

**From:** [Kieran Somers](#)  
**To:** [Kay Sully](#); [Wylfa Newydd](#)  
**Cc:** [KJ Johansson](#); [Horizon Production Management Team](#); [David Palmer \(Contractor\)](#); [PMQ](#); [James.Hooker@gov.wales](#); [Iwan.Williams@cyfoethnaturiolcymru.gov.uk](#); [energyisland@cyfoethnaturiolcymru.gov.uk](#); [Dylan Williams](#); [Neil Burke](#)  
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**Attachments:** [8.8 Marine Works sub-CoCP.PDF](#)  
[8.7 Main Power Station Site sub-CoCP.PDF](#)  
[8.9 Off-Site Power Station Facilities sub-CoCP .pdf](#)  
[8.10 Park and Ride sub-CoCP.PDF](#)  
[8.13 Wylfa Newydd Code of Operational Practice.pdf](#)

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Good Evening

Please find attached Horizon's Deadline 2 submissions relating to :

- Marine Works sub-CoCP
- Main Power Station Site sub-CoCP
- Off-site Power Station Facilities sub-CoCP
- Park and Ride sub-CoCP
- Wylfa Newydd Code of Operational Practice

Kind Regards

**Kieran Somers**

Head of Planning  
Pennaeth Cynllunio

**HORIZON NUCLEAR POWER**

Sunrise House  
1420 Charlton Court  
Gloucester Business Park  
Gloucester  
GL3 4AE

Tel: +44 (0) 1242 507 681  
Mobile: +44 (0)7989 493647  
[kieran.somers@Horizonnuclearpower.com](mailto:kieran.somers@Horizonnuclearpower.com)

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## Wylfa Newydd Project

### 8.9 Off-Site Power Station Facilities sub-CoCP

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4 December 2018

Revision 2.0

Examination Deadline 2

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Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

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## Executive Summary

This document forms the Off-site Power Station Facilities sub Code of Construction Practice within the Wylfa Newydd Development Consent Order Project. It details site-specific measures that are to be taken to mitigate the environmental effects of the construction works of the Off-site Power Station Facilities.

The Off-site Power Station Facilities comprise the Mobile Emergency Equipment Garage (MEEG), Alternative Emergency Control Centre (AECC) and the Environmental Survey Laboratory (ESL).

