div></div></div>						
Project						
WYLFA NEWYDD PROJECT SITE SELECTION						
Drawing Title						
STAGE 3A – OPERATIONAL PRE-REQUISITES						
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Client No.						
Drawing No.						
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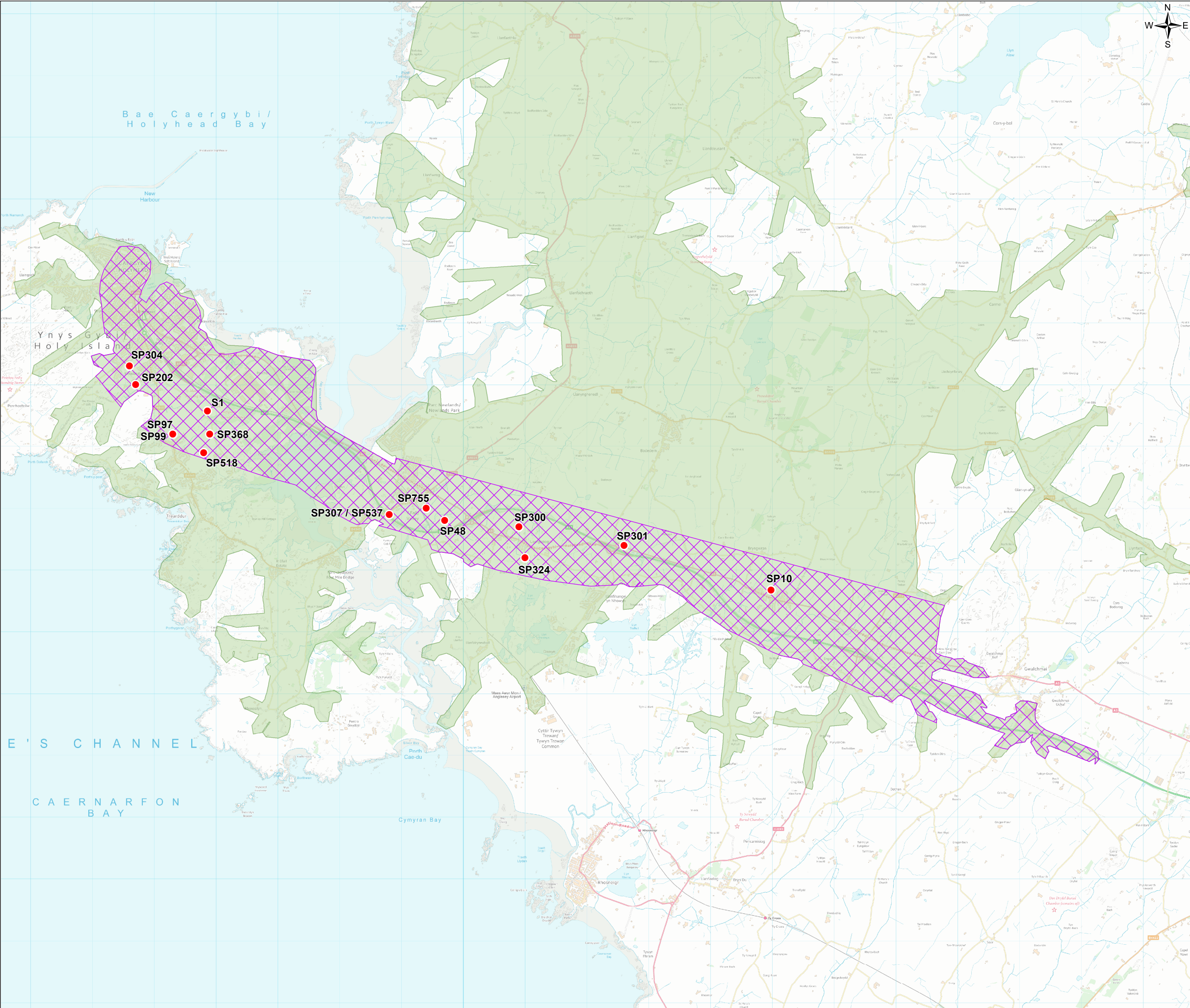


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## **Appendix 5-1     Figure LC-4 ‘Stage 4 – Short Listed Sites’**

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# FIGURE LC-4

● Identified site

Broad Area of Search

Logistics Centre search area

0NOV 17Initial IssueADJBGSLSM

Rev. DatePurpose of revisionDrawnCheck'dRev'dAppr'd

Client

Project

Drawing Title

Scale @ A31:60,000DO NOT SCALE

Jacobs No.60PO8077

Client No.

