



## Wylfa Newydd Project

### 3.3 Explanatory Memorandum (Track change version Revision 4.0 against Revision 3.0)

PINS Reference Number: EN010007

---

Application Reference Number: 3.1

---

4 December 2018

Revision 1.0

Examination Deadline 2

Regulation Number: 5(2)(c)

Planning Act 2008

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

[This page is intentionally blank]

# EXPLANATORY MEMORANDUM TO THE WYLFA NEWYDD (NUCLEAR GENERATING STATION) ORDER 201[●]

201[●] No. 0000

## 1. Introduction

- 1.1 Horizon Nuclear Power Wylfa Limited ("**Horizon**") has made an application (the "**Application**") to the Secretary of State for a development consent order ("**DCO**") to authorise the construction, operation and maintenance of the Wylfa Newydd DCO Project (which is described at Schedule 1 (Authorised Development) to the draft DCO which accompanies the Application and is entitled the Wylfa Newydd (Nuclear Generating Station) Order 201[●] (the "**Order**").
- 1.2 The purpose of an explanatory memorandum is to assist the Examining Authority, Interested Parties and the Secretary of State in understanding the rights and powers sought within a DCO. This Explanatory Memorandum therefore explains the purpose and effect of each article of, and schedule to, the Order, as required by regulation 5(2)(c) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations (S.I. 2009/2264) (as amended). In particular, it sets out (as per the Planning Inspectorate's *Advice Note 15: Drafting Development Consent Orders*):
  - 1.2.1 the source of the provision (whether it is bespoke or based on a granted DCO);
  - 1.2.2 the section/Schedule of the Planning Act 2008 ("**2008 Act**") under which it is made; and
  - 1.2.3 the reasons why the article is relevant to the Proposed Development and considered important/essential to the delivery of the Wylfa Newydd DCO Project.
- 1.3 This document should be read alongside the Order and the various documents submitted in respect of the Application.
- 1.4 In preparing the Order, we have had regard to a number of granted DCOs. The purpose of this exercise was to understand the nature and scope of powers and rights that have been included in granted DCOs relating to large-scale generation, highway, marine, and connection infrastructure projects – all of which are key elements of the Wylfa Newydd DCO Project (see paragraph 2.3 below). Where there are similarities between the Wylfa Newydd DCO Project and these granted DCOs (such as the need to acquire land and rights or to undertake works within streets), we have included the analogous powers and rights within the Order, or explained where we have departed.

- 1.5 Where we have relied on a precedent DCO, we have identified which DCO the drafting in the Order has been based on as part of the justification as to why the inclusion of the power is appropriate and important for the delivery of the Wylfa Newydd DCO Project. We have also followed the guidance provided by the Planning Inspectorate in *Advice Note 15* and *Advice Note 13: Preparation of a Draft Order Granting Development Consent and Explanatory Memorandum*, and the guidance on drafting statutory instruments produced by the Office of Parliamentary Counsel.

## **2. The Purpose of the Order**

- 2.1 Section 31 of the 2008 Act provides that a DCO is required to the extent that a development is, or forms part of, a nationally significant infrastructure project ("**NSIP**").
- 2.2 The Wylfa Newydd DCO Project is an NSIP under sections 14(1)(a) and 15(2) of the 2008 Act because it relates to an onshore generating station with a capacity of more than 50 megawatts ("**MW**") in Wales. The Wylfa Newydd DCO Project will have up to 3,100MW of total installed generation capacity. Accordingly, Horizon has made the Application in order to secure development consent for the Wylfa Newydd DCO Project. The Order is part of the Application.

### ***Development authorised by the Order***

- 2.3 The Wylfa Newydd DCO Project comprises the following principal elements:

#### **2.3.1 The Power Station:**

- (a) the proposed new nuclear power station at Wylfa, including two UK Advanced Boiling Water Reactors, the Cooling Water System, supporting facilities, buildings, plant and structures, radioactive waste and spent fuel storage buildings;
- (b) other on-site development: including landscape works and planting, drainage, surface water management systems, public access works including temporary and permanent closures and diversions of public rights of way, new Power Station Access Road and internal site roads, car parking, construction works and activities including construction compounds and temporary parking areas, laydown areas, working areas and temporary works and structures, temporary construction viewing area, diversion of utilities, perimeter and construction fencing, and electricity connections;
- (c) Marine Works comprising:
  - (i) Permanent Marine Works: the Cooling Water System, the Marine Off-loading Facility, breakwater structures, shore protection works, surface water drainage outfalls, waste water effluent outfall (and associated drainage of surface water and waste water effluent to the sea), fish recovery and return system, fish deterrent system, navigation aids and Dredging;

- (ii) Temporary Marine Works: temporary cofferdams, a temporary access ramp, temporary navigation aids, temporary outfalls and a temporary barge berth;
  - (d) an electrical connection to the National Grid substation (the "**Grid Connection**").
- 2.3.2 Off-Site Power Station Facilities: comprising the Alternative Emergency Control Centre, Environmental Survey Laboratory and a Mobile Emergency Equipment Garage;
- 2.3.3 The Associated Development comprising works included in the DCO which facilitate the delivery of the NSIP, and which principally include:
  - (a) a Site Campus within the Wylfa Newydd Development Area ("**WNDA**") providing accommodation for construction workers;
  - (b) a temporary Park and Ride facility at Dalar Hir for construction workers ("**Park and Ride**");
  - (c) a temporary Logistics Centre at Parc Cybi ("**Logistics Centre**");
  - (d) five sections of A5205 Off-Line Highway Improvements along the A5025; and
  - (e) Wetland habitat creation and enhancement works as compensation for any potential impacts on the Tre'r Gof Site of Special Scientific Interest ("**SSSI**") at the following sites:
    - (i) Tŷ Du;
    - (ii) Cors Gwawr; and
    - (iii) Cae Canol-dydd.
- 2.4 Section 115(1) of the 2008 Act provides that development consent may be granted for "(a) development for which development consent is required, or (b) associated development". The *Department of Communities and Local Government's Planning Act 2008 Guidance: on associated development applications* for major infrastructure projects describes associated development as being:–
 

*"typical of development brought forward alongside the relevant type of principal development or of a kind that is usually necessary to support a particular type of project" and which "requires a direct relationship between associated development and the principal development".*
- 2.5 Associated development should therefore either support the construction or operation of the authorised development or help address its impacts; it should not be an aim in itself but subordinate to the authorised development for which development consent is being sought.
- 2.6 Prior to enactment of the Wales Act 2017, the 2008 Act did not permit the majority of the associated development to be included in a DCO for an NSIP in Wales.

- 2.7 Following the enactment of the Wales Act 2017, section 43 of the Wales Act 2017 inserted a new sub-section (4A) into section 115 of the 2008 Act which states that development consent may be granted for development that is associated with the construction of a generating station "that is (when constructed...)...expected to be within section 15(3A)" of the 2008 Act. Section 15(3A), which will come fully into force on 1 April 2019, provides that Welsh generating stations (excluding wind) that are more than 350MW will require development consent under the 2008 Act. Although section 15(3A) is not fully in force, it is currently in force for the purposes of enabling associated development to be included within a Welsh DCO under section 115 of the 2008 Act. As the Power Station, once constructed, is expected to be more than 350MW, the Associated Development listed above in paragraph 2.3.3 is now being formally sought as part of the Application.
- 2.8 Section 120(3) of the 2008 Act which provides that an order can make a provision "relating to, or to matters ancillary to, the development" and makes it clear (section 120(4)) that such matters 'include', in particular, provision for or relating to any of the matters listed in Part 1 of Schedule 5 of the 2008 Act. Section 120(5) also allows a DCO to apply, modify or exclude a statutory provision necessary to give effect to the powers in the DCO; include any provision that appears necessary or expedient to giving full effect to any other provision in the DCO; and include any incidental, consequential or transitional provisions or savings.

### ***The draft North Wales Connection Order***

- 2.9 The Order Limits currently overlap with the order limits for the National Grid's North Wales Connection Project ("**North Wales Project**"), which is a new 400 kilovolt connection between the existing substation at Wylfa on the Isle of Anglesey and an existing National Grid substation at Pentir in Gwynedd. The connection would facilitate the export of power from the proposed Wylfa Newydd Nuclear Power Station to the National Grid. This application is anticipated to be made in late-2018, following Horizon's Application.
- 2.10 Horizon has been in discussions with National Grid over the development of the Wylfa Newydd DCO Project and its interface with the North Wales Project. These discussions are continuing between the parties to ensure that the works anticipated under the two applications can be managed appropriately to avoid any conflicts in construction programming.
- 2.11 The purpose and effect of articles and schedules in the Order are summarised below, with justification provided as to why it is considered necessary for the purposes of the Wylfa Newydd DCO Project and/or to give effect to any other article included within this Order.

## **3. Part 1 – Preliminary**

- 3.1 Articles 1 (Citation and commencement) and 2 (Interpretation) of the Order contain preliminary provisions.

### ***Article 1 (Citation and commencement)***

- 3.2 Article 1 provides for the commencement and citation of the Order.

### ***Article 2 (Interpretation)***

- 3.3 The purpose of article 2 is to define various terms used in the Order. The definition of "authorised development" encompasses the NSIP and associated development authorised by the Order (as described in Schedule 1) and should be read in that context in this memorandum.
- 3.4 Particular definitions to note include:

- 3.4.1 "*commence*" is a new definition and incorporates the definition of a "material operation" under section 155 of the 2008 Act. The term 'commence' is used in a number of requirements in Schedule 3 (Requirements) of the Order. Many requirements express themselves as needing to be discharged before development can 'commence'; these types of requirement are sometimes referred to as pre-commencement requirements. The effect of the exclusion of various activities from the term 'commence' is that those works can be carried out by Horizon before a pre-commencement requirement is discharged.

Excluded from this definition are operations consisting of site preparation and clearance; pre-construction archaeological works; environmental surveys and monitoring; removal of hedgerows, trees and shrubs; investigations for the purpose of assessing ground conditions; diversion or laying of services; remedial work in respect of any contamination or adverse ground conditions; receipt and erection of construction plant and equipment; the temporary display of site notices and advertisements; and erection of temporary buildings, structures or enclosures related to any of the works mentioned above. These works are authorised under Schedule 1 of the Order, as well as specific articles of the Order (including articles 23 (Protective work to buildings), 24 (Authority to survey and investigate land), 75 (Felling or lopping of trees and removal of hedgerows)).