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# 1 Introduction

## 1.1 General

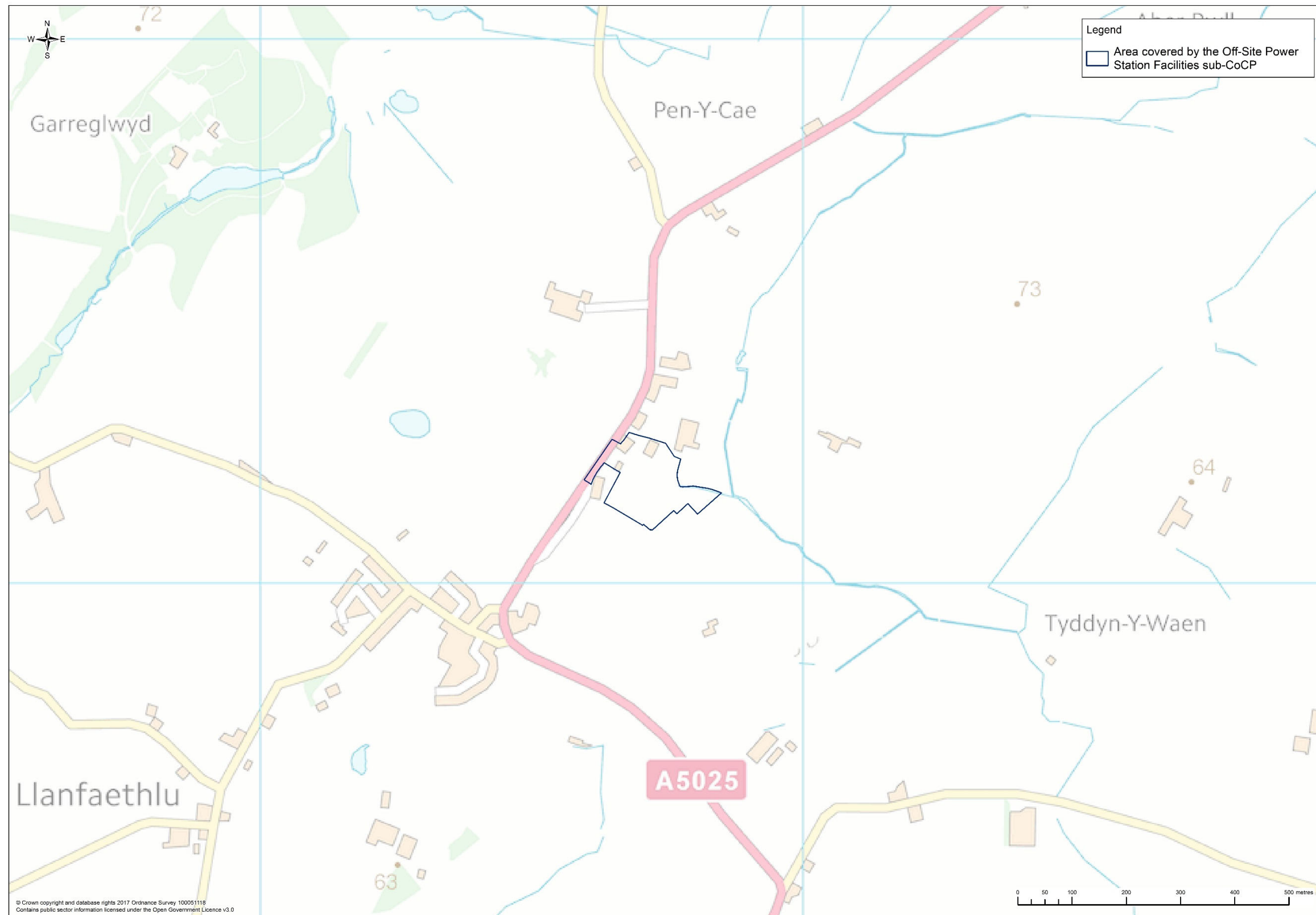
- 1.1.1 As the Wylfa Newydd DCO Project covers a number of discrete locations, the overarching Wylfa Newydd Code of Construction Practice (CoCP) (APP-414) covers project-wide aspects of the Wylfa Newydd DCO Project regardless of site/location. Sub-CoCPs are provided for each location and underpin the Wylfa Newydd CoCP (APP-414). Sub-CoCPs provide only the controls relevant specifically to that location.
- 1.1.2 This document forms the Off-site Power Station Facilities sub-CoCP within the Wylfa Newydd DCO Project, and details site-specific measures that are to be taken to mitigate the environmental effects of the construction works of these Off-site Power Station Facilities.
- 1.1.3 The Off-site Power Station Facilities comprise the Mobile Emergency Equipment Garage (MEEG), Alternative Emergency Control Centre (AECC) and the Environmental Survey Laboratory (ESL).
- 1.1.4 A plan of the location of the site is shown in figure 1-1.
- 1.1.5 The principal works associated with this sub-CoCP are as follows:
- establish the site compound in the portable cabin office area;
  - demolish three existing buildings on site and single-storey house in the south-west corner of the site;
  - strip topsoil and subsoil (as required);
  - form foundations for the MEEG/AECC building and the ESL building;
  - undertake drainage and utility works;
  - form the new road surface moving east to west including installation of the surface water storage tank and drainage;
  - erect the MEEG/AECC building, followed by the ESL building;
  - form pedestrian routes within the site and parking areas; and
  - undertake soft landscaping.
- 1.1.6 Site-specific measures to mitigate the effects of the construction works are detailed within this sub-CoCP. Where the requirements of construction practice are covered adequately by the Wylfa Newydd CoCP (APP-414), those requirements are not repeated in this sub-CoCP. Therefore, where no site-specific controls are specified here, reference should be made to the Wylfa Newydd CoCP (APP-414). In the event of a conflict between the Wylfa Newydd CoCP (APP-414) and this sub-CoCP, the commitments in this sub-CoCP prevail.

1.1.7 This sub-CoCP sets out the site-specific controls to be complied with, covering the following aspects of the Wylfa Newydd DCO Project construction:

- communications and community and stakeholder liaison;
- general site management;
- traffic and transport;
- public access management;
- air quality;
- noise and vibration;
- waste and materials management (including soils and land contamination);
- water management;
- ecology and landscape management; and
- cultural heritage.