Drawing No.60PO8077\_DCO\_SS\_LC\_04

Horizon

NUCLEAR POWER

WYLFA NEWYDD PROJECT  
SITE SELECTION

STAGE 4 – SHORT-LISTED SITES

00.512345 Kilometres

This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

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## **Appendix 5-2    Figure LC-A1 ‘Logistics Centre Short Listed Sites SP10, SP48, SP300, SP301, SP307 & SP537, SP324 & SP755’**

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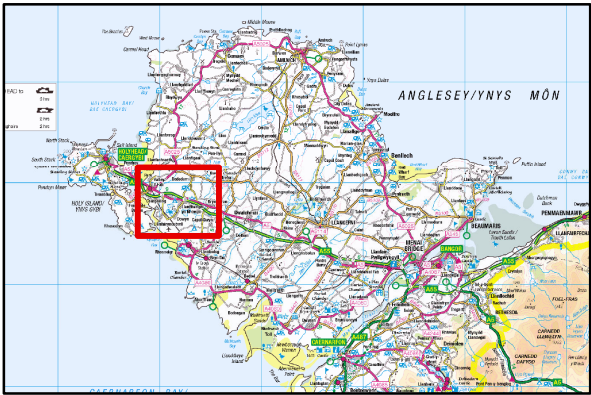


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE LC-A1

Legend  
Site Boundary

Note:  
The boundaries shown here are for the purposes of identifying the sites assessed during the site selection process only. There may therefore be inconsistencies with other DCO drawings and they should not be used for any other purpose.



0	JAN 18	Initial Issue	AD	JBG	SL	SM	
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd	
Client							
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Project							
WYLFA NEWYDD PROJECT SITE SELECTION							
Drawing Title							
LOGISTICS CENTRE SHORTLISTED SITES SP10, SP48, SP300, SP301, SP307 & SP537, SP324 AND SP755							
Scale @ A3	1:25,000				DO NOT SCALE		
Jacobs No.	60PO8077						
Client No.							
Drawing No.							
60PO8077_DCO_SS_LC_A01							
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.							





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## **Appendix 5-3    Figure LC-A2 ‘Logistics Centre Short Listed Sites S1, SP97, SP99, SP202, SP304, SP368 & SP518**

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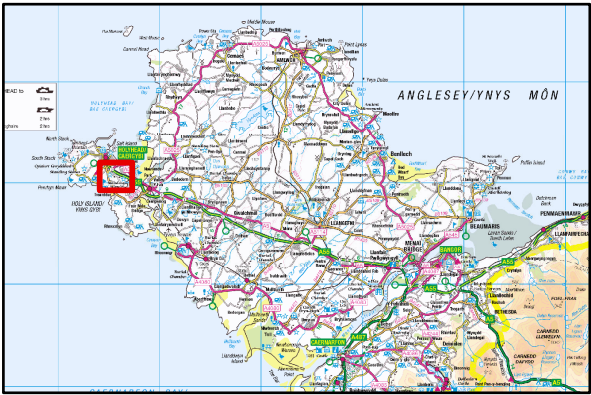
Service Layer Credits: Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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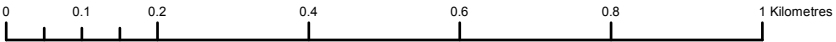
FIGURE LC-A2

Legend  
Site Boundary

Note:  
The boundaries shown here are for the purposes of identifying the sites assessed during the site selection process only. There may therefore be inconsistencies with other DCO drawings and they should not be used for any other purpose.



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Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Appr'd
Client						
<div><div><div>HORIZON</div><div>NUCLEAR POWER</div></div></div>						
Project						
WYLFA NEWYDD PROJECT SITE SELECTION						
Drawing Title						
LOGISTICS CENTRE SHORTLISTED SITES S1, SP97, SP99, SP202, SP304, SP368 AND SP518						
Scale @ A31:10,000DO NOT SCALE						
Jacobs No.60PO8077						
Client No.						
Drawing No.						
60PO8077_DCO_SS_LC_A02						
This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						





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## **Appendix 6-1      Stage 4: S1 Parc Cybi (Holyhead)**

## S1 Parc Cybi

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site is greenfield.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		There are no residential properties in close proximity to the site.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		The site has immediate and pre-constructed access to Junction 2 of the A55.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> </ul>		The site is within the Anglesey AONB.

## S1 Parc Cybi

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		There are no designations within the immediate vicinity or on site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		There are no sites of note within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		There is a Scheduled Ancient Monument located 36m outside of the site boundary.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		The site has been previously subject to outline planning permission for employment development and is allocated for employment uses. The site is therefore considered to have significant legacy potential.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Urban.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		The site generally flat and located in open countryside. It lies within Anglesey AONB.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> </ul>		The sites shape is not expected to hinder development.

## S1 Parc Cybi

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>• Maybe – Unusual site shape but reasonable available space. (Amber)</li> <li>• Yes – Close to site size criterion. (red)</li> </ul>		
15	Consultation feedback	<ul style="list-style-type: none"> <li>• Largely Positive (green)</li> <li>• Balanced Feedback or no feedback received (amber)</li> <li>• Largely Negative (red)</li> </ul>		The proposal for locating the Logistics Centre at this site was met with mixed feedback during pre-application consultation process. The Welsh Government and Gwynedd Council suggested that the facility could be located on the mainland in order to (among other things) reduce pressure on the road network. IACC and other organisations supported the proposed location of the facility at this site in principle.
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>• Yes (green)</li> <li>• Neutral (amber)</li> <li>• No (red)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>• Held by developer/ willing owner/ public sector/ on the market (Green)</li> <li>• Unknown (amber)</li> <li>• Complex / multiple ownership or subject to ransom strip (Red)</li> </ul>		Horizon has entered into an option agreement to acquire a lease of the Parc Cybi site.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>• Good viability and achievability (Green)</li> <li>• Moderate viability and achievability (amber)</li> <li>• Poor viability and achievability (Red)</li> </ul>		Horizon has entered into an option agreement to acquire a lease of the Parc Cybi site. The site is considered deliverable and commercially viable in all other respects.