These excluded works within the definition comprise investigative, remedial, and mobilisation/preparatory works that will be undertaken at a stage where the detailed design of the authorised development, sufficient to enable all pre-commencement requirements to be discharged, is unlikely to have been completed. The ability to undertake these works ahead of Main Construction is of critical importance to the undertaker in the context of the anticipated construction programme. Some of the excluded works would allow Horizon to establish construction and welfare buildings and facilities, lay down temporary electricity and water services for construction, undertake surveys, and transport earthworks and construction plant and equipment, in advance of programmed construction works commencing within the Order Limits. The effect of this 'carve out' is that these specific works can be carried out by Horizon without any specific, pre-commencement requirements in

Schedule 3 to the Order needing to be discharged.

We note the Planning Inspectorate's comments in Advice Note 15 regarding the issue around the use of the term "commence" within DCOs. The Environmental Statement has concluded that the excluded works are unlikely to have significant environmental effects. For this reason, Horizon considers that the exclusion of these works from the definition is appropriate. In any event, these works will still be controlled by the overarching Code of Construction Practice ("**CoCP**") as well as the relevant sub-CoCP which Horizon will be required to comply with in carrying out the authorised development under the Schedule 3 of the Order. These CoCPs specify measures relating to the establishment of construction compounds, and therefore will effectively control these 'carve out' works.

Thus, there is effective control over these excluded works which are excluded in order to allow the timely and efficient construction of the authorised development.

3.4.2 Definitions of the *"Book of Reference"*, *"Wylfa Newydd CoCP"*, *"Construction Method Statement"*, *"Wylfa Newydd CoOP"*, *"Design and Access Statement"*, *"Detailed Design Drawings"*, *"Environmental Statement"*, *"Land Plans"*, *"Landscape and Habitat Management Strategy"*, *"Order Limits Plans"*, *"Parameter Plans"*, *"Phasing Strategy"*, *"Rights of Way Plans"*, the suite of sub-CoCP documents, *"Workforce Management Strategy"*, and *"Works Plans"* have been included as these are documents that will be certified under article 76 (Certification of plans, etc.) and Schedule 18 (Certified Documents) of the Order and the key mechanisms by which the controls and mitigation relating to the authorised development will be secured.

3.4.3 A new definition for *"discharging authority"* has been added so that it is clear that Isle of Anglesey County Council ("**IACC**") will be the discharging authority in respect of any Requirements in Schedule 3 of this Order relating to land above the mean high-~~water~~ springs ("**MHWS**"), and NRW will be the discharging authority in respect of any Requirements relating to land below the MHWS and the Marine Works. This distinction has been made because NRW will be responsible for granting and discharging conditions for the marine licence which will enable the Marine Works, and therefore it is the most appropriate entity to be discharging the requirements under Schedule 3 of the Order and providing approvals in relation to the Marine Works and areas below the MHWS (in consultation, where necessary with IACC and other stakeholders). Each of these entities have been identified within the Requirements; so, this definition is provided for avoidance of doubt and for Schedule 19 (Procedure for approvals, consents and appeals) of the Order.

3.4.4 *"maintain"* which includes the power to "inspect, repair, adjust, alter, improve, landscape, preserve, remove, reconstruct, refurbish, relay, extend, enlarge or replace" any part of the authorised development. The



words "to the extent assessed in the Environmental Statement" have also been included within the definition to prevent Horizon maintaining the authorised development in a manner or to a degree which has not been assessed or varies the authorised development. This ensures that any maintenance activities remain within the scope of the authorised development that has been assessed in the Environmental Statement.

Horizon considers this definition to be appropriate to enable itself to properly maintain and protect the authorised development throughout the 60-year operational period (for example, maintenance activities will inevitably include the need to refurbish or reconstruct operational buildings or replace components of the Power Station following technological advances or damage). Maintenance activities would also be subject to other controls within the Order, such as the protective provisions. Precedent for this article can be found in other generation DCOs concerning infrastructure with a similar life-cycle, such as article 2 of the North London Heat and Power Generating Station Order 2017 (S.I. 2017/215) and article 2 of the National Grid (Hinkley Point C Connection Project) Order 2016 (S.I. 2016/49).

- 3.4.5 "*Order Land*" is defined as meaning the land shown on the Land Plans and identified in the Book of Reference. The Order Land is not limited to land which is to be acquired but also includes both land owned by Horizon and third-party land which Horizon is seeking to acquire rights and land for temporary possession for the construction, maintenance and operation of the Wylfa Newydd DCO Project.
- 3.4.6 "*Order Limits*" is defined as ~~the~~ those limits shown on the Order Limits Plans and Works Plans, which is the extent of the area within which the authorised development may be carried out (subject to some minor exceptions discussed below).
- 3.4.7 The definition of "*street*" transposes the definition of "street" under section 48 of the New Roads and Street Works Act 1991 ("**1991 Act**") so that it is clear that footpath and highways are included within the definition of street under the Order. The definition under the 1991 Act has also been expanded to also include any viaduct, overpass or underpass which a street passes over as these elements form part of the authorised development (Work No.s 9A, 9B and 10B).
- 3.4.8 "*site preparation permission*" refers to the separate site preparation and clearance ("**SP&C**") permission that the undertaker is seeking separately under the Town and Country Planning Act 1990 ("**TCPA**"). The intention is that the undertaker will undertake SP&C works under the TCPA permission prior to the Order being granted; however, in the event that the TCPA permission is not granted prior to the Order being granted Horizon has also included SP&C works within its Application (as Work No. 12). If the TCPA permission is granted and works are being undertaken pursuant to that permission, article 5 of the Order provides a mechanism to enable Horizon to "switch" from undertaking works under the TCPA permission to the Order.

3.4.9 "*specific associated development works*" is defined as Work No.s 3, 6 and 7 of the authorised development which relate to the Site Campus, Park and Ride Facility at Dalar Hir and the Logistics Centre at Parc Cybi. As these works will be decommissioned prior to, or on completion of, construction of the Power Station, article 81 and Schedule 20 of the Order modifies the section 57(2) of the TCPA so that the land used for these specific associated development works will revert to its previous use (i.e. agricultural use) once these works have been decommissioned.

3.4.10 "*subsoil*" is defined as any ~~part~~stratum of ~~the substrata which~~land that is below the surface of the ground.

3.4.11 "*undertaker*" is defined as Horizon (or any other person who has the benefit of the Order under articles 8 (Benefit of Order) and 9 (Consent to transfer benefit of Order) (subject to certain restrictions discussed below)).

3.5 Article 2(2) clarifies that references in the Order to rights over land includes the rights to do anything in, on or under the land or in the airspace above and that the imposition of restrictions also includes restrictive covenants over the Order Land.

3.6 Articles 2(3) and (4) clarify that measurements within the Order and Book of Reference are approximate. The purpose of this is to ensure that if, upon the works, it transpires that the distances, directions and lengths are marginally different to those listed in the Order or the Book of Reference, there is no issue over whether the works are permitted by the Order. The provision allows for a small tolerance with respect to any distances, directions and lengths, although the majority of works will take place within the limits of deviation and the Order Limits.

3.7 Articles 2(5) to (9) provide further explanation as to how references in the Order to letters or numbered points, numbered works, documents or plans, and other references are to be construed.

## **4. Part 2 - Principal Powers**

### ***Article 3 (Development consent, etc. granted by Order)***

4.1 This article grants development consent for the authorised development to be constructed, operated and maintained within the Order Limits, subject to the Requirements in Schedule 3 of the Order. This article is provided for under section 115(1) of the 2008 Act.

4.2 As noted above, the authorised development comprises both an NSIP and associated development. The power to construct, operate and maintain the authorised development is subject to the other provisions of the Order, including the Requirements in Schedule 3 of the Order.

#### **Article 4 (Limits of deviation)**

- 4.3 As the Wylfa Newydd DCO Project involves both linear (for example, the A5025 Off-line Highway Improvements) and non-linear works (for example, the Logistics Centre at Parc Cybi) this article has enables limits of deviation for both work types which define the maximum extent within which the authorised development can be built. The ability to include such power is contained in section 120(3) of the 2008 Act which enables an order granting development consent to make provision relating to, or to matters ancillary to, the development for which consent is granted.
- 4.4 Article 4(1) provides that, subject to the Requirements in Schedule 3 and articles 11 (Power to alter layout, etc., of streets) and 12 (Street works) in the Order, Horizon must construct, maintain and operate the authorised development within the Order Limits and may deviate within the following limits of deviation:
- 4.4.1 For non-linear works, the works may deviate laterally within the confines of the limits of deviation shown on the Works Plans. The limits of deviation on the non-linear Works Plans typically follow the boundary of the work area which means that Horizon has the ability to undertake the works anywhere within that boundary.
- 4.4.2 For linear works, lateral limits of deviation are defined around the centre line of the works (rather than the boundary of the work area) and Horizon may deviate laterally from the centre line shown on the Works Plans by up to 2 metres either side of the centre line of that work as shown on the Works Plans. On the Works Plans, these are shown as the outermost boundary to which the centre line of the identified linear work can move to.
- 4.5 In respect of vertical deviations, article 4 specifies an upwards vertical limit of deviation of 0.5 metres from the levels shown on the Detailed Design Drawings for Works No. 8, 9, 10 and 11 (excluding the elevated viaduct, overbridge and associated underpasses comprised in those works). While 0.5 metres is considered to be an appropriate amount of deviation, paragraph 1(b)(ii)(a) provides that this limit may be exceeded where the Secretary of State certifies that an excess of these limits would not result in any new or materially worse effects from those assessed in the Environmental Statement.
- 4.6 All other non-linear works, and the elevated viaduct and associated underpass comprised in in Work No. 9, 10 and 11 have, in the first instance, complete flexibility in terms of heights. While article 4 may appear to give Horizon an uncontrolled level of flexibility in respect of these works, vertical limits are actually controlled through a defined set of parameters under the Requirements in Schedule 3 of the Order. These parameters, to which article 4 is subject, have the practical effect of curtailing Horizon's powers under article 4 by placing controls on the location of certain buildings, structures and works (i.e. they can only be located in a defined zone), as well as imposing maximum and minimum dimensions (such as heights) of certain elements of the authorised development.