1.1.8 The Off-site Power Station Facilities sub-CoCP should be read together with the Wylfa Newydd CoCP (APP-414) to understand the full suite of controls for the Off-site Power Station Facilities.

**Figure 1-1 Off-site Power Station Facilities site boundary**



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## **2 Approach to environmental management**

### **2.1 General**

- 2.1.1 This section is included here to maintain the structure of this sub-CoCP in accordance with the Wylfa Newydd CoCP (APP-414), in order to enable easier cross-referencing between the two documents and other sub-CoCPs. Refer to section 2 of the Wylfa Newydd CoCP (APP-414) for full information on Horizon's approach to environmental management which is consistent across the Wylfa Newydd DCO Project.

### **3 Communications and community/stakeholder liaison management strategy**

#### **3.1 General**

- 3.1.1 Horizon's communications and community/stakeholder liaison management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further requirements set out in this sub-CoCP.
- 3.1.2 The general mitigation controls to be implemented for communications and community/stakeholder liaison are described in section 3 of the Wylfa Newydd CoCP (APP-414).
- 3.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

#### **3.2 Site-specific communications**

- 3.2.1 Horizon will notify occupiers of nearby properties and Llanfaethlu Primary School in advance of works taking place, including the type and duration of the activity. This will ensure occupiers are notified of key construction activities that might result in increased noise or disturbance. As part of notifications, neighbours will also be advised of Horizon's Community Involvement Officer and the complaints register in the event that they might wish to lodge a complaint regarding construction.

## **4 General site management strategy**

### **4.1 General**

- 4.1.1 Horizon's general site management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 4.1.2 The general mitigation requirements to be implemented for site management are described in section 4 of the Wylfa Newydd CoCP (APP-414).
- 4.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **4.2 Working hours**

- 4.2.1 Standard working hours will be in accordance with the daytime hours specified by BS5228 *Code of practice for noise and vibration control on construction and open sites* [RD1]:
  - Monday - Friday: 07:00 - 19:00; and
  - Saturday: 07:00 - 13:00.
- 4.2.2 If construction work is required at these sites outside these hours, this will be identified by Horizon and justified in a Section 61 (S61) Control of Pollution Act 1974 application which will be made to the Isle of Anglesey County Council (IACC) in advance of the works. The Section 61 Control of Pollution Act 1974 application will also detail the noise control measures to be applied to the works.

### **4.3 Lighting**

- 4.3.1 The lighting used during construction of the Off-site Power Station Facilities will be designed to reduce light spill and limit the effects on both habitats of most value to sensitive ecological receptors, and human receptors (for example local communities).

### **4.4 Security**

- 4.4.1 Site security and a secure fenced boundary will be incorporated into the site design to ensure safe and secure construction of the facility as well as acting as a mitigation measure to deter crime.

## **5 Traffic and transport management strategy**

### **5.1 General**

- 5.1.1 Horizon's traffic and transport management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 5.1.2 The general mitigation controls to be implemented for traffic and transport are described in section 5 of the Wylfa Newydd CoCP (APP-414) and any further requirements set out in this sub-CoCP.
- 5.1.3 There are no further site-specific mitigation measures for the Off-site Power Station Facilities relating to traffic and transportation, other than those contained in other sections of this document relating to specific aspects of traffic and transportation (such as air quality).

## **6 Public access management strategy**

### **6.1 General**

- 6.1.1 Horizon's public access management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 6.1.2 The general mitigation controls to be implemented for public access are described in section 6 of the Wylfa Newydd CoCP (APP-414).
- 6.1.3 There are no further site-specific controls in relation to public access and recreation for this sub-CoCP, other than those contained in other sections of this sub-CoCP (i.e. air quality, noise and vibration, ecology and landscape).