## **Appendix 6-2      Stage 4: SP301 Land adj Dalar Hir**

## SP301 Dalar Hir

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site comprises greenfield agricultural land, aside from a vacant farmhouse.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		A residential care home and Bryngoleu farmhouse (residential receptors) are situated in close proximity to the site; however, the site is larger than required and so in principle it should be possible to mitigate some of these impacts through design.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		Directly adjacent to Junction 4 of the A55.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Within designation (<b>red</b>)</li> </ul>		The site is outside of the ANGLESEY AONB
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		None within or adjacent to the site.

## SP301 Dalar Hir

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (<b>green</b>)</li> <li>Setting affected (<b>amber</b>)</li> <li>Directly affected (<b>red</b>)</li> </ul>		There are no heritage assets in close proximity.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (<b>green</b>)</li> <li>Partial (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (<b>green</b>)</li> <li>No identified potential for a legacy use (<b>red</b>)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (<b>green</b>)</li> <li>Grade 3 (<b>amber</b>)</li> <li>Grade 1 or 2 (<b>red</b>)</li> </ul>		The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (<b>green</b>)</li> <li>Moderate impact likely (<b>amber</b>)</li> <li>Major impact likely (<b>red</b>)</li> </ul>		Site generally flat and located in open countryside.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (<b>green</b>)</li> <li>Maybe – Unusual site shape but reasonable available space. (<b>Amber</b>)</li> <li>Yes – Close to site size criterion. (<b>red</b>)</li> </ul>		The site has no shape constraints
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (<b>green</b>)</li> <li>Balanced Feedback or no feedback received (<b>amber</b>)</li> </ul>		This site was proposed for the Park and Ride facility during consultation.

## SP301 Dalar Hir

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>Largely Negative (<b>red</b>)</li> </ul>		
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>Yes (<b>green</b>)</li> <li>Neutral (<b>amber</b>)</li> <li>No (<b>red</b>)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>Held by developer/ willing owner/ public sector/ on the market (<b>Green</b>)</li> <li>Unknown (<b>amber</b>)</li> <li>Complex / multiple ownership or subject to ransom strip (<b>Red</b>)</li> </ul>		The site is under Horizon ownership. The site was available on reasonable commercial terms.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>Good viability and achievability (<b>Green</b>)</li> <li>Moderate viability and achievability (<b>amber</b>)</li> <li>Poor viability and achievability (<b>Red</b>)</li> </ul>		The site is under Horizon ownership. The site is considered deliverable and commercially viable.

## **Appendix 6-3      Stage 4: SP48 Tir Ty Mawr Land**

## SP48 Tir Ty Mawr Land

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site comprises greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Partially within Zone C1.
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		Site generally remote from existing residential properties, although the Ty Mawr Farmhouse bed and breakfast lies to the south of the site, beyond the A55.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		Directly adjacent to Junction 3 of the A55.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		The site is outside of the ANGLESEY AONB

## SP48 Tir Ty Mawr Land

Criteria		RAG rating	Assessment	Comments
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		The Grade II Listed Pencaledog Farmstead lies to the east of the site beyond the Junction 3 of the A55. Number of other listed buildings in surrounding area (Pont Traeth Cleifiog, Valley Station Signal Box). These sites are not expected to be adversely affected.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Site generally flat and located in open countryside. Site is adjacent to the ANGLESEY AONB and therefore views into and out of the ANGLESEY AONB are an important consideration.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available</li> </ul>		The site has no shape constraints

## SP48 Tir Ty Mawr Land

Criteria		RAG rating	Assessment	Comments
		space. (Amber) • Yes – Close to site size criterion. (red)		
15	Consultation feedback	• Largely Positive (green) • Balanced Feedback or no feedback received (amber) • Largely Negative (red)		No comments were received regarding this site option.
16	Support and enhance the Welsh language and culture?	• Yes (green) • Neutral (amber) • No (red)		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	• Held by developer/ willing owner/ public sector/ on the market (Green) • Unknown (amber) • Complex / multiple ownership or subject to ransom strip (Red)		The sites availability is not known.
18	Is the site commercially viable?	• Good viability and achievability (Green) • Moderate viability and achievability (amber) • Poor viability and achievability (Red)		The site is not owned by Horizon and commercial viability is not known.



## **Appendix 6-4      Stage 4: SP307; SP537 Land off Station Rd**

**SP307; SP537 Station Road and Bryn HyFryd**

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site comprises greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Entirely within an area of Flood Risk (Zone C1).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		Site directly adjacent to residential development in Valley, abutting the rear of residential gardens. Whilst these impacts may be capable of mitigation, the very close proximity suggests potential for adverse impact on residential amenity.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		Whilst the site is in proximity to the A55 there is no clear means of direct access. It is likely that new access would be required or access would need to be secured via the minor road network.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Within designation (<b>red</b>)</li> </ul>		The site is within the ANGLESEY AONB