- 4.7 The use of both limits of deviations and parameters is intended to bring greater clarity around how the construction of the authorised development will be controlled whilst still providing Horizon with a necessary, but proportionate, degree of flexibility. This degree is appropriate given the scale and complexity of the authorised development (and its individual components) as it reduces the risk that the authorised development as approved cannot later be implemented due to unforeseen engineering or geological reasons.
- 4.8 While the drafting of this article is bespoke to the Wylfa Newydd DCO Project requirements, limits of deviation have been included other granted DCOs, including article 5 of the National Grid (Hinkley Point C Connection Project) Order 2016, article 4 of the North London Heat and Power Generating Station Order 2017 (S.I. 2017/215), and article 5 of the Brechfa Forest West Wind Farm Order 2013 (S.I. 2013/586). All of these granted DCOs included a similar level of flexibility in the construction of the relevant infrastructure.

***Article 5 (Effect of the Order on the site preparation permission)***

- 4.9 In advance of submitting this Application, Horizon has applied for planning permission under the TCPA from IACC to carry out SP&C works within ~~the Wylfa Newydd Development Area~~ the WND. ~~IACC is currently considering this has resolved to grant the~~ application; ~~but if and so, once~~ granted, this permission would enable Horizon to commence SP&C works within the ~~Wylfa Newydd Development Area~~ WND in advance of the Order being granted.
- 4.10 In order to provide flexibility in undertaking the works, Horizon has decided to "twin-track" the SP&C application and so the Order also includes provisions authorising the same SP&C works for which it is hoped planning permission will be granted (identified as Work No. 12<sup>1</sup> of the authorised development in Schedule 1 of the Order). Article 5 therefore contains provisions which manage the relationship, and transition, between the planning permission and the Order in relation to the SP&C works. (In the event that the TCPA planning permission is not granted, Horizon will commence the SP&C works under the Order.) Appendix 1 of this document sets out an explanatory table which identifies the corresponding conditions and requirements and clearly specifies which will be in force following notice being served under article 5. The purpose of this table is to provide clarity over the transition from undertaking the SP&C works under the planning permission to under the Order.
- ~~4.11 Schedule 4 (Deemed approval) sets out the draft planning conditions proposed under the TCPA and their corresponding "twin" Schedule 3 Requirement to ensure that there is consistency between these two separate planning instruments. Discussions on the draft TCPA planning conditions are still ongoing and will therefore need to be agreed and updated prior to the grant of~~

---

<sup>1</sup> Work No.12 has been modified to remove the diversion and realignment works to Nant Porth-y-pistyll as these works were removed from the scope of the TCPA planning permission. Therefore, the only remaining difference between Work No.12 and the site preparation permission is that the land area for the site preparation permission is approximately 10 hectares larger as it includes the Tre'r Gof SSSI areal whereas this area is not included within the Work Plans for Work No.12.

~~the Order.~~

~~4.124.11~~ In the event that the SP&C works have not been completed pursuant to the site planning permission before the Order is granted, article 5 would enable Horizon to serve notice on IACC<sub>2</sub> informing ~~it~~ that it intends to undertake and complete the SP&C works under the Order, rather than the TCPA planning permission. Where Horizon gives notice that it intends to carry out the SP&C works under the Order (Work No.12), Horizon would be required to cease all works under the planning permission and all conditions of the planning permission would become unenforceable: (except to the extent that a breach of occurred prior to notice being served by Horizon). Horizon would then be required to start discharging under the SP&C Requirements underin Schedule 3 ~~(which mirror the obligations under the TCPA planning conditions).~~

~~4.134.12~~ The power to render the planning permission unenforceable through article 5 is provided for under section 120(3) ~~of the 2008 Act,~~ which provides that an Order may make a provision relating to the development for which consent is granted, together with paragraph 11 of Part 1 of Schedule 5 of the 2008 Act, which relates to the exclusion of obligations or liability in respect of acts or omissions. However, as noted in paragraph 4.11, article 5(1)(b) provides that site preparation conditions will be enforceable to the extent that any breach occurred prior to notice being served.

~~4.144.13~~ In order to avoid the situation where Horizon is required to discharge the same condition under both instruments, article 5(5) provides that if ~~IACC has~~ (prior to the notice being served) ~~already approved~~ details, plans, actions, documents or other matters have been approved, agreed or undertaken pursuant to one of the conditions of the TCPA planning permission listed in Schedule 4, (Deemed approval or compliance), this approval will constitute a deemed approval or compliance for the purpose of the corresponding ~~SP&C~~DCO Requirement ~~listed in columns (3) relation to Work No.12, unless otherwise agreed with IACC.~~ This would include for example, any approved schemes, pre-commencement surveys undertaken or licences obtained by Horizon. Discussions on the draft TPCA planning conditions are still ongoing and ~~(4)~~will therefore need to be agreed and updated prior to the grant of the Order (however, the conditions included in Schedule 4. — and Appendix 1 represent the latest version of these conditions).

~~4.154.14~~ This article follows the approach taken in article 4 of the Hinkley Point C (Nuclear Generating Station) Order 2013 (S.I. 2013/648) ~~),~~ which also had early works being twin-tracked through the DCO and TCPA process, except that it clarifies in sub-paragraph (5) that where a switch occurs to SP&C Works under the Order the detailed design drawings for Work No.12 will apply, not those plans under the TCPA planning permission.

~~4.16~~ ~~While the vast majority of SP&C Requirements mirror the corresponding TCPA planning permission, two additional requirements (SPC1 and SPC2) have been proposed because the area of land covered by Work No.12 is slightly larger than the area included under the SPC planning permission and therefore the works under Work No.12 are slightly larger in scope. Given this discrepancy, in undertaking Work No.12, Horizon will need to comply with the plans specified~~



~~under the DCO SP&C Requirements when undertaking SP&C works under the Order.~~

~~4.17~~4.15 Article 5 is provided for under section 120(3) of the 2008 Act, which enables an order granting development consent to make providing relating to, or to matters ancillary to, the development for which consent is granted.

#### ***Article 6 (Maintenance of the authorised development)***

~~4.18~~4.16 This article provides, for the avoidance of doubt, that Horizon has the power to maintain the authorised development at any time, except to the extent any other provisions in the Order or any agreement made under the Order provide otherwise. This article has been inserted for the avoidance of doubt and in accordance with section 120(3) and is a matter specifically identified in paragraph 5 of Schedule 5 to the 2008 Act, which relates to the operation of generating station. It has also been included to ensure that Horizon has the benefit of the statutory authority conferred by section 158 of the 2008 Act when maintaining the development authorised by the Order and to provide clarification that maintenance works fall within “development forming part of the NSIP” under section 31 of the 2008 Act or “associated development” under section 115 of the 2008 Act.

~~4.19~~4.17 Identical articles have been included in other generation DCOs, which have a similar operational period as the Wylfa Newydd DCO Project, including article 5 of the North London Heat and Power Generating Station Order 2017, article 5 of the Hinkley Point C (Nuclear Generating Station) Order 2013, and article 4 of the Wrexham Gas Fired Generating Station Order 2017 (S.I.2017/766).

~~4.20~~4.18 As noted above, the definition of "maintain" in article 2 is considered appropriate to enable Horizon to properly maintain the authorised development during its 60 years of operation so that the authorised development can be operated safely and in compliance with nuclear regulations. Further detail on this definition is set out above in paragraph 3.4.4.

#### ***Article 7 (Authorisation of use)***

~~4.21~~4.19 Article 7 confirms that, once constructed, Horizon has the authority to operate and use the authorised development. However, this power does not relieve Horizon of its obligation to obtain other operational consents that may be needed in addition to the Order (for example, electricity or nuclear site licences) as expressly stated in sub-paragraph (2).

~~4.22~~4.20 This article has been inserted for the avoidance of doubt and in accordance with section 120(3) and is a matter specifically identified in paragraph 5 of Schedule 5 to the 2008 Act, which relates to the operation of generating station. It also reflects section 140 of the 2008 Act which provides that a DCO for the construction of a generating station may also include a provision authorising the operation of a generating station and has been included to ensure that Horizon has the benefit of the statutory authority conferred by section 158 of the 2008 Act when operating the development authorised by the Order.

[4.23](#)[4.21](#) Similar articles have been included in other generation DCOs including article 6 of the North London Heat and Power Generating Station Order 2017, article 7 of the Glyn Rhonwy Pumped Storage Generating Station Order 2017 (S.I. 2017/330), and article 5 of the Hirwaun Generating Station Order 2015 (S.I. 2015/1574) (although the explicit wording has minor variations to article 7 of the Order).

#### **Article 8 (Benefit of Order)**

[4.24](#)[4.22](#) This article identifies that the undertaker has the sole benefit of the powers and rights under the Order. The "undertaker" is defined in article 2 as Horizon or the person who has the benefit of the order in accordance with article 9. This article overrides section 156(1) of the 2008 Act (as permitted by 156(2) of the 2008 Act) which limits the benefit of the Order to anyone with an interest in the land. Due to the nature of the authorised development, it is entirely appropriate that the powers under the Order are only exercised by Horizon and not any other person with an interest in the Order Land (unless provided under article 9).

[4.25](#)[4.23](#) Precedent for the use of this model provision can be found in other granted DCOs, such as in article 9 of the M20 Junction 10a Development Consent Order 2017 (S.I. 2017/1202), article 6 of the Keuper Underground Gas Storage Facility Order 2017, and article 7 of the North Wales Wind Farms Connection Order 2016 (S.I. 2016/818).

#### **Article 9 (Consent to transfer benefit of Order)**

[4.26](#)[4.24](#) While Horizon has been identified as having the sole benefit of the Order under article 8, article 9 anticipates that there may be circumstances where Horizon seeks to transfer its rights to another party. This article enables the rights and powers under the Order to be transferred to another body with the consent of the Secretary of State, and, in limited situations, without consent provided the transferee or lessee holds certain qualifications.

[4.27](#)[4.25](#) Article 9(1) provides that the consent of the Secretary of State must be obtained before the benefit of the Order and related statutory rights may be transferred to another person or body. This is to ensure that any transferee or lessee is deemed appropriate and qualified by the Secretary of State to take control of the authorised development under the Order.

[4.28](#)[4.26](#) Article 9(3) makes it clear that the transferee or lessee will be subject to the same restrictions, liabilities and obligations as Horizon, "including development consent obligations within the meaning of s106 of the 1990 Act". This is to clarify that the transferee or lessee would also be subject to obligations under "an agreement entered into by Horizon pursuant to section 106 of the TCPA". As Horizon will be entering into a section 106 agreement with local planning authorities, this provision is necessary to ensure that the transferee complies with all obligations etc. that have been imposed on Horizon, as well as ensuring that Horizon is released from liability upon transfer (given that it would no longer

be involved in the authorised development). This approach is standard under section 106 agreements.