## **7 Air quality management strategy**

### **7.1 General**

- 7.1.1 Mitigation to reduce pollutant emissions is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 7.1.2 The general mitigation controls to be implemented for air quality are described in section 7 of the Wylfa Newydd CoCP (APP-414).
- 7.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **7.2 Dust emissions**

- 7.2.1 Earthworks and exposed areas/soil stockpiles will be revegetated to stabilise surfaces as soon as practicable.
- 7.2.2 Where it is not possible to revegetate or cover with topsoil, as soon as practicable, alternative methods of dust suppression will be used.
- 7.2.3 Where practicable, soil cover will only be removed in small areas during work and not all at once.
- 7.2.4 Buildings to be demolished will be soft stripped inside to provide a screen against dust.
- 7.2.5 On-site haul routes will be inspected for integrity and any necessary repairs will be made to the surface as soon as reasonably practicable.
- 7.2.6 Hard-surfaced haul routes will be installed, where practicable and will be damped down with fixed or mobile sprinkler systems, or mobile water bowsers, and regularly cleaned.
- 7.2.7 An adequate area of hard-surfaced road between the wheel-wash facility and the site exit will be provided, wherever site size and layout permits.
- 7.2.8 Horizon will avoid explosive blasting, using appropriate manual or mechanical alternatives.
- 7.2.9 Maximum speed limit of vehicles on surfaced and unsurfaced roads will be set so as to secure health and safety of workers and keep airborne dusts within acceptable limits for sensitive receptors.
- 7.2.10 Horizon will undertake dust deposition monitoring at two locations close to the nearest human receptors to the north-east and north-west of the site boundary, or the nearest possible secure location. These monitoring locations will be agreed with the local authority.
- 7.2.11 Being retrospective, the dust deposition monitoring will form a secondary control mechanism to the primary monitoring control mechanisms (i.e. regular on-site and off-site inspection, recording of dust complaints and the

subsequent responses to any issues identified by these processes) and will be used to:

- provide a quantification of the dust deposition to support the primary monitoring controls and good practice dust mitigation and control measures;
- assist in identifying specific work areas or processes where refinements are required to the working practices and dust controls;
- corroborate dust complaints which occurred during the sampling period; and
- understand if there are smaller or more gradual longer-term increases in dust deposition which may lead to loss of amenity and result in complaints.

7.2.12 The following checks and reviews will be implemented by the person or team responsible for the environmental monitoring once the dust deposition data have been received from the laboratory, collated and an exceedance of the amber or red trigger identified:

- check the observations in the laboratory test report for anything unusual about the sample which indicates it may not be valid;
- review the on-site and off-site visual inspection records to check if these identified any visible dust emissions from site activities or any noticeable dust deposition at off-site locations, and correlate these to the monitoring location(s) with the dust deposition trigger exceedance(s);
- review the complaints log to check if there were complaints of dust during the sampling period and if these are in areas represented by the monitoring location(s) (or downwind of these areas) with the dust deposition trigger exceedance(s);
- review the actions undertaken in response to the visual inspections and dust complaints and the specific outcomes of those actions;
- if needed, review the meteorological conditions for the sampling period (e.g. wind speed and direction, rainfall and general observations) and if there were weather conditions which could potentially increase dust emissions from the site (e.g. very dry conditions with high wind speeds);
- record the outcome of the above review, for example using the following options (other outcomes are possible):
  - another localised or regional source was the likely cause of the elevated dust deposition measurements – no further action;
  - site activities or sources were the likely cause of the elevated dust deposition measurements;

- the measured elevated dust deposition rate(s) was likely due to specific site activities or sources which were identified via the primary monitoring control mechanisms (i.e. visual inspections or dust complaints) and was addressed at the time of occurrence;
- there were no obvious or discernible site activities or sources which were identified via the primary monitoring control mechanisms (i.e. there were no visual inspections or dust complaints which highlighted the potential for elevated dust deposition rates at or close to the monitoring locations which recorded the elevated dust deposition rates).

7.2.13 The IACC will be informed of the outcome of the review and, if required, further discussions would be arranged with the IACC to review existing and future site operations and agree the extent of further review or actions. This would be informed by consideration of key statistics such as the trend in the measured dust deposition rates, the trend or pattern of complaints in relation to site operations (if any) or other related metrics or information which could inform the review process (e.g. the proposed schedule of works and activity levels in the areas closest to the measured elevated dust deposition rates).