**SP307; SP537 Station Road and Bryn HyFryd**

Criteria		RAG rating	Assessment	Comments
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		There are no local environmental designations.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		The Grade II Listed Pont Traeth Cleifiog lies to the south of the site beyond the A55.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Site generally flat and located in open countryside. Site lies within ANGLESEY AONB as explained above and thus impact on the character and openness of the ANGLESEY AONB is an important consideration
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available space. (Amber)</li> </ul>		The site has no shape constraints

**SP307; SP537 Station Road and Bryn HyFryd**

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>• Yes – Close to site size criterion. (<b>red</b>)</li> </ul>		
15	Consultation feedback	<ul style="list-style-type: none"> <li>• Largely Positive (<b>green</b>)</li> <li>• Balanced Feedback or no feedback received (<b>amber</b>)</li> <li>• Largely Negative (<b>red</b>)</li> </ul>		No comments were received regarding this site option.
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>• Yes (<b>green</b>)</li> <li>• Neutral (<b>amber</b>)</li> <li>• No (<b>red</b>)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>• Held by developer/ willing owner/ public sector/ on the market (<b>Green</b>)</li> <li>• Unknown (<b>amber</b>)</li> <li>• Complex / multiple ownership or subject to ransom strip (<b>Red</b>)</li> </ul>		The availability of the site is not known.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>• Good viability and achievability (<b>Green</b>)</li> <li>• Moderate viability and achievability (<b>amber</b>)</li> <li>• Poor viability and achievability (<b>Red</b>)</li> </ul>		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-5      Stage 4: SP202 Land at Yr Ogof**

SP202 Yr Ogof

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site is greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		Site directly adjacent to residential development on Mill Road, abutting the rear of residential gardens. Whilst these impacts may be capable of mitigation, the very close proximity suggests potential for adverse impacts on residential amenity.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		Access would be from Holyhead Leisure Centre, as Mill Road, on the other side of the site, is a narrow residential lane. Access to A55 via A5153.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		The site is within the Anglesey AONB.



## SP202 Yr Ogof

Criteria		RAG rating	Assessment	Comments
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		The Grade II* listed Kingsland Windmill lies immediately to the north of the site on Mill Road. Approximately 200m to the north of the site is the Grade II Ebenezer Welsh Methodist Chapel.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Visually will be seen in context of the leisure centre, football pitch and floodlighting. Site lies within Anglesey AONB as explained above and thus impact on the character and openness of the Anglesey AONB is an important consideration.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available space. (Amber)</li> </ul>		The site shape is not expected to impact upon development.

SP202 Yr Ogof

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>• Yes – Close to site size criterion. (red)</li> </ul>		
15	Consultation feedback	<ul style="list-style-type: none"> <li>• Largely Positive (green)</li> <li>• Balanced Feedback or no feedback received (amber)</li> <li>• Largely Negative (red)</li> </ul>		No comments were received regarding this site option.
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>• Yes (green)</li> <li>• Neutral (amber)</li> <li>• No (red)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>• Held by developer/ willing owner/ public sector/ on the market (Green)</li> <li>• Unknown (amber)</li> <li>• Complex / multiple ownership or subject to ransom strip (Red)</li> </ul>		The availability of the site is unknown.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>• Good viability and achievability (Green)</li> <li>• Moderate viability and achievability (amber)</li> <li>• Poor viability and achievability (Red)</li> </ul>		The availability of the site is unknown. Commercial viability is not known.

## **Appendix 6-6      Stage 4: SP755 Land Near Ynys Wen**

## SP755 Ynys Ween

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site comprises greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Entirely within Zone C1.
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		Site directly adjacent to residential development in Valley, abutting the rear of residential gardens. Whilst these impacts may be capable of mitigation, the very close proximity suggests significant potential for adverse impacts on residential amenity.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		Requires travelling a short distance (approximately 500m) on the A55 junction.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		The site is not within the ANGLESEY AONB.

## SP755 Ynys Ween

Criteria		RAG rating	Assessment	Comments
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		Within 60m of the north western boundary of the site are two Grade II Listed Buildings, namely the Valley Station Signal Box and Station Main Building. Due to the existing surrounds the new development proposals are not considered to impact the setting.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Site generally flat and located in countryside adjoining a settlement. Whilst it is expected to have a visual impact, the neighbouring settlement is likely to reduce the impact.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available</li> </ul>		The site is an irregular shape; however there is reasonable available space.

## SP755 Ynys Ween

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>space. (Amber)</li> <li>• Yes – Close to site size criterion. (red)</li> </ul>		
15	Consultation feedback	<ul style="list-style-type: none"> <li>• Largely Positive (green)</li> <li>• Balanced Feedback or no feedback received (amber)</li> <li>• Largely Negative (red)</li> </ul>		No comments were received regarding this site option.
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>• Yes (green)</li> <li>• Neutral (amber)</li> <li>• No (red)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>• Held by developer/ willing owner/ public sector/ on the market (Green)</li> <li>• Unknown (amber)</li> <li>• Complex / multiple ownership or subject to ransom strip (Red)</li> </ul>		The availability of the site is not known.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>• Good viability and achievability (Green)</li> <li>• Moderate viability and achievability (amber)</li> <li>• Poor viability and achievability (Red)</li> </ul>		The availability of the site is not known. Commercial viability is not known.



