

**From:** [PMO](#)  
**To:** [Wylfa Newydd](#)  
**Subject:** RE: IACC Deadline 2 Submission : Local Impact Report - Conclusion (email 31)  
**Date:** 04 December 2018 20:07:54  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Conclusion.pdf](#)

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**This is the final e-mail.**

Pnawn Da/ *Good afternoon,*

Gweler ynghlwm cynrychiolaeth CSYM mewn perthynas â'r uchod / *Please see IACC's representation in respect of the above.*

Bydd fersiwn Gymraeg yn cael ei ddarparu cyn gynted a phosib / *A Welsh version of the submission will be provided in due course.*

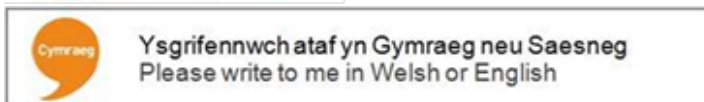
Cofion/ *Regards,*

Manon

Swyddfa Rhaglen Ynys Ynni /  
Energy Island Programme Office  
01248 752435 / 2431  
[PMO@ynymon.gov.uk](mailto:PMO@ynymon.gov.uk)



[www.ynysynimon.co.uk](http://www.ynysynimon.co.uk) / [www.angleseyenergyisland.co.uk](http://www.angleseyenergyisland.co.uk)



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Mae'r neges e-bost hon a'r ffeiliau a drosglwyddyd ynghlwm gyda hi yn gyfrinachol ac efallai bod breintiau cyfreithiol ynghlwm wrthynt. Yr unig berson sydd i'r hawl i'w darllen, eu copio a'u defnyddio yw'r person y bwriadwyd eu gyrru nhw ato. Petaech wedi derbyn y neges e-bost hon mewn camgymeriad yna, os gwelwch yn dda, rhowch wybod i'r Rheolwr Systemau yn syth gan ddefnyddio'r manylion isod, a pheidiwch datgelu na chopio'r cynnwys i neb arall.

Mae cynnwys y neges e-bost hon yn cynrychioli sylwadau'r gyrrwr yn unig ac nid o angenrheidrwydd yn cynrychioli sylwadau Cyngor Sir Ynys Môn. Mae Cyngor Sir Ynys Môn yn cadw a diogelu ei hawliau i fonitro yr holl negeseuon e-bost trwy ei rwydweithiau mewnol ac allanol.

Croeso i chi ddelio gyda'r Cyngor yn Gymraeg neu'n Saesneg. Cewch yr un safon o wasanaeth yn y ddwy iaith.

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# Ynys Môn

## THE ISLE OF Anglesey

### Wylfa Newydd Local Impact Report

Chapter 23: Conclusion

December 2018

PINS Ref: EN010007



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

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## 1.0 Conclusion

- 1.1 The preceding chapters of the Local Impact Report have adopted a common approach of setting out baseline conditions, prediction of impacts, policy guidance to assess the importance of impacts, significance of areas of missing data. Against all of those considerations there is then an assessment of likely impacts tied to recommendation of steps required to respond to those impacts by way of drafting of requirements and provision of mitigation, most likely in the s106 Agreement.
- 1.2 In this section an overview is given of the mitigation requirements in the preceding local impact report chapters. The aim is to give a broad understanding of the range, type and depth of actions that are needed to respond to the adverse pressures that will be generated by this major development.
- 1.3 The hierarchy of response to impacts of “avoid, reduce, mitigate, compensate” is delivered through scheme adjustments during the confirmation process, the imposition of requirements and protective provisions in the DCO and through planning obligations. The following summary concentrates just on the last of these areas, mitigations and compensation steps that are delivered through planning obligations. Whilst planning obligations concentrate on mitigations and compensation, it is also possible that these steps will be effective in avoiding or minimising the adverse effects they are intended to address.
- 1.4 The mitigation steps being summarised here have been identified from the information available to the Council. Significant gaps in that information have been identified by the Council and it is likely that as these gaps are filled, during the examination process and thereafter, that there will be changes in the predicted impacts and required mitigation. All missing information can be important, but there is special importance in the information that allows impacts on local communities in North Anglesey to know with confidence the circumstances they will be facing and to have confidence that adequate measures will be in place to avoid or ameliorate the adverse elements of those effects.
- 1.5. The LIR chapters identify a wide range of mitigations including:-
  - a) Specific actions that are known already to be needed
  - b) Identified objectives to be achieved
  - c) Potential adverse impacts the occurrence of which is uncertain
  - d) Known adverse impacts where the extent of the impact is unquantifiable at this stage; and
  - e) Adverse impacts where no direct mitigation is possible but offsetting compensatory measures may be appropriate
- 1.6 This wide range of situations is covered by a combination of specified funds, contingency funds and a community fund. Flexibility in the deployment of these funds to meet this wide range of impacts is vital. It will represent a fundamental