~~4.29~~4.27 Articles 9(4) and (5) provide an exemption to the general requirement under article 9(1) to obtain consent from the Secretary of State where the transfer of the Order is to another nuclear installation licence holder.

~~4.30~~4.28 Article 9(4) provides that where a transferee or lessee holds a licence under the Nuclear Installations Act 1965, Horizon will not be required to obtain the Secretary of State's consent to the transfer; it will only need to notify the Secretary of State of the transfer or lease being granted (article 9(5)). While this exemption enables transfer without the consent of the Secretary of State, it has been tightly restricted so that it would only operate in the limited circumstances where the transferee or lessee is of the same calibre as Horizon (by virtue of it already holding a nuclear installation licence under section 3 of the 1965 Act) and subject to the same regulatory standards. Article 9(4) would not operate where the party is not a nuclear site licence holder. This exemption is also considered appropriate given that the Secretary of State has responsibility for the Office of Nuclear Regulation which has the power to grant a nuclear site licence to an operator, and so would have already approved the transferee through that process.

~~4.31~~4.29 The wording of this article reflects the approach taken in article 8 of the Glyn Rhonwy Pumped Storage Generating Station Order 2017, except that it has been modified to apply to the holder of a nuclear installation licence (rather than the holder of a licence under the Electricity Act 1989), include reference in sub-paragraph (3) to section 106 agreements, and remove the details that need to be included in any notice provided under sub-paragraph (4).

#### ***Article 10 (Defence to proceedings in relation to statutory nuisance)***

~~4.32~~4.30 Article 10 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 11 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the exclusion of liability in respect of acts or omissions.

~~4.33~~4.31 It provides that no statutory nuisance claims under the Environmental Protection Act 1990 can be brought against Horizon in respect of noise, vibration, light, and dust effects, if those effects were created during the construction, maintenance or operation of the authorised development and:

~~4.33.1~~4.31.1 \_\_\_\_\_ notice has been given under section 60 (control of noise on construction sites) or consent has been obtained under section 61 of the Control of Pollution Act 1974 ("**CoPA**") (prior consent for work on construction sites);

~~4.33.2~~4.31.2 \_\_\_\_\_ controls and measures relating to these effects have been set out under the approved CoCP, CoOP and relevant sub-CoCP under this Order or in accordance with noise and lighting levels under an environmental permit relating to the operation of the authorised development; or



~~4.33.3~~4.31.3 where such effects cannot reasonably be avoided.

~~4.34~~4.32 Article 10(1)(a)(ii) includes reference to controls and measures set out under the CoCP, CoOP and relevant sub-CoCPs as well as those controls set out within any environmental permit granted for the operation of the authorised development. This addition is to ensure that it will also be a defence if the effects are in compliance with those approved measures and limits.

~~4.35~~4.33 A similar approach has been followed in other DCOs where the authorised development was being constructed in close proximity to residential and commercial properties, such as article 9 of the North London Heat and Power Generating Station Order 2017, article 8 of the Keuper Underground Gas Storage Facility Order 2017 and article 7 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014 (S.I. 2014/2384). Article 10 modifies these precedent articles to include references to the potential nuisances under the Environmental Protection Act 1990 arising from the Wylfa Newydd DCO Project and the control documents specific to the Wylfa Newydd DCO Project and does not limit this defence to the construction period only (as this was a bespoke insertion in the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014).

## **5. Part 3 – Powers in respect of Streets**

### ***Article 11 (Power to alter layout etc., of streets)***

- 5.1 Article 11 provides Horizon, subject to certain restrictions, with the power to alter or carry out works within a street. This article is provided for under section 120(3) and (4) together with paragraph 15 of Part 1 of Schedule 5 of the 2008 Act, namely the carrying out civil engineering or other works.
- 5.2 Article 11(1) provides Horizon with wide powers to alter the layout of a street or carry out any works (either temporarily or permanently) identified in Schedule 5 of the Order (Streets subject to the alteration of layout) for the purposes of constructing and maintaining the authorised development. Consent of the street authority is not required for any works proposed to a street identified in Schedule 5.
- 5.3 Article 11(2) provides a broader power to alter the layout of or carry out any works in any street within the Order Limits (but has not been listed in Schedule 5) or outside the Order Limits, provided the consent of the street authority is obtained. This power is necessary to provide Horizon with the flexibility to undertake works on these streets if required during construction of the authorised development. For example, works on streets outside the Order Limits will be required to tie in the A5025 Off-line Highway Improvements to the existing road alignment. This power is considered appropriate as they can only be undertaken with the consent of the street authority.
- 5.4 Article 11(2) also sets out a broad range of works that Horizon may undertake on any street including altering the level or increasing the width of any street, footpath or carriageway, making and maintaining passing places, altering existing facilities in streets (for example, bus infrastructure) and undertaking works to manage and protect pedestrians (for example, creating pedestrian crossings). The works listed in article 11(2) include those that are necessary to enable the tie-in of the A5025 Off-line Highway Improvement Works (Works No.8-11); however, do not limit the scope of works that can be undertaken by Horizon on streets listed in Schedule 5.
- 5.5 Article 11(3) provides that any street altered temporarily under this article must be restored to the reasonable satisfaction of the street authority.
- 5.6 Article 11(5) provides that where a street authority fails to respond to an application for consent under article 11(2) within 56 days of the application being made, it is deemed to have given its consent under article 11(4). This article is considered necessary to enable Horizon to exercise its powers and undertake works in an efficient and expedient manner and to give full effect to the power to carry out the authorised development. It is important to note that the deemed approval provision does not remove the street authority's ability to refuse the application; it just imposes a deadline by which they must exercise their statutory functions.
- 5.7 The inclusion of deemed approval, which appears in a number of other articles in the Order, is considered reasonable and aligns with the objectives and

scheme of the 2008 Act to ensure efficient delivery of NSIPs. Inclusion of similar timeframes for decisions, and deemed approval, under the Order ensures that Horizon can deliver the Wylfa Newydd DCO Project in an efficient manner and the intention of the 2008 Act is not undermined. A number of granted DCOs, such as National Grid (Hinkley Point C Connection Project) Order 2016, have been granted with deemed approval provisions to prevent consenting authorities failing to provide any response within a reasonable time to an applicant's request for approvals.

- 5.8 Similar provisions to article 11 have been included in other generation and infrastructure DCOs which also required works within public streets, such as article 8 of the Hirwaun Generating Station Order 2015, article 12 of the National Grid (Hinkley Point C Connection Project) Order 2016, article 10 of the Meaford Gas Fired Generating Station Order (S.I. 2016/779) and article 11 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014, although the works and timing for approvals has been amended in article 11 to reflect the scale of the works anticipated under the Wylfa Newydd DCO Project. Article 11 does not set out the provisions of the 1991 Act that have been disapplied (as the Thames Tideway Order did) as this is set out under article 13 of the Order.

#### ***Article 12 (Street works)***

- 5.9 Article 12 provides that Horizon can undertake works in, on, or under those streets identified in Schedule 6 (Streets subject to street works) for the purposes of the authorised development. Consent from the street authority is not required for works on a street identified in Schedule 6 (Streets subject to street works).
- 5.10 Article 12(1) outlines a range of street works that may be carried out by Horizon on streets identified in Schedule 6 of the Order and within the Order Limits. Such works include, for example, removing, relocating or replacing street furniture and bus infrastructure, works to improve sightlines, hard and soft landscaping, relining and replacement of road markings, and the removal and provision of permanent and temporary signage. These works are necessary to carry out the authorised development under article 3 (Development consent, etc. granted by Order), in particular the A5025 Off-line Highway Improvements.
- 5.11 Article 12(2) provides Horizon with a broad power to undertake street works on any street whether or not it is located within or outside the Order Limits, with the consent of the relevant street authority. This is considered appropriate as the authorised development is not contiguous and so Horizon may need to undertake works on a street between geographically separate Order Limits for the purposes of the authorised development. For example, works to improve sightlines (i.e. cutting back obstructions, such as trees and hedges, that impact on visibility of the authorised development), to tie in the Off-line Highway Improvements into the existing highway, or to install traffic signage on approach roads to the Order Limits to ensure the safety of users of the authorised development, or to reflect changes in speed conditions. This power is sufficiently restricted through the requirement for the street authority must provide its consent to such works.

- 5.12 Where a street authority's consent is required under article 12(2), article 12(3) includes a deemed consent provision whereby consent is deemed granted where the street authority fails to provide a response within 56 days of the application being made. As noted above at paragraph 5.7, this is considered necessary to enable Horizon to exercise its powers and undertake works in an expedient manner; yet still provides the street authority with a sufficient amount of time to either approve or reject the application.
- 5.13 Article 12 does not include any clarification that the power granted in article 12(1) is a "statutory right" for the purposes of the 1991 Act. This is because a statutory right for the purposes of the 1991 Act is defined as including any right conferred by an enactment (including subordinate legislation), this includes a DCO made as a Statutory Instrument. Section 117(4) of the 2008 Act requires certain DCOs to be made as Statutory Instruments – including DCOs that create byelaws (see article 61) and those amending legislation (see articles 80 and 81). As the Order will be made as a Statutory Instrument this clarification is unnecessary.
- 5.14 Article 12 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it is required to enable Horizon to construct and maintain the authorised development. Equivalent provisions can be found in other granted DCOs which also required works within public streets, such as article 10 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014. However, article 12 increases the range of listed street works, includes a deemed approval provision, and excludes sub-paragraphs (3) and (7) of the Thames Tideway Order as these are not considered relevant to the Wylfa Newydd DCO Project.