## **7.3 Air quality reporting**

- 7.3.1 Regular air quality monitoring reports will be made to the IACC and NRW. These reports will contain a summary of the dust deposition monitoring results and key statistics for the monitoring period, number and type of complaints received and a summary of actions taken to resolve any issues. The report will also be made available online to be viewed by other parties and members of the public in line with the Wylfa Newydd engagement framework – see the Wylfa Newydd CoCP (APP-414).
- 7.3.2 The reports will be issued on a monthly basis. The frequency of the reporting will be kept under review with the IACC and NRW and may reduce in frequency based on the potential for adverse air quality effects or if the monitoring data, including visual inspections and complaints data, support this.

## **8 Noise and vibration management strategy**

### **8.1 General**

- 8.1.1 Horizon's noise and vibration management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 8.1.2 The general mitigation controls to be implemented for noise and vibration are described in section 8 of the Wylfa Newydd CoCP (APP-414).
- 8.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **8.2 Noise and vibration control measures**

- 8.2.1 Specific control measures will be implemented to reduce noise from plant and machinery during the daytime period. These will include increasing the height of the solid site hoarding-style fencing, to create up to a 3.6m barrier on the site perimeter. This hoarding will comprise acoustically reflective materials. In addition, temporary mobile barriers will be used to screen specific plant or activities, quieter plant will be selected, and working methods altered in order to reduce noise from plant or machinery. The final measures to be adopted will be determined through an application for prior consent under the Section 61 (S61) Control of Pollution Act 1974 application which will be made to the IACC in advance of the works.
- 8.2.2 Horizon will undertake a vibration risk assessment as part of the S61 application for any construction activity involving vibratory or impact equipment (such as vibratory rollers) to be used at the Off-site Power Station Facilities. This assessment will establish safe working distances for receptors in relation to construction vibration. This will ensure that any equipment that is identified as having potentially adverse vibration effects can be located sufficiently away from any sensitive receptors, so that any effects on such receptors can be reduced to negligible.
- 8.2.3 Where works are required within the safe working distances, alternative equipment or working methods will be investigated and vibration levels will be reduced to the greatest extent practicable. The S61 applications will also describe appropriate vibration monitoring will be carried out at the closest receptors to determine the success of these requirements.
- 8.2.4 Monitoring at locations representative of noise-sensitive receptors during construction will ensure noise levels remain within the permitted levels under the S61 approval. The S61 application will set out the thresholds and details of the monitoring programme including monitoring equipment, locations, and personnel. The proposed monitoring programme is likely to involve a combination of continuous and short-term spot check measurements, and review of initial results in order to determine any ongoing monitoring requirements. All monitoring results will be made available to the IACC.

- 8.2.5 Solid site hoarding-style perimeter fencing, will be increased from 1.8m (embedded design) to 3.6m high, to provide additional screening over the embedded design.
- 8.2.6 In choosing the location of the contractor's compound, the distance to noise-sensitive receptors will be taken into account so that distances between noise sources and receptors are as great as practicable.

## **9 Waste and materials management strategy, including soils and land contamination**

### **9.1 General**

- 9.1.1 Horizon's waste and materials management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 9.1.2 The general mitigation controls to be implemented for waste and materials are described in section 9 of the Wylfa Newydd CoCP (APP-414).
- 9.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **9.2 Waste and materials management**

- 9.2.1 The controls related to waste management that are relevant to the Off-site Power Station Facilities include:
- pre-demolition audit of the existing buildings, structures and infrastructure that will be demolished or excavated;
  - disposal of organic matter associated with vegetation clearance, especially Invasive Non-Native Species;
  - disposal of soils, made ground or materials deemed unsuitable for use due to contamination;
  - disposal of excavated or demolished inert materials not suitable for use;
  - disposal of tyres, vehicles, plant, batteries, fluids, fuels, hydraulics, equipment, electrics, electronics and lighting in accordance with the suite of end of life regulations;
  - disposal of temporary fencing, lighting and associated cables; and
  - disposal of gas cylinders and tanks.
- 9.2.2 Management of all materials arising from the construction of Off-site Power Station Facilities will be in accordance with the requirements set-out in the Wylfa Newydd CoCP (APP-414), this sub-CoCP, and in accordance with *The Definition of Waste: Development Industry Code of Practice* [RD3].