## **Appendix 6-7      Stage 4: SP368 Land adj Tyddyn Uchaf**

## SP368 Land Adjacent to Tyddtn Ucahf

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site is currently agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		There is a residential property within the site.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		Access from Parc Cybi Road which links to the A55, but would require vehicles to travel down a narrow, single track lane. Not suitable in its current form.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		The site is within the Anglesey AONB.
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.

## SP368 Land Adjacent to Tyddtn Ucahf

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		None within or adjacent to the site.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		The site is open, situated on greenfield land and located within the Anglesey AONB.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available space. (Amber)</li> <li>Yes – Close to site size criterion. (red)</li> </ul>		The shape of the site is not expected to constrain development.
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (green)</li> <li>Balanced Feedback or no</li> </ul>		No comments were received regarding this site option.

## SP368 Land Adjacent to Tyddtn Ucahf

Criteria		RAG rating	Assessment	Comments
		feedback received ( <b>amber</b> ) • Largely Negative ( <b>red</b> )		
16	Support and enhance the Welsh language and culture?	• Yes ( <b>green</b> ) • Neutral ( <b>amber</b> ) • No ( <b>red</b> )		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	• Held by developer/ willing owner/ public sector/ on the market ( <b>Green</b> ) • Unknown ( <b>amber</b> ) • Complex / multiple ownership or subject to ransom strip ( <b>Red</b> )		The availability of the site is not known.
18	Is the site commercially viable?	• Good viability and achievability ( <b>Green</b> ) • Moderate viability and achievability ( <b>amber</b> ) • Poor viability and achievability ( <b>Red</b> )		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-8      Stage 4: SP324 Land adj Zealand Park**

## SP324 Cae Rhos

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site is greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		Site directly adjacent to residential development in Caergeiliog village, abutting the rear of residential gardens. Whilst these impacts may be capable of mitigation, the very close proximity suggests significant potential for adverse impacts on residential amenity.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		Access from Zealand Park, a smaller residential street, which links onto A5. The small street is unsuitable.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		The site is outside of the Anglesey AONB.
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		Valley Wetlands RSPB reserve is located 300m to the south. Additionally a wildlife site is located 100m to the west.



## SP324 Cae Rhos

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		Llyn Dinam Special Area of Conservation (Wales) and Llynau Y Fali - Valley Lakes SSI are located 300m to the south of the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (<b>green</b>)</li> <li>Setting affected (<b>amber</b>)</li> <li>Directly affected (<b>red</b>)</li> </ul>		There are two listed buildings immediately to the north eastern boundary of the site - the Grade II Caergeiliog Chapel and Grade II Caergeiliog Chapel House.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (<b>green</b>)</li> <li>Partial (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (<b>green</b>)</li> <li>No identified potential for a legacy use (<b>red</b>)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (<b>green</b>)</li> <li>Grade 3 (<b>amber</b>)</li> <li>Grade 1 or 2 (<b>red</b>)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (<b>green</b>)</li> <li>Moderate impact likely (<b>amber</b>)</li> <li>Major impact likely (<b>red</b>)</li> </ul>		Site generally flat, open land. Visually will be seen in context of the existing housing and industrial park that it adjoins.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (<b>green</b>)</li> <li>Maybe – Unusual site shape but reasonable available space. (<b>Amber</b>)</li> <li>Yes – Close to site size criterion. (<b>red</b>)</li> </ul>		The shape of the site is not expected to constrain development.
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (<b>green</b>)</li> <li>Balanced Feedback or no</li> </ul>		No comments were received regarding this site option.

## SP324 Cae Rhos

Criteria		RAG rating	Assessment	Comments
		feedback received (amber) • Largely Negative (red)		
16	Support and enhance the Welsh language and culture?	• Yes (green) • Neutral (amber) • No (red)		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	• Held by developer/ willing owner/ public sector/ on the market (Green) • Unknown (amber) • Complex / multiple ownership or subject to ransom strip (Red)		The availability of the site is not known.
18	Is the site commercially viable?	• Good viability and achievability (Green) • Moderate viability and achievability (amber) • Poor viability and achievability (Red)		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-9      Stage 4: SP304 Land adj Cae Rhos**

## SP304 Cae Rhos

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site is greenfield.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		The site is bounded on three sides by residential properties. There is the possibility for significant adverse effects. Topography of the site would mean blasting or use of peckers would be required during site preparation and construction phase. Vehicular access through residential areas.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		Access to the site is via narrow roads or residential streets, which would not support large-scale development.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is greenfield and there are no known issues relating to ground conditions.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> </ul>		Situated in close proximity to the Anglesey AONB on elevated land.