### ***Article 13 (Application of the 1991 Act)***

- 5.15 This article sets out how the 1991 Act will apply to the authorised development. Precedent for this approach can be found in two other generation DCOs, the Glyn Rhonwy Pumped Storage Generating Station Order 2017 and the Hinkley Point C (Nuclear Generating Station) Order 2013.
- 5.16 Article 13(1) makes it clear that specific works, such as the reconstruction, widening, substantial levelling of the highway, carried out by Horizon on the highway will be treated as if they are "major highway works" carried out by a highway authority for the purposes of Part 3 of the 1991 Act (street works in England and Wales). This provision ensures that the cost sharing provisions under section 85 of the 1991 Act (sharing of cost of necessary measures) applies to the Order, in particular, articles 34 (Rights under or over streets), 38 (Apparatus and rights of statutory undertakers in stopped-up streets) and 39 (Recovery of costs of new connections). It is also intended to apply the co-ordination measures under section 84 of the 1991 Act (measures necessary where apparatus affected by major works) to such works whereby Horizon and other statutory undertakers must co-operate to secure the efficient implementation of the works.
- 5.17 Articles 13(2) and (3) provide that certain provisions of the 1991 Act listed in article 13(3) will apply to the carrying out of works under articles 11 (Power to

alter layout etc. of streets) and 12 (Street works), the permanent or temporary stopping up of streets under articles 14 (Permanent stopping up of streets and extinguishment of private means of access) and 16 (Temporary stopping up of streets). This approach follows the drafting in article 12 of the Glyn Rhonwy Pumped Storage Generating Station Order 2017. The listing of temporary alterations, stopping up and diversions under article 13(2) (c) makes it clear that these works are "street works" for the purposes of the 1991 Act. This would, for example, require Horizon to make arrangements, so far as practicable, for utilities to gain access to their apparatus.

- 5.18 Article 13(3) identifies select provisions of Part 3 of the 1991 Act that are to apply to street works carried out under the Order. The practical effect of this is that sections 56, 58, 61-64, 66, 71-74, 77, 78, 82-84 and 86-106 of the 1991 Act do not apply when Horizon is carrying out street or highway works under the Order. This is considered appropriate as these sections are either not relevant to the authorised development, or will be managed through the powers in the Order, the protective provisions relating to apparatus owned by statutory undertakers in Schedule 15 (Protective Provisions) of the Order, or through the CoCP, CoOP and/or relevant sub-CoCPs which control (through the Requirements) how Horizon carries out the construction of the authorised development and works in streets and highways. Power to disapply these sections of the 1991 Act is provided for under section 120(5) of the 2008 Act.
- 5.19 Article 13(4) confirms that the emergency procedures under sections 57 of the 1991 Act apply to any stopping up, alteration or diversion required in an emergency, rather than the procedures set out in sections 54 and 55 of that Act. This enables Horizon to act quickly in the event of an emergency as it does not first have to comply with notification processes. This provision was also included in article 12 of the Glyn Rhonwy Pumped Storage Generating Station Order 2017.
- 5.20 Article 13(5) clarifies that references in Part 3 of the 1991 Act to the highway authority in respect of major highway works should be read as references to Horizon. Article 9 of the Hinkley Point C (Nuclear Generating Station) Order 2013 included a similar clarification.

***Article 14 (Permanent stopping up of streets and extinguishment of private means of access)***

- 5.21 This article enables the permanent stopping up of any streets or public rights of way ("**PRoW**") and extinguishment of private means of access ("**PMA**"). This article is subject to article 38 (Apparatus and rights of statutory undertakers in stopped-up streets) with regards to the rights of statutory undertakers. This ensures that there are sufficient protections in place for statutory undertakers as article 38 prescribes specific processes Horizon must follow in respect of the removal, relocation or substitution of such apparatus within a street it is seeking to stop up.
- 5.22 While private rights are extinguished under article 29 (Private rights), this article applies to specific PMAs where alternatives should be provided prior to their extinguishment. Under article 29, these PMAs would be extinguished as soon

as the land or right is acquired and thus inclusion of PMAs within this article ensures that, prior to their stopping up, Horizon must either provide a permanent replacement PMA or, where no substitute PMA is to be provided, meet one of the conditions under paragraph (5) (listed at paragraph 5.23.2 below) prior to the extinguishment.

- 5.23 Articles 14(1) to (6) provide Horizon with powers to stop up the streets (both roadways and footpaths), PRoWs and PMAs specified in Schedule 7 (Streets or private means of access to be permanently stopped up or extinguished) to the extent specified in that schedule. The process for stopping up differs depending on whether or not a substitute street, PRoW or PMA will be provided:

5.23.1 Where a substitute street, PRoW or PMA is to be provided, the street, PRoW or PMA must not be stopped up until the substitute or a temporary alternative route has first been provided. In the case of a street, the substitute street or PRoW must be provided to the reasonable satisfaction of the street authority (article 14(2)). The location and extent of any substitute street, PRoW or PMA (as well as details of its substitute) is set out in Part 1 of Schedule 7 (being a street to be stopped up or PMA to be extinguished for which a substitute is to be provided).

5.23.2 Where no substitute street, PRoW or PMA is to be provided, the street or PRoW cannot be stopped up or the PMA extinguished unless at least one of the conditions specified in article 14(5) in relation to land which abuts the street, PRoW or PMA have been met. These conditions relate to instances where the stopping up would have no effect as access to that street, PRoW or PMA has already been precluded (though there not being any right to access to begin with, the owner agreeing to the stopping up, or Horizon being in possession of the land) or another suitable form of access is available. Those streets, PRoWs and PMAs that are to be stopped up without a substitute street, PRoW or PMA being provided are identified in Part 2 of Schedule 7 (being a street to be stopped up or PMA to be extinguished for which no substitute is to be provided).

- 5.24 A limited number of PRoWs identified in Schedules 7 and 9 are located outside the Order Limits. These are PRoWs that immediately adjoin the Order Limits for the A5025 Off-line Highway Improvements, or cross through discrete parts of the WNDA and have been proposed to be stopped up for safety and security reasons. These limited PRoWs (and their proposed diversions) are shown on the Rights of Way drawings (WN0902-HZDCO-ROW-DRG-00008, WN0902-HZDCO-ROW-DRG-00009, WN0902-HZDCO-ROW-DRG-00018, and WN0902-HZDCO-ROW-DRG-00029) and identified in Schedules 7 and 9 (where temporary).
- 5.25 Article 14(3) makes it clear that where Horizon provides a substitute street, PRoW or PMA, it is not required to provide that substitute to a higher standard than the street, PRoW or PMA that was stopped up or extinguished. This is to ensure that Horizon is only required to provide a like-for-like replacement (for example, where the previous path was just a tracks through a field, Horizon would not be required to provide a formal sealed footpath).

- 5.26 Article 14(6) confirms that that where a street or PRow is stopped up or PMA extinguished, all rights of way will be extinguished and Horizon may use that street or PRow for the purposes of the authorised development (i.e. for construction laydown areas) provided it owns the land on either side of the street, PRow or PMA. Where someone suffers a loss as a result of any suspension or extinguishment of any private right of way, they will be entitled to compensation.
- 5.27 Article 14(9) clarifies that, for the purposes of this article and Schedule 7, the definition of "street" under article 2 of the Order has been expanded to also include PRows. This is to ensure that all types of streets that are affected by the authorised development are subject to these powers.
- 5.28 Article 14 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 17 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the stopping up or diversion of highways, which in this context would include footpaths and bridleways and other forms of "streets" (see definitions of "highway", "footpath" and "bridleway" in sections 328 and 329 of the Highways Act 1980 and "street" in article 2 of the Order).
- 5.29 This article has been based on article 9 of the Silvertown Tunnel Order 2018 (S.I. 2018/574) which also required the stopping up of streets and PMAs for the purpose of that development, although sub-paragraphs (3) and (9) are bespoke for the reasons set out above. Sub-paragraph (5) of article 9 of the Silvertown Tunnel Order 2018 has not been included as this sub-paragraph was bespoke to that project.

***Article 15 (Status of footpaths created or improved)***

- 5.30 This article sets out the status of footpaths, footpaths/cycleways and cycleways that are created or improved under the Order will have upon completion.
- 5.31 Footpaths identified as "footpaths created or improved" in Schedule 8 (Status of footpaths created or improved) will have the status identified in column (3) of that Schedule from the date that the highway authority is satisfied that they have been constructed to a standard specified in a footpath implementation plan, to be agreed with the highway authority.
- 5.32 The footpaths, footways/cycleways and cycleways listed in Schedule 8 are only those that will be constructed at the Associated Development Sites. Footpaths within the WNDA have not been included as the final locations of footpaths within the WNDA will not be known until the operational phase of the Power Station. Prior to operation, Horizon will be required to submit a final landscape scheme to IACC for approval which will show the proposed final footpath arrangements.
- 5.33 This article only deals with the status of the public rights of way created or improved (i.e. footpath or bridleway), it does not provide for the extinguishment or re-provisions of public rights of way as this is dealt with under article 14 (Permanent stopping up of streets and extinguishment of private means of

access) of the Order. Article 15 is therefore limited to determining the status of these footpaths to avoid duplication with article 14 of the Order.

- 5.34 Precedent for this article can be found in article 16 of the Hinkley Point C (Nuclear Generating Station) Order 2013 which also had to create a number of footpaths within the Order Limits and therefore proposed a footpath implementation plan to facilitate their construction. This article is also provided for under section 120(3) of the 2008 Act.

***Article 16 (Temporary stopping up of streets)***

- 5.35 This article is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 17 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the stopping up or diversion of highways, which in this context would include footpaths and bridleways and other forms of "street" (see definitions of "highway", "footpath" and "bridleway" in sections 328 and 329 of the Highways Act 1980 and "street" in article 2 of this Order).
- 5.36 This article allows Horizon to temporarily stop up, alter, or divert streets or PRowS shown on the Right of Way Plans and identified in Schedule 9 during, and for the purposes of, the authorised development. It also includes the right to divert any traffic and prevent all persons from passing along the street or PRowS for any reasonable time. In the event that pedestrian access is prevented, Horizon must ensure that access is provided to any premises that abut the affected street or PRowS where there would be no other way to access those premises.
- 5.37 In the case of streets or PRowS specified in Schedule 9 (Streets to be temporarily stopped up), these streets or PRowS may only be stopped up following consultation with the street authority or IACC (in relation to PRowS). Consent from the street authority is not required for streets or PRowS that have been specifically identified in Schedule 9. For all other streets and PRowS (not identified in Schedule 9), these streets or PRowS may only be temporarily stopped up with the consent of the street authority. Where someone suffers a loss as a result of any suspension of any private right of way, they will be entitled to compensation.
- 5.38 Article 16(2) allows Horizon to use any street or PRow that has been temporarily stopped up, altered or diverted as a temporary working site. This is considered appropriate and necessary to facilitate construction of the authorised development and allow Horizon to avoid having to acquire additional interests to accommodate additional construction lay-down or compound areas. We note that this approach was taken in in article 13(2) of the National Grid (Hinkley Point C Connection Project) Order 2016 and various orders under the



- 5.39 Article 16(5)(b) enables Horizon to temporarily stop up, alter or divert any other street not listed in Schedule 9, whether or not it is within the Order Limits, provided consent from the street authority is obtained. Although Horizon must seek consent from the street authority prior to exercising any power under this article in relation to a street or PRoW which has not been included in Schedule 9, article 16(5)(b) includes a requirement that such consent cannot be unreasonably withheld or delayed. Article 16(8) also provides that where a street authority fails to respond to any application for consent within 42 days of receiving it, it will be deemed to have given its consent. Precedent for this approach is found in article 13(5) the National Grid (Richborough Connection Project) Order 2017 (S.I. 2017/817), except that it has been modified to provide that such consent must not be unreasonably withheld or delayed. Given that the powers under this article only allow for a temporary interference with a street or PRoW, a deemed approval process under article 16(8) is considered appropriate as it will provide Horizon the certainty that it will be able to deliver the Wylfa Newydd DCO Project efficiently and is justified in accordance with the reasons set out at paragraph 5.7 above.
- 5.40 Finally, article 16(6) has been inserted to make it clear that where Horizon provides a temporary substitute street, PRoW or PMA, it is not required to provide that substitute to a higher standard than the street, PRoW or PMA that was stopped up or extinguished. This is to ensure that Horizon is only required to provide a like-for-like (for example, where the previous path was just a tracks through a field, Horizon would not be required to provide a formal sealed footpath). This inclusion is bespoke to the Order.