failure of the assessment and approval process if future impacts from the development are shown to exist but available mitigation is inadequate to deal with those impacts if at the same time there are allocated funds elsewhere going unused that have anticipated impacts that have not been demonstrated to have occurred.

- 1.7 IACC will produce a comparative mitigation route map to respond to that prepared by HNP. **The following summary is not attempting any form of comprehensive list of the full range of mitigations required.**
- 1.8 All the following heads of mitigation must all be subject to rigorous evidence based monitoring of need for and effectiveness of action. A significant amount of the mitigation funds will inevitably be directed at assessing the extent of need for mitigation and the results of that mitigation on a recurring basis.
- 1.9 The following list is arranged thematically, but detailed assessment has also been made of impacts likely at site specific locations e.g. Dalar Hir and Park Cybi. In general the impacts identified for these sites, whilst being specific examples of wider impacts that will be felt across the island, focus especially on physical impacts, however illustration is given of the nature of mitigation required from a site specific perspective as well.
- 1.10 The following thematic areas of recommended mitigations, for which funding will be allocated via planning obligation, have these key defining (non-exhaustive) examples drawn from the preceding LIR:-

#### **ECONOMIC DEVELOPMENT- LOCAL EMPLOYMENT AND SUPPLY CHAIN**

- a) Resisting displacement of the workforce especially in the care, hospitality and tourism sectors
- b) Assistance to the SME sector to bid for WN contracts
- c) Increase in local skills training to take advantage of local employment opportunities in construction, operation and outage phases of WN.

#### **TOURISM**

- a) Protection of the available workforce and accommodation needed to support the local tourism economy.
- b) Increased marketing and enhanced visitor facilities to respond to construction pressures and perception of adverse impacts from construction and long term operation of WN.

#### **SAFEGUARDING**

- a) Active protection of local communities and vulnerable groups responding to challenges from a changed social environment.

#### **EDUCATION AND SKILLS**

- a) Education provision at all age levels to support increased local labour participation in the WN project

- b) Supporting schools and teachers to respond to demands of accommodating dependents of migrant workers whilst maintaining existing standards
- c) Ensuring adequate special needs provision

### **HOUSING**

- a) Protection of the private rental sector for local population and tourism
- b) Encouragement of new build and return to use of vacant and underused property
- c) Control of caravan use for construction purposes

### **WELSH LANGUAGE AND CULTURE**

- a) Resourcing (including immersion capability) especially for education and local community facilities to respond to pressure from substantial net inflow of temporary and permanent workers and dependents
- b) Welsh language support in WN construction and operation workplace through recruitment, day to day operations and use of contractors
- c) Support for translation services and signage provisions

### **TRAFFIC AND TRANSPORT**

- a) Increased park and share and bus service provision
- b) Enhanced monitoring to enforce WN travel plans (e.g. in relation to fly-parking and rat-running)
- c) Additional funding for road repairs

### **WASTE MANAGEMENT, NOISE AND VIBRATION, AIR QUALITY AND LIGHTING**

- a) Monitoring and mitigation strategy for waste arisings
- b) Monitoring and response strategies to amenity impacts from noise, vibration dust and lighting.
- c) Identification and protection of particular sensitivities in residential, education and recreational contexts (such as schools, community facilities and dark sky status).