## SP304 Cae Rhos

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		The Grade II Listed Kingsland Windmill overlooks the site. There are also four Ancient Monuments in the surrounding area.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		No legacy potential has been identified.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 3.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Site is elevated compared with adjacent housing and likely be more visible than its surroundings. Would require careful mitigation of impacts.
14	Does the shape of	<ul style="list-style-type: none"> <li>No – Ample space for all</li> </ul>		The site is large enough that the shape of the land is not

## SP304 Cae Rhos

Criteria		RAG rating	Assessment	Comments
	the site constrain development	<ul style="list-style-type: none"> <li>development (<b>green</b>)</li> <li>• Maybe – Unusual site shape but reasonable available space. (<b>Amber</b>)</li> <li>• Yes – Close to site size criterion. (<b>red</b>)</li> </ul>		considered to be a constraining factor.
15	Consultation feedback	<ul style="list-style-type: none"> <li>• Largely Positive (<b>green</b>)</li> <li>• Balanced Feedback or no feedback received (<b>amber</b>)</li> <li>• Largely Negative (<b>red</b>)</li> </ul>		No comments were received regarding this site option.
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>• Yes (<b>green</b>)</li> <li>• Neutral (<b>amber</b>)</li> <li>• No (<b>red</b>)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>• Held by developer/ willing owner/ public sector/ on the market (<b>Green</b>)</li> <li>• Unknown (<b>amber</b>)</li> <li>• Complex / multiple ownership or subject to ransom strip (<b>Red</b>)</li> </ul>		The availability of the site is not known.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>• Good viability and achievability (<b>Green</b>)</li> <li>• Moderate viability and achievability (<b>amber</b>)</li> <li>• Poor viability and achievability (<b>Red</b>)</li> </ul>		The availability of the site is not known. Commercial viability is not known.



## **Appendix 6-10    Stage 4: SP97 Cae Warren**

## SP97 Cae Warren

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site is greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		The site would back on to the rear of a number of residential properties within Trearddur Bay, as such it is considered there are likely to be significant adverse effects on local living conditions.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		Access to the site is limited with the only plausible access being down a small lane with limited space for HGVs.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Within designation (<b>red</b>)</li> </ul>		The site is within the Anglesey AONB.
7	Local environmental	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> </ul>		None within or adjacent to the site.

## SP97 Cae Warren

Criteria		RAG rating	Assessment	Comments
	designations	<ul style="list-style-type: none"> <li>• Adjacent (amber)</li> <li>• Yes (red)</li> </ul>		
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>• No designation (green)</li> <li>• Adjacent (amber)</li> <li>• Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>• Not affected (green)</li> <li>• Setting affected (amber)</li> <li>• Directly affected (red)</li> </ul>		There are no designations within the immediate vicinity or on site.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>• No (green)</li> <li>• Partial (amber)</li> <li>• Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>• Identified potential for a legacy use (green)</li> <li>• No identified potential for a legacy use (red)</li> </ul>		The site has not been identified for any legacy use.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>• Grade 4 or 5 (green)</li> <li>• Grade 3 (amber)</li> <li>• Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>• Negligible/minor visual impact likely (green)</li> <li>• Moderate impact likely (amber)</li> <li>• Major impact likely (red)</li> </ul>		Site generally flat and located adjacent to Trearddur Bay's settlement boundary. Site lies within Anglesey AONB as explained above and thus impact on the character and openness of the Anglesey AONB is an important consideration
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>• No – Ample space for all development (green)</li> <li>• Maybe – Unusual site shape but reasonable available space. (Amber)</li> <li>• Yes – Close to site size</li> </ul>		The shape of the site is not expected to constrain development.

## SP97 Cae Warren

Criteria		RAG rating	Assessment	Comments
		criterion. (red)		
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (green)</li> <li>Balanced Feedback or no feedback received (amber)</li> <li>Largely Negative (red)</li> </ul>		No comments were received regarding this site option.
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>Yes (green)</li> <li>Neutral (amber)</li> <li>No (red)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>Held by developer/ willing owner/ public sector/ on the market (Green)</li> <li>Unknown (amber)</li> <li>Complex / multiple ownership or subject to ransom strip (Red)</li> </ul>		The availability of the site is not known.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>Good viability and achievability (Green)</li> <li>Moderate viability and achievability (amber)</li> <li>Poor viability and achievability (Red)</li> </ul>		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-11    Stage 4: SP99 Cae Ffynnon**

## SP99 Cae Ffynnon

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site is greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		A portion of the northern corner of the site is directly adjacent to residential development on Cae Rhos, abutting the rear of residential gardens.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		Access would need to be connected to Holyhead Leisure Centre, as Mill Road, running through the site, is a narrow residential lane. Access to A55 via A5153. The existing access is unsuitable.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Within designation (<b>red</b>)</li> </ul>		The majority of the site is within the Anglesey AONB.
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		None within or adjacent to the site.



## SP99 Cae Ffynnon

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		There are no sites of note within or adjacent to the proposed development.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (<b>green</b>)</li> <li>Setting affected (<b>amber</b>)</li> <li>Directly affected (<b>red</b>)</li> </ul>		The Grade II* listed Kingsland Windmill lies approximately 100m to the east of the site on Mill Road. The development of the landscape would likely impact the setting of the listed building.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (<b>green</b>)</li> <li>Partial (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (<b>green</b>)</li> <li>No identified potential for a legacy use (<b>red</b>)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (<b>green</b>)</li> <li>Grade 3 (<b>amber</b>)</li> <li>Grade 1 or 2 (<b>red</b>)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (<b>green</b>)</li> <li>Moderate impact likely (<b>amber</b>)</li> <li>Major impact likely (<b>red</b>)</li> </ul>		Visually will be seen in context of the leisure centre, football pitch and floodlighting. Site lies within Anglesey AONB as explained above and thus impact on the character and openness of the Anglesey AONB is an important consideration.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (<b>green</b>)</li> <li>Maybe – Unusual site shape but reasonable available space. (<b>Amber</b>)</li> <li>Yes – Close to site size criterion. (<b>red</b>)</li> </ul>		The shape of the site is not expected to constrain development.
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (<b>green</b>)</li> </ul>		No comments were received regarding this site option.