***Article 17 (Use of private roads for construction)***

- 5.41 Article 17 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it is required for the construction of the authorised development. It is based on article 13 of the Silvertown Tunnel Order 2018 which was also a development that required the ability to use private roads during construction if required.
- 5.42 This article authorises the temporary use by persons or vehicles along private roads situated within Order Limits for the purposes of, or in connection with, the construction of the authorised development without the need for Horizon to acquire a formal permanent easement over that land (for example, there may be private farm roads within the Order Limits that provide key access routes to parts of the authorised development). Where Horizon seeks to exercise its power under this article, it will be liable to compensate any person who claims damage or loss suffered as a result of Horizon using private roads during construction.

---

<sup>2</sup> For example, article 11(2) of the A19/A1058 Coast Road (Junction Improvement) Development Consent Order 2016 (S.I. 2016/73) and article 12(2) of the A556 (Knutsford to Bowdon Improvement) Development Consent Order 2014 (S.I. 2014/2269).

- 5.43 Article 17 therefore creates a power to 'use' a private road for a temporary period that is proportionate to the limited nature of the use, rather than extinguishing, suspending or permanently interfering with the private rights of landowners (through the imposition of a permanent easement right). This is akin to the powers for temporary use under articles 35 (Temporary use of land for carrying out authorised development) and 36 (Temporary use of land for maintaining authorised development) of the Order; however, it is distinguished because Horizon does not require exclusive use and possession of the private roads while exercising this power.

#### ***Article 18 (Access to works)***

- 5.44 Article 18(1) provides that Horizon may, for the purposes of the authorised development, make accesses to the public highway at any locations within the Order Limits, provided the planning authority has given its consent following consultation with the highway authority. Article 18 does not have a corresponding schedule which identifies specific locations where accesses will be provided (as shown on a Right of Way Plan). This is because Horizon has provided the majority of its accesses through the identification of its work areas; however, wishes to reserve the right to identify additional locations in the event that access is precluded to a work area.
- 5.45 Article 18(2) provides that where a planning authority fails to notify Horizon of its decision under article 18(1) within 28 days of receiving the application, the planning authority will be deemed to have granted consent. For the reasons set out above in paragraph 5.7, it is considered that this approach is justified. Precedent for the drafting of this article can be found in article 14(2) of the National Grid (Richborough Connection Project) Development Consent Order 2017 and article 14(2) of the National Grid (Hinkley Point C Connection Project) Order 2016.
- 5.46 The powers under this article are provided for under sections 120(3) and (4) together with paragraph 15 of Schedule 5 of the 2008 Act as the use of existing access tracks and private roads for construction purposes is clearly related to the construction of the authorised development.

#### ***Article 19 (Construction and maintenance of new and altered streets)***

- 5.47 This article is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) of the 2008 Act as it is required for the maintenance of the authorised development. It also has precedent in article 19 of the Hinkley Point C (Nuclear Generating Station) Order 2013 and article 12 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014.
- 5.48 Article 19 provides that all new and altered streets must be completed, unless otherwise agreed, to the standards required by the highway or street authority. On completion of the street, Horizon will remain responsible for maintenance of the street for a period of 12 months after completion ("**maintenance period**"). This will ensure that any immediate maintenance issues following construction remain the responsibility of Horizon (for example, any issues with the surfacing of the highway). After the maintenance period expires, responsibility for

maintenance will transfer to the relevant authority.

- 5.49 This provision is necessary to facilitate the adoption of new or altered streets constructed under articles 11 (Power to alter layout, etc. of streets) or 14 (Permanent stopping up of streets and extinguishment of private means of access) under the Order so that they are transferred to the street authority after a reasonable period of time.
- 5.50 Article 19(3) modifies article 12(3) of the Thames Tideway Order to clarify that where land becomes part of the public highway due to the construction, alteration or diversion of a street under the Order, that land will be dedicated as public highway *immediately* on its completion, unless otherwise agreed with the local highway authority (rather than 12 months following operation). Article 19(3) is distinguished from 19(1) as it specifically relates to public highways, rather than streets, which have higher demand from the local road network (and therefore greater maintenance requirements). Article 19(3) is considered necessary due to the number of works which will directly connect to the existing highway and be open for public use immediately upon completion (for example, the proposed roundabout at the Park and Ride Facility at Dalar Hir and the A5025 Off-line Highway Improvements). Given these works are largely for the benefit of the surrounding road users and Horizon is only constructing a portion of that highway, it is appropriate that the highway authority is responsible for that highway and its maintenance once it is open for public use. For these reasons, this divergence from the precedent DCOs is considered appropriate to enable the operation and maintenance of the Wylfa Newydd DCO Project.
- 5.51 Article 19(4) and (5) have the effect of incorporating section 58 of the Highways Act 1980 (special defence in action against a highway authority for damages for non-repair of highway) and provide Horizon with a defence against any action for damages resulting from its failure to maintain the street during the maintenance period. Under article 19(4), Horizon will have a defence that it has taken such care as was reasonably required in the circumstances to ensure that the street was not dangerous to traffic.

**Article 20 (Agreements with street authorities)**

- 5.52 Article 20 provides that Horizon and street authorities may enter into agreements relating to:
- 5.52.1 the construction of new streets under the Order;
  - 5.52.2 any stopping up, alteration or diversion of a street under the Order;
  - 5.52.3 the maintenance of the structure of any bridge or tunnel carrying a street over or under any part of the authorised development;
  - 5.52.4 the carrying out of works in a street under articles 11 (Power to alter layout etc., of streets) and 12 (Street works); and
  - 5.52.5 any other works as the parties may agree.

- 5.53 The power to enter into agreements with street authorities is necessary as section 278 of the Highways Act 1980 (agreements as to execution of works) does not relate to the powers under the Order. A similar approach has been taken in granted connection DCOs, such as article 15 of the National Grid (Richborough Connection Project) Development Consent Order 2017 and article 15 of the National Grid (Hinkley Point C Connection Project) Order 2016, although it has been modified for the works and nature of agreements anticipated for the Wylfa Newydd DCO Project.
- 5.54 Article 20(2) outlines what matters these agreements may address, except that it expands this list to include two additional matters. These include the agreement on a reasonable timeframe for the completion of works and provision for the maintenance of the structure of any viaduct, overpass, or bridge carrying a street. These additional items have been included in order to facilitate Horizon in carrying out the authorised development. It is provided for under section 120(3) of the 2008 Act.

***Article 21 (Traffic regulation measures)***

- 5.55 This article is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it directly relates to the safe construction of the authorised development. Precedent for this article can be found in article 18 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014, article 40 of the National Grid (Hinkley Point C Connection Project) Order 2016 and article 61 of the Silvertown Tunnel Order 2018 (except where modified as set out below). These projects all involved works within the street which required the undertaker to obtain powers to control speeds and use for safety and operational reasons.
- 5.56 Article 21(1) provides Horizon with power to impose temporary and permanent traffic regulation orders ("**TROs**") relating to speed limits and clearways on the roads within the Order Limits identified in Part 1 of Schedule 10 (Traffic Regulation Measures). The TRO must be necessary for the construction and operation of the authorised development and can only be imposed with the consent of the traffic authority (which must not be unreasonably withheld). This power will enable Horizon to impose speed and waiting restrictions within the Order Limits (for example, preventing parking, stopping or waiting near the entrance to the Off-Site Power Facilities, which will be used during emergency procedures, or ensuring vehicles maintain certain speed levels near vehicle entry and exit points to the Park and Ride or Logistics Centre). This subparagraph follows the drafting in the Silvertown Order 2018, except that it only includes those powers that are relevant for the Wylfa Newydd DCO Project.
- 5.57 Article 21(2) enables Horizon to impose traffic regulations in respect of any street for the purposes of the authorised development, whether or not within the Order Limits, provided the consent of the traffic authority is obtained. There is one exception to this general approach as set out in article 21(2)(f). Article 21(2)(f) provides that Horizon may only impose speed restrictions in respect of streets outside the Order Limits of the A5025 Off-line Highway Improvements provided these streets have been listed in Part 2 (Streets subject to traffic regulation measures outside the Order Limits) of Schedule 10.

- 5.58 The reason these streets have been included in Part 2 of Schedule 10 is to ensure consistency with the TROs proposed in respect of those streets within the Order Limits so that the same restrictions apply along the entire route of the street, as it extends through and outside of the Order Limits. Horizon considers this is appropriate given the nature of the A5025 Off-line Highway Improvement Works and the fact that Horizon will still be required to obtain consent from the traffic authority before imposing a TRO in respect of the streets outside the Order Limits. Article 21(2)(f) is a modification of the drafting in the precedent DCOs to accommodate this right, which is specific to the Wylfa Newydd DCO Project.
- 5.59 Articles 21(3) and (4) set out a notification process whereby Horizon must notify and advertise its intention to impose a TRO on the road prior to the TRO coming into effect. The notification process differs depending on whether it is a permanent TRO (4 weeks' notice) or temporary TRO (28 days' notice). The proposed timeframes are consistent with those sought under the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014 and the National Grid (Hinkley Point C Connection Project) Order 2016.
- 5.60 Article 21(5) provides that any order made under this article by Horizon has the same effect as if it was made by the traffic authority or local authority where the road is located. This gives the order the necessary status under the 1984 Act and provides Horizon with the statutory power to enforce the order. This power is considered appropriate, given that the consent from the local traffic authority needs to be obtained prior to making an order under this article.
- 5.61 Article 21(7) confirms that where a traffic authority fails to respond to an application for consent under article 21(1) within 28 days of receiving the application being made, it is deemed to have given its consent. This is to ensure that Horizon can impose the TROs as quickly as possible in order to control traffic along the specified roads as necessary during construction and operation. As noted above at paragraph 5.7, this is considered necessary to enable Horizon to exercise its powers in an expedient manner; yet still provides the street authority with a sufficient amount of time to either approve or reject the application. This right was also included in the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014.