### **9.3 Land contamination**

- 9.3.1 Good practice mitigation during construction will include the implementation of a number of measures to reduce risks to human health and the environment. These will include the measures set out below.
- A ground investigation with appropriate sampling for chemical analysis will be undertaken prior to construction, followed by a risk assessment. If the risk assessment identifies the need for remediation, a remediation strategy will be prepared in accordance with the requirements of

*Contaminated Land Report 11: Model Procedures for the Management of Land Contamination* [RD2]. Any remediation will be designed to mitigate risks from contamination and reduce effects to receptors during construction and operation.

- A contamination watching brief will be carried out by suitably qualified and experienced personnel during excavation works so that any areas of unexpected contamination will be identified as soon as practicable.

## **10 Water management strategy**

### **10.1 General**

- 10.1.1 Horizon's water management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 10.1.2 The general mitigation controls to be implemented for water management are described in section 10 of the Wylfa Newydd CoCP (APP-414).
- 10.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **10.2 Fuel storage**

- 10.2.1 All fuel storage (above-ground and below-ground) will be within engineered containment facilities including suitably bunded tanks, and will comply with the Association for Petroleum and Explosives Administration (APEA) guidance including their 'Blue Book' [RD4].

## **11 Ecology and landscape management strategy**

### **11.1 General**

- 11.1.1 Horizon's ecology and landscape management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414), any further controls set out in this sub-CoCP and Horizon's Landscape and Habitat Management Strategy (APP-424 and APP-425).
- 11.1.2 The general mitigation controls to be implemented for ecology and landscape are described in section 11 of the Wylfa Newydd CoCP (APP-414).
- 11.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **11.2 Site-specific requirements**

- 11.2.1 Horizon will undertake quarterly landscape site inspections for a 5-year period, followed by annual inspections for the second 5-year period (total 10 year) in order to ensure landscaping has established appropriately. In the event that these inspections identify that planting has not established, replacement planting on a like for like basis will be undertaken at the first available planting season.

### **11.3 Water vole**

- 11.3.1 Pre-construction surveys will be completed by an Ecological Clerk of Works before any works in close proximity to habitats with the potential to support water vole. If required, avoidance measures will involve the micro-siting of works to not disturb places of water vole shelter or refuge. Should this not be possible, NRW will be consulted with regard to the need to obtain a Conservation Licence to allow works to go ahead.

### **11.4 Otter**

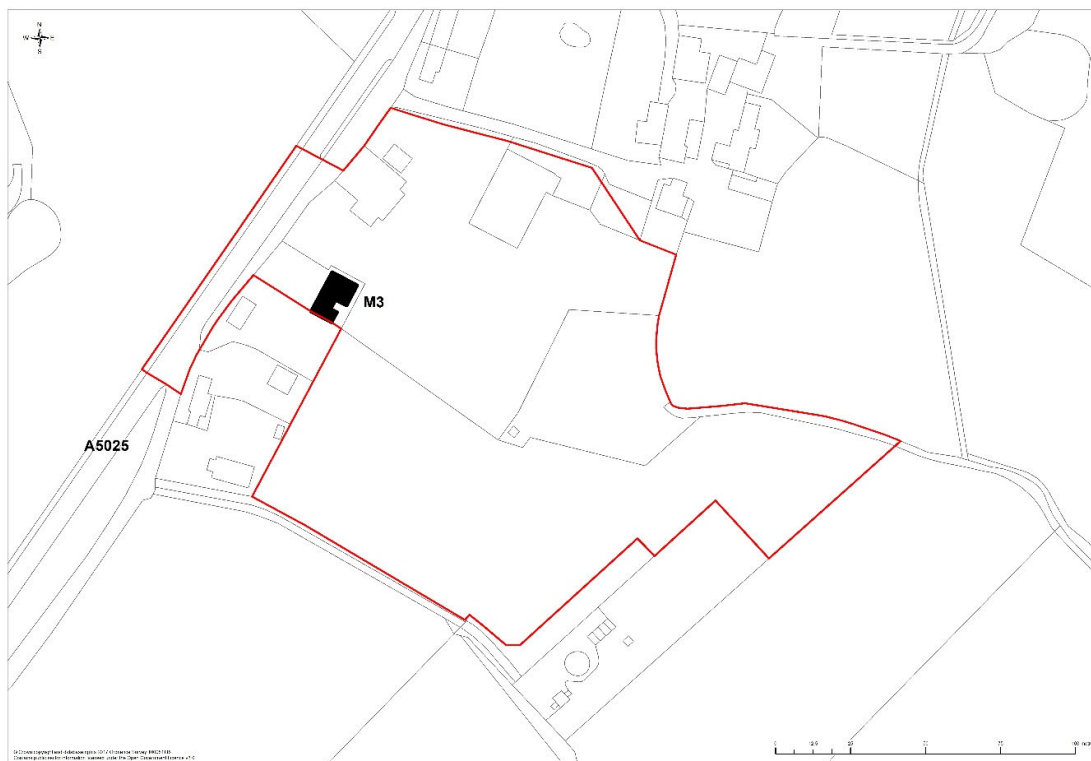
- 11.4.1 Pre-construction surveys will be completed by an ECoW before any works in close proximity to habitats with the potential to support otter. If required, avoidance measures will involve the micro-siting of works to not disturb areas including any otter holts or laying-up sites. Should this not be possible, NRW will be consulted with regard to the need to obtain a European Protected Species Mitigation Licence to allow works to go ahead.