## SP99 Cae Ffynnon

Criteria		RAG rating	Assessment	Comments
		<ul style="list-style-type: none"> <li>Balanced Feedback or no feedback received (amber)</li> <li>Largely Negative (red)</li> </ul>		
16	Support and enhance the Welsh language and culture?	<ul style="list-style-type: none"> <li>Yes (green)</li> <li>Neutral (amber)</li> <li>No (red)</li> </ul>		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	<ul style="list-style-type: none"> <li>Held by developer/ willing owner/ public sector/ on the market (Green)</li> <li>Unknown (amber)</li> <li>Complex / multiple ownership or subject to ransom strip (Red)</li> </ul>		The availability of the site is not known.
18	Is the site commercially viable?	<ul style="list-style-type: none"> <li>Good viability and achievability (Green)</li> <li>Moderate viability and achievability (amber)</li> <li>Poor viability and achievability (Red)</li> </ul>		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-12    Stage 4: SP518 Land adj Trearddur Mews**

## SP518 Land Adjacent to Trearddur Mews

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (green)</li> <li>Part of the site is previously developed land (amber)</li> <li>None of the site is previously developed land (red)</li> </ul>		The site is currently agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (green)</li> <li>Medium risk (B) (amber)</li> <li>High risk (C) (red)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (green)</li> <li>Potential to result in significant adverse effect (amber)</li> <li>Likely Significant adverse effect (red)</li> </ul>		The site would back on to the rear of a number of residential properties within Trearddur, as such it is considered there is potential for adverse effects on local living conditions.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (green)</li> <li>Minor constraints (amber)</li> <li>Major constraints (red)</li> </ul>		The site has potential access to Junction 2 of the A55 via Parc Cybi Road. It would however require accessing the site via a minor road, which is at present only has space for one vehicle.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (green)</li> <li>Minor contamination or instability likely (amber)</li> <li>Major contamination or instability likely (red)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (green)</li> <li>Adjacent (amber)</li> <li>Within designation (red)</li> </ul>		The site is within the Anglesey AONB.
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		There are no designations within the immediate vicinity or on site.

## SP518 Land Adjacent to Trearddur Mews

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		The Tre-Arddur Hut Group Scheduled Monument is located 100m to the north of the site. Due to the existing caravan park surrounds the new development is not considered to affect the heritage asset.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		The site has not been identified for any legacy use.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Site generally flat and located in open countryside. Site lies within Anglesey AONB as explained above and thus impact on the character and openness of the Anglesey AONB is an important consideration
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available space. (Amber)</li> <li>Yes – Close to site size criterion. (red)</li> </ul>		The shape of the site is not expected to constrain development.
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (green)</li> <li>Balanced Feedback or no</li> </ul>		No comments were received regarding this site option.

## SP518 Land Adjacent to Trearddur Mews

Criteria		RAG rating	Assessment	Comments
		feedback received (amber) • Largely Negative (red)		
16	Support and enhance the Welsh language and culture?	• Yes (green) • Neutral (amber) • No (red)		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	• Held by developer/ willing owner/ public sector/ on the market (Green) • Unknown (amber) • Complex / multiple ownership or subject to ransom strip (Red)		The availability of the site is not known.
18	Is the site commercially viable?	• Good viability and achievability (Green) • Moderate viability and achievability (amber) • Poor viability and achievability (Red)		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-13    Stage 4: SP300 Land at Ysbyllidir**



## SP300 Land at Ysbyllidir

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site is currently agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Parts of the site are identified Flood Zone C.
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		<p>A small portion of the sites eastern boundary is directly adjacent to residential development in Caergeiliog village, abutting the rear of residential gardens.</p> <p>Whilst these impacts may be capable of mitigation, the very close proximity suggests significant potential for adverse impacts on residential amenity.</p>
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		Access would need to be created to link onto A5. Topography of the sites access represents a minor constraint.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Within designation (<b>red</b>)</li> </ul>		The site is outside of the Anglesey AONB.
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		None within or adjacent to the site.

## SP300 Land at Ysbyllidir

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		There are no listed buildings likely to be impacted by the proposed development.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		The site is largely hidden due to a bund on the northern A55 and lines of trees on the eastern and western border.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available space. (Amber)</li> <li>Yes – Close to site size criterion. (red)</li> </ul>		The shape of the site is not expected to constrain development.
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (green)</li> <li>Balanced Feedback or no</li> </ul>		No comments were received regarding this site option.

## SP300 Land at Ysbyllidir

Criteria		RAG rating	Assessment	Comments
		feedback received ( <b>amber</b> ) • Largely Negative ( <b>red</b> )		
16	Support and enhance the Welsh language and culture?	• Yes ( <b>green</b> ) • Neutral ( <b>amber</b> ) • No ( <b>red</b> )		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	• Held by developer/ willing owner/ public sector/ on the market ( <b>Green</b> ) • Unknown ( <b>amber</b> ) • Complex / multiple ownership or subject to ransom strip ( <b>Red</b> )		The availability of the site is not known.
18	Is the site commercially viable?	• Good viability and achievability ( <b>Green</b> ) • Moderate viability and achievability ( <b>amber</b> ) • Poor viability and achievability ( <b>Red</b> )		The availability of the site is not known. Commercial viability is not known.