## **6. Part 4 – Supplemental Powers**

### ***Article 22 (Discharge of water)***

- 6.1 This article is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) of the 2008 Act. This power is standard across granted DCOs, however, the drafting for this article has been based on article 14 of the Silvertown Tunnel Order, article 15 of the Wrexham Gas Fired Generating Station Order and article 12 of the Triton Knoll Electrical System Order 2016 (S.I. 2016/880).
- 6.2 Article 22 provides that Horizon can use and connect into (either directly or through additional infrastructure) any existing watercourse, public sewer or drain within the Order Limits for the purposes of the authorised development.

Before Horizon can discharge any water into any watercourse, public sewer or drain, it must first obtain the consent of the owner, who may impose terms and conditions on the discharge. For the avoidance of doubt, this article does not permit Horizon to discharge into private drains or sewers.

- 6.3 Article 22(4) has been inserted to confirm that if an owner fails to respond to an application for consent to discharge into its watercourse, sewer or drain within 28 days of receiving that application, that owner will be deemed to have given its consent to the discharge. As noted above at paragraph 5.7, this is considered necessary and appropriate to enable Horizon to exercise its powers under the Order. Deemed approvals in respect of discharges to water have also been included in other granted DCOs including article 16 of the National Grid (Richborough Connection Project) Order, article 12 of the Triton Knoll Electrical System Order 2016 and article 16 of the North Wales Wind Farms Connection Order 2016.
- 6.4 Article 22(5) departs from these granted DCOs in that it provides an exemption to the prohibition of any works that damage or interfere with the beds or banks of watercourses. Under article 22(5), Horizon may only damage or interfere with the beds and banks of watercourses if such damage or interference is related to the carrying out of the authorised development. This exemption is necessary to ensure that Horizon can undertake the necessary works to give effect to article 3 of the Order (Development consent, etc. granted by Order) even where such works may damage or interfere with watercourses (for example, as part of the construction of the authorised development, Horizon will need to construct headwalls and outfall structures within watercourses). Article 22(5) therefore exempts liability for any offences in respect of watercourses under the Land Drainage Act 1991 and the Water Resources Act 1991 (in respect of watercourses that are main rivers). A similar exemption was included in article 16 of the North London Heat and Power Generating Station Order 2017.
- 6.5 Article 22(9) clarifies that the right to discharge does not remove the requirement to obtain environmental permits in respect of any discharges to water or groundwater. The ability to exempt liability under these statutes is also provided under section 120(5) and paragraph 11 of Schedule 5 of the 2008 Act, which states that a DCO can provide for the imposition or exclusion of obligations or liability in respect of acts or omissions).

### ***Article 23 (Protective work to buildings)***

- 6.6 Article 23 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) of the 2008 Act. This power is standard across granted DCOs; however, the drafting for this article has been based on article 15 of the Silvertown Tunnel Order 2018, article 17 of the Keuper Underground Gas Storage Facility Order 2017 and article 22 of the Hinkley Point C (Nuclear Generating Station) Order 2013.
- 6.7 It authorises Horizon to carry out such protective works on any building within the Order Limits prior to, during, or up to five years after its first opening for use, or the carrying out of any part of the authorised development in the vicinity of that building. This power is necessary so that Horizon can ensure that buildings

will not be damaged in the course of constructing the authorised development (for example, damage to building foundations as a result of vibrations from blasting works or construction traffic).

- 6.8 In order to undertake protective works, articles 23(3) and (4) provide that Horizon may enter and survey any building in order to determine how best to exercise its powers under this article; and once it has decided, enter the building, land or adjacent land (if necessary) in order to carry out the works. Article 23(3) enables Horizon, as part of its survey works, to place and leave on any building apparatus and equipment (for example, vibration monitors) that is necessary or expedient for such survey works. Precedent for this drafting is based on the Silvertown Tunnel Order 2018 which also included the ability to "place on, leave on and remove from the land monitoring apparatus", although article 23(3) extends it to include "apparatus and equipment for use in connection with the survey".
- 6.9 Except in an emergency, Horizon must give no less than 14 days' notice to owners and occupiers of its intention to enter the land or building and carry out protective works under article 23(5). Where a notice has been served under articles 23(5)(a), (c) or (d), the owner or occupier of that land or building may serve a counter-notice under article 23(6) to dispute the need for Horizon to undertake the protective works or to enter the land or building.
- 6.10 A counter-notice cannot be served in respect of a notice under article 23(5)(b) (notice where Horizon only intends to enter and survey a building or any land within its curtilage) as this would prevent Horizon from determining whether or not protective works are necessary, and in any event, is unnecessary as if Horizon determined such works were necessary, it would then have to serve notice on the owner that it intended to enter the building or land to undertake those works. This restriction is considered appropriate to enable Horizon to efficiently assess buildings within the Order Limits to determine whether any works are necessary.
- 6.11 This article also makes provision in relation to the payment of compensation both in relation to loss or damage caused by Horizon carrying out the protective works and where, within a specified period, the protective works are shown not to be sufficient.

#### ***Article 24 (Authority to survey and investigate land)***

- 6.12 Article 24 authorises Horizon to enter onto any land within the Order Limits or which may be affected by the authorised development to undertake various survey and investigative works (whether or not that land is within the Order Limits), including trial holes. The reason why this power extends beyond the Order Limits is that if there is a claim that there has been an impact from the construction works or from the operation of the authorised development, Horizon needs the ability to investigate such a claim and not be restricted by the extent of the Order Limits.
- 6.13 Precedent for this article can be found in other granted DCOs, such as in article 20 of the M20 Junction 10a Development Consent Order 2017 and article 17 of

the A19/A1058 Coast Road (Junction Improvement) Development Consent Order 2016 (S.I. 2016/73).

- 6.14 Except in an emergency, Horizon must give not less than 14 days' notice to the owners and occupiers of the land of its intention to exercise its powers under this article. Where notice has been provided, Horizon (or one of its agents) may enter the land, with such necessary equipment and vehicles, to carry out the survey and investigation or to make trial holes.
- 6.15 If Horizon proposes to make trial holes within the highway boundary or in a private street, it must obtain the prior consent of the highway or street authority. However, article 24(6) provides that where a street or highway authority fails to respond within 28 days of receiving the application for making trial holes within the highway boundary or in a private street, it is deemed to have given its consent to the works. As noted above in paragraph 5.7, a deemed approval process is appropriate to enable Horizon to exercise its powers and undertake works in an efficient and expedient manner.
- 6.16 This article also makes provision in relation to the payment of compensation in relation to loss or damage caused by Horizon carrying out the protective works.
- 6.17 Article 24 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 12 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the carrying out surveys or taking soil samples.

## **7. Part 5 – Powers Of Acquisition**

- 7.1 The ability to include powers in a DCO to acquire land, or create, suspend, extinguish, or interfere with interests in or rights over land (whether compulsorily or by agreement) is provided for under sections 120(3) and (4) and paragraphs 1 and 2 of Schedule 5 of the 2008 Act. These provisions provide the justifications for the powers in articles 25, 27, 29, 31 to 34 below. In addition, the Statement of Reasons and the Schedules to the Order explain why certain plots are required and the reasons for the acquisition by reference to specific Work No.s.

### ***Article 25 (Compulsory acquisition of land)***

- 7.2 This article provides Horizon with the powers to compulsorily acquire any land within the Order Limits where that land is either directly required for construction, operation and maintenance of the authorised development, or is required to facilitate or is incidental to those activities. This power is necessary to ensure that Horizon can have exclusive possession and control of land that is required for the authorised development.
- 7.3 This article is subject to articles 27 (Compulsory acquisition of rights), 28 (Time limit for exercise of authority to acquire land compulsorily), 32 (Acquisition of land limited to subsoil lying more than 9 metres beneath the surface), 35 (Temporary use of land for carrying out authorised development), and 85 (Crown rights). These articles all impose restrictions on the exercise of powers



under article 25.

- 7.4 Article 25 does not deal with extinguishment and compensation for private rights as these matters are set out in article 29 (Private rights), which outlines how rights in land acquired or temporarily possessed under the Order will be treated. The removal of these matters from article 25 is considered appropriate because there are a number of provisions under Part 5 of the Order which deal with extinguishment of and compensation for private rights so it is easier to have one article that addresses these matters (rather than duplicating across multiple articles). A similar approach has been taken to compensation where third party rights are interfered with in respect of articles 27, 35 and 36.

***Article 26 (Compulsory acquisition of land – incorporation of the mineral code)***

- 7.5 Article 26 incorporates Parts 2 and 3 of Schedule 2 (Minerals) of the Acquisition of Land Act 1981 to any land acquired by Horizon that may contain mines or minerals. By incorporating both parts of Schedule 2, this article prohibits Horizon from also acquiring rights to any mines underneath the acquired land (unless they are expressly purchased), and provides mine owners with the ability to work the mines and extract minerals, subject to certain restrictions. Precedent for this approach is found in other granted DCOs, such as in article 17 of the Wrexham Gas Fired Generating Station Order 2017 and article 19 of the Silvertown Tunnel Order 2018.
- 7.6 Part 3 of the Acquisition of Land Act 1981 sets out a process relating to the working of any mines or minerals underneath the authorised development. It provides that where an owner seeks to work its mine, it must give notice of its intention to Horizon who must then decide whether or not the works will damage the authorised development. If Horizon determines that it will cause damage, article 26 provides it with the power to prohibit the owner from commencing such works, provided that it compensates the owner for its loss.
- 7.7 The ability to restrict third parties from working mines and minerals below the authorised development is appropriate as such activities have the potential to impact adversely on the authorised development (for example, by undermining ground stability) as well as Horizon's ability to carry out authorised development pursuant to article 3 (Development consent, etc. granted by Order). Such restriction is also provided for under sections 120(3) and (4) together with paragraph 4 of Schedule 5 of the 2008 Act, which relates to the carrying out specified mining operations within a specified area.