### **COMMUNITY**

- a) Leisure Provision - (especially related to the main campus) provision of upgraded leisure facilities and improvement of existing facilities for indoor and outdoor recreation and swimming.
- b) Ensuring adequate medical and social support facilities for local communities and incoming workforce.
- c) Enhanced blue light services to respond to construction workforce demands.

### **CUMULATIVE IMPACTS**

- a) Cumulative impacts between the WN project and a range of other major infrastructure “Reasonably Foreseeable Future Projects” have been considered although prediction of required physical mitigation and

compensatory measures involves assessing how mitigation can respond to very complex and ultimately unpredictable combinations and timings of future development. All the areas of thematic and site specific mitigation should be viewed from this cumulative perspective with special regard paid to the likelihood of intensification of impacts identified elsewhere and the increased need for contingency and community funds to be flexibly deployed, both in scope and the sums available to meet particular needs.

- 1.11 The following site specific recommended mitigations, for which funding will be allocated via planning obligation, have these key (non-exhaustive) defining examples drawn from the preceding LIR:-

**WYLFA NEWYDD DEVELOPMENT AREA**

- a) Limiting or offsetting landscape and visual impacts to users of PRowWs and local settlements
- b) Protection and management of important landscape features including areas of special sensitivity such as public rights of way, settlements and AONB.
- c) Compensatory measures to offset unavoidable impacts.
- d) Species and habitats (protected and non-protected) protected and enhanced (including avoidance and compensatory measures).
- e) Protection and ongoing management of historic features including archaeological remains, scheduled monuments, listed buildings and registered park and gardens.
- f) Protection and control of Surface Water, Groundwater, Bathing Water and existing contaminated land issues

**WYLFA NEWYDD SITE CAMPUS**

- a) Provision of suitable leisure and amenity facilities.

**DALAR HIR PARK AND RIDE**

- a) Safeguarding of ecological receptors and deterrence of vermin.
- b) Management of flooding and wider drainage concerns
- c) Ensuring local traffic conditions (including the junction with the A55) continue to operate satisfactorily.

**PARC CYBI LOGISTICS CENTRE**

- a) Protection of existing and replacement landscape features.
- b) Ecological management to protect and create habitat for wildlife species and control invasive flora
- c) Rights of way improvement schemes

**OFFSITE POWER STATION FACILITIES**

- a) Securing off-site screen planting and for the delivery of compensatory measures to improve the quality and usability of the public right of way network surrounding the sites
- b) Control of invasive species and drainage management



## **A5025 OFFLINE HIGHWAY IMPROVEMENTS**

- a) Surveying and restoration of traditional landscape features and improvements to Rights of Way.
  - b) Restoration and enhancement of important species habitats and connectivity between habitats.
- 1.12 In terms of application of all these LIR mitigation steps, the particularly important imminent step will be effective conversion of what is set out in the LIR to a format that can appropriately be included in either DCO requirement or the s.106 planning obligation.
- 1.13 That specific drafting has not been attempted in the LIR not least because it is accepted that the ongoing examination will look further at the LIR conclusions before seeking input of the parties, particularly that of IACC in the drafting of appropriate requirements and planning obligations.
- 1.14 The adequacy of any s.106 planning obligation covenants, are of the greatest importance in the examination process as they represent the actions needed to address the impacts of the proposal and to control them in a way that allows the development consent order to be approved.
- 1.15. IACC remains firm in its consistently held position that it strongly supports the development of the Wylfa Newydd facility provided the steps needed to protect particularly the local communities but all effected stakeholders, provided the balance of positive and adverse impacts is shown to be firmly in favour of an overall net long term legacy benefits to the people of Anglesey and North Wales. This must be ensured to overcome the inevitable and significant adverse impacts that development of this magnitude will unavoidably bring with it.

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