### **11.5 Bats**

- 11.5.1 Dependent on the result of the pre-construction survey, provision of a replacement bat roost (in the form of bat boxes), and measures to avoid killing or injuring bats (such as roost exclusion) would be implemented when Building M3 is demolished. Figure 11-1 identifies Building M3 within the

boundary of the Off-site Power Station Facilities. If required, the demolition work would take place under the provisions of a European Protected Species licence.

**Figure 11-1 Location of Building M3**



## **12 Cultural heritage management strategy**

### **12.1 General**

- 12.1.1 Horizon's cultural heritage management strategy is based on the requirements set out in the Wylfa Newydd CoCP (APP-414) and any further controls set out in this sub-CoCP.
- 12.1.2 The general mitigation controls to be implemented for cultural heritage are described in section 12 of the Wylfa Newydd CoCP (APP-414).
- 12.1.3 In addition, the measures below outline specific measures to be implemented during construction of the Off-site Power Station Facilities.

### **12.2 Site-specific mitigation measures**

- 12.2.1 A photographic survey will be undertaken to record the current condition of Fieldscape, North-west Môn (Historic Landscape Type 2). The photographic survey will be undertaken in accordance with relevant best practice guidance (e.g. [RD5] and [RD6]) and Written Schemes of Investigation which will be agreed with Gwynedd Archaeological Planning Service. The photographic survey will include the preparation and submission of reports to the Historic Environment Record and National Monument Record of Wales and the preparation of an ordered archive which will be submitted to an appropriate repository.
- 12.2.2 Photographic surveys will be undertaken to record the current setting and provide a permanent visual record of the current conditions of the following heritage assets:
  - St Maethlu's Church (Asset 176);
  - Carreglwyd Registered Park and Garden (HLT 1); and
  - North West Mon (HLT 2).

## 13 References

**Table 13-1 Schedule of references**

| ID  | Reference                                                                                                                                                                                                                                                                                                                         |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RD1 | British Standards Institution. 2014. BS 5228-1:2009+A1:2014 <i>Code of practice for noise and vibration control on construction and open sites</i> , Part 1 Noise. London: British Standards Institution.                                                                                                                         |
| RD2 | Environment Agency and Department for Environment, Food and Rural Affairs. 2004. <i>Contaminated Land Report 11: Model Procedures for the Management of Land Contamination</i> . Bristol: Environment Agency.                                                                                                                     |
| RD3 | Contaminated Land: Applications in Real Environments (CL:AIRE). 2011. <i>The Definition of Waste: Development Industry Code of Practice</i> . Version 2. London: CL:AIRE                                                                                                                                                          |
| RD4 | Association for Petroleum and Explosives Administration. 2011. <i>Guidance for Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations</i> (Revised June 2011).                                                                                                                                   |
| RD5 | English Heritage. 2007. <i>Understanding the Archaeology of Landscapes: A guide to good recording practice</i> . London: English Heritage.                                                                                                                                                                                        |
| RD6 | Gwynedd Archaeological Planning Service. 2015. <i>Guidance for applicants undertaking general photographic surveys for planning purposes</i> . [Online] [Accessed 11 November 2016] Available from: <a href="http://www.heneb.co.uk/newimages/photographicsurvey.pdf">http://www.heneb.co.uk/newimages/photographicsurvey.pdf</a> |

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