## **Appendix 6-14    Stage 4: SP10 Land adj Bryngwran Farm**

## SP10 Land Adjacent to Bryngwran Farm

Criteria		RAG rating	Assessment	Comments
1	Previously Developed	<ul style="list-style-type: none"> <li>All of the site is previously developed land (<b>green</b>)</li> <li>Part of the site is previously developed land (<b>amber</b>)</li> <li>None of the site is previously developed land (<b>red</b>)</li> </ul>		The site comprises greenfield agricultural land.
2	Flood risk	<ul style="list-style-type: none"> <li>Low risk (A) (<b>green</b>)</li> <li>Medium risk (B) (<b>amber</b>)</li> <li>High risk (C) (<b>red</b>)</li> </ul>		Flood Zone A (low risk).
3	Living Conditions	<ul style="list-style-type: none"> <li>Unlikely to result in a significant adverse effect (<b>green</b>)</li> <li>Potential to result in significant adverse effect (<b>amber</b>)</li> <li>Likely Significant adverse effect (<b>red</b>)</li> </ul>		The site backs on to a number of residential properties within Bryngwran.
4	Access	<ul style="list-style-type: none"> <li>No known constraints (<b>green</b>)</li> <li>Minor constraints (<b>amber</b>)</li> <li>Major constraints (<b>red</b>)</li> </ul>		Bryngwran is located along the A5. However, the site has an unsuitable access which runs adjacent to a number of residential properties in Bryngwran.
5	Ground conditions	<ul style="list-style-type: none"> <li>Negligible contamination or instability likely (<b>green</b>)</li> <li>Minor contamination or instability likely (<b>amber</b>)</li> <li>Major contamination or instability likely (<b>red</b>)</li> </ul>		The site is largely agricultural land and as such is likely to require minimal remediation.
6	National landscape designations	<ul style="list-style-type: none"> <li>Not within designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Within designation (<b>red</b>)</li> </ul>		The site is outside of the Anglesey AONB
7	Local environmental designations	<ul style="list-style-type: none"> <li>No designation (<b>green</b>)</li> <li>Adjacent (<b>amber</b>)</li> <li>Yes (<b>red</b>)</li> </ul>		None within or adjacent to the site.

## SP10 Land Adjacent to Bryngwran Farm

Criteria		RAG rating	Assessment	Comments
8	National or international environmental designations (not including landscape)	<ul style="list-style-type: none"> <li>No designation (green)</li> <li>Adjacent (amber)</li> <li>Yes (red)</li> </ul>		None within or adjacent to the site.
9	Designated heritage assets	<ul style="list-style-type: none"> <li>Not affected (green)</li> <li>Setting affected (amber)</li> <li>Directly affected (red)</li> </ul>		The Milestone in Bryngwran is Grade II listed however any facility on site would be unlikely to impact the sites development potential.
10	Mineral safeguarding	<ul style="list-style-type: none"> <li>No (green)</li> <li>Partial (amber)</li> <li>Yes (red)</li> </ul>		The site is not safeguarded.
11	Legacy Potential	<ul style="list-style-type: none"> <li>Identified potential for a legacy use (green)</li> <li>No identified potential for a legacy use (red)</li> </ul>		An appropriate legacy use has not yet been determined.
12	Agricultural Land Classification	<ul style="list-style-type: none"> <li>Grade 4 or 5 (green)</li> <li>Grade 3 (amber)</li> <li>Grade 1 or 2 (red)</li> </ul>		The site is classified as Grade 4.
13	Visual impact	<ul style="list-style-type: none"> <li>Negligible/minor visual impact likely (green)</li> <li>Moderate impact likely (amber)</li> <li>Major impact likely (red)</li> </ul>		Site generally flat and visible from the surrounding countryside. It would however be seen in the context of Bryngwran.
14	Does the shape of the site constrain development	<ul style="list-style-type: none"> <li>No – Ample space for all development (green)</li> <li>Maybe – Unusual site shape but reasonable available space. (Amber)</li> <li>Yes – Close to site size criterion. (red)</li> </ul>		The site has no shape constraints
15	Consultation feedback	<ul style="list-style-type: none"> <li>Largely Positive (green)</li> <li>Balanced Feedback or no</li> </ul>		No comments were received regarding this site option.

## SP10 Land Adjacent to Bryngwran Farm

Criteria		RAG rating	Assessment	Comments
		feedback received (amber) • Largely Negative (red)		
16	Support and enhance the Welsh language and culture?	• Yes (green) • Neutral (amber) • No (red)		The site is not situated within a settlement and there would be suitable facilities available on-site.
17	Is the site available?	• Held by developer/ willing owner/ public sector/ on the market (Green) • Unknown (amber) • Complex / multiple ownership or subject to ransom strip (Red)		The availability of the site is not known.
18	Is the site commercially viable?	• Good viability and achievability (Green) • Moderate viability and achievability (amber) • Poor viability and achievability (Red)		The availability of the site is not known. Commercial viability is not known.