***Article 27 (Compulsory acquisition of rights)***

- 7.8 This article provides Horizon with the ability to acquire compulsorily both existing and new rights as well as impose restrictive covenants over land. The rights that Horizon is seeking to acquire are described in the Book of Reference and shown on the Land Plans (for example, drainage and access rights). Where Horizon acquires a right over land, it is not required to acquire a greater interest in the land. A similar approach is also taken in article 18 of the Wrexham Gas Fired Generating Station Order 2017.

- 7.9 Article 27 includes the power to impose restrictive covenants over land so that Horizon can avoid having to acquire an interest in land where a restrictive covenant can provide the necessary protections. This is a more proportionate exercise of compulsory acquisition powers and would be exercised, for example, in instances where Horizon has underground infrastructure (for example telecommunications cables) or where Horizon carries out above-ground mitigation works that cannot later then be changed or removed by the landowner (such as flood mitigation).
- 7.10 Article 27(2) limits Horizon's acquisition powers in respect of certain land solely to rights or restrictive covenants for specific purposes. This means that Horizon is only able to acquire a right in the land listed in Schedule 11 (Land in which rights, etc. may be acquired) and cannot seek to acquire the underlying land itself.
- 7.11 Article 27(3) introduces Schedule 12 (Modifications of compensation and compulsory purchase enactments for creation of new rights and restrictive covenants) that makes modifications to certain compulsory purchase and compensation enactments to allow landowners to claim compensation where Horizon has created [and acquired](#) new rights over, or imposed restrictions on, land. Without this, the compensation provisions would not apply. For the purpose of section 126(2) of the 2008 Act (which allows a DCO to modify the application of compensation provisions), the relevant compensation provisions are modified only to the extent necessary to ensure that they apply properly to the acquisition of rights, and would not affect the amount of compensation which landowners would be entitled to. This provision follows the same approach as in a number of other DCOs including, for example, article 22(4) of, and Schedule 10 to, the National Grid (Hinkley Point C Connection Project) Order 2016.
- 7.12 Articles 27(4) and (5) provide that where Horizon acquires a right or imposes a restriction over the apparatus of a statutory undertaker, it may, with the consent of the Secretary of State, transfer that right or benefit to the statutory undertaker. An example of this power would be where Horizon requires the apparatus to be diverted or relocated for the purposes of the authorised development and acquires rights over the new alignment.
- 7.13 The benefit of this power is that it would avoid delays and duplications in both Horizon and statutory undertakers seeking identical rights over the same apparatus. There is precedent for this approach in articles 18(5) and (6) of the Triton Knoll Electrical System Order 2016 and articles 22(5) and (6) of the National Grid (Hinkley Point C Connection Project) Order 2016.
- 7.14 As noted above in paragraph 7.4 in relation to article 25, article 27 does not deal with the extinguishment and compensation for private rights as these provisions are included in article 29 (private rights). This is also the approach that has been taken in articles 25 (compulsory acquisition of land), 35 (temporary use of land for carrying out authorised development), and 36 (temporary use of land for maintaining authorised development).

**Article 28 (Time limit for exercise of authority to acquire land compulsorily)**

- 7.15 This article provides that Horizon must exercise its power to acquire land or interests within five years of the Order being granted. This ensures that landowners within the Order Limits have certainty as to whether or not their land is to be acquired, or rights over their land acquired, within a set period of time. Precedent for this article can be found in other granted DCOs, such as in article 16 of the East Anglia THREE Offshore Wind Farm Order 2017 (S.I. 2017/826), article 23 of the M20 Junction 10a Development Consent Order 2017, and article 20 of the North London Heat and Power Generating Station Order 2017.
- 7.16 Article 28(2) clarifies that Horizon may remain on land it has temporarily possessed under article 35 (Temporary use of land for carrying out authorised development) beyond the five-year period in article 28(1) provided it has taken possession of such land prior to the expiry of this period.

**Article 29 (Private rights)**

- 7.17 Article 29 applies to all private rights in land acquired and restrictive covenants imposed over land acquired under the Order. This is the key article within Part 5 of the Order which sets out when third party rights will be extinguished, suspended or discharged as well as setting out the right to compensation for anyone who is affected by an acquisition. This article does not apply to the rights of statutory undertakers which are dealt with separately under article 37 (statutory undertakers) (article 29(5)).
- 7.18 Article 29 provides that:
- 7.18.1 Where Horizon compulsorily acquires land or rights, or imposes a restrictive covenant over land within the Order Limits, all existing private rights and restrictive covenants over that land will be extinguished or discharged, either upon the acquisition or entry by Horizon to that land (article 29(1)).
- 7.18.2 Where Horizon already owns the land within the Order Limits, any private rights or restrictive covenants (not in Horizon's ownership) over the land will be extinguished or discharged upon appropriation of that land by Horizon (article 29(2)). This will enable Horizon to wash the title of this land.
- 7.18.3 Where Horizon is temporarily possessing land, any private rights or restrictive covenants over land that is temporarily possessed by Horizon will be suspended and unenforceable for the duration of Horizon's possession (article 29(3)).
- 7.19 Article 29(4) confirms that any person who suffers loss from the extinguishment or suspension of their right or [the imposition of a](#) restrictive covenant under this article will be entitled to compensation. The definition of private rights under this article has also been expanded to include a wide range of interests (including but not limited to easements and wayleaves) to make it clear that a range of

different types of interests fall within the scope of this article.

- 7.20 There may be instances, however, where Horizon may not want or need to extinguish, suspend or discharge rights upon acquisition, entry onto, or temporary possession of the land. In such event, article 29(6)(a) provides that Horizon must service a notice or reach agreement with the rights holder that it will not affect such rights **prior** to the acquisition, entry or temporary possession of the land. Where such notice has been served or agreement reached, subparagraphs (1), (2) and (3) of article 29 will not apply.
- 7.21 Article 29(10) is a new provision which makes it clear that the article is subject to article 14 (Permanent stopping up of streets and extinguishment of private means of access). Therefore, if a PMA is identified in article 14 and Schedule 7, it cannot be extinguished under article 29 until an alternative has been provided under article 14(2) or the conditions in article 14(4) are met.
- 7.22 Precedent for this article can be found in article 18 of the East Anglia THREE Offshore Wind Farm Order 2017 (S.I. 2017/826), article 23 of the Brechfa Forest Wind Farm Connection Order 2016 and article 23 of the National Grid (Richborough Connection Project) Development Consent Order 2017 (S.I. 2017/817)

### ***Article 30 (Application of the 1981 Act)***

- 7.23 Article 30 follows the approach in article 26 of the Silvertown Tunnel Order 2018 and article 28 of the M20 Junction 10a Development Consent Order 2017. Article 30 provides for the application of the Compulsory Purchase (Vesting Declarations) Act 1981 ("**the 1981 Act**"), containing the vesting procedures for land subject to compulsory purchase. It allows the undertaker to choose between the notice to treat procedure or the general vesting declaration procedure set out in the 1981 Act. Vesting declarations allow title in land concerned to pass to the acquirer more quickly than using the notice to treat procedure. They also enable several parcels of land to be acquired at the same time and therefore more efficiently than under the notice to treat procedure. This article also clarifies that Horizon will be a body or person authorised to acquire land for the purposes of the vesting declaration procedure.
- 7.24 In particular, the article modifies specific provisions of the Acquisition of Land Act 1981 so that it is consistent with the five-year timeframe under article 28 of the Order for the exercise of compulsory acquisition powers in relation to the Order Land (compared to the usual timeframe of 3 years for vesting declarations to be executed).
- 7.25 The modification to the Acquisition of Land Act 1981 under article 30 is provided for under section 120(5)(a) of the 2008 Act which allows a DCO to exclude, modify or apply any statutory provision which relates to any matter for which provision may be made in the DCO (in this case, the compulsory acquisition powers under the Order).

### **Article 31 (Acquisition of subsoil only)**

- 7.26 Article 31 authorises Horizon to also acquire the subsoil (as defined in article 2), or rights in it, of any land acquired under article 25 (Compulsory acquisition of land). Precedent for this article can be found in other granted DCOs, such as in article 22 of the Wrexham Gas Fired Generating Station Order 2017 and article 30 of the Hinkley Point C (Nuclear Generating Station) Order 2013. This article is also supported by the definition of "subsoil" in article 2 of the Order.
- 7.27 Under certain circumstances it may be necessary for Horizon to only acquire a stratum of land below the surface (for example for the construction of underground services) and therefore article 31 confirms that where any subsoil is required, Horizon is not required to acquire any greater interest in any other part of the land (i.e. the sub-surface). The purpose of article 31 is to minimise so far as is possible the extent of interests Horizon needs to acquire, resulting in less impact on landowners and lower compensation payments.

### **Article 32 (Acquisition of land limited to subsoil lying more than 9 metres beneath the surface)**

- 7.28 Article 32 authorises Horizon to acquire the subsoil lying more than 9 metres underground, or such rights as are necessary. Land on which Horizon is proposing to exercise this power is identified in Schedule 13 (Land of which only subsoil more than 9 metres beneath the surface may be acquired). Precedent for this article can be found in other granted DCOs, such as in article 31 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014.
- 7.29 This power is necessary to enable Horizon to construct underground services and discharge tunnels, or lay cables and pipes necessary for the authorised development on land outside of its ownership. This power avoids the need to obtain an interest in the surface of the land itself, given that works (and the resulting infrastructure) will be located well beneath the surface.

- ~~7.29~~7.30 As for article 31 (Acquisition of subsoil only), article 32 also confirms that where Horizon obtains an interest in land under this article, it is not required to obtain a greater interest in the land (i.e. in the sub-surface of the land in question). However, article 32(4) disapplies any counter-notice under Schedule 2A of the 1965 Act, Schedule A1 under the 1981 Act or section 153(4A) of the 1990 Act so that article 32 aligns with paragraph 1(2) of these schedules which states that a compulsory purchase order can exclude from these schedules any acquisition of subsoil, or a right in subsoil, that is 9 or more meters below the surface. Section 153(4A) notices in respect of blight have also been disapplied for acquisitions of subsoil 9m or below. This approach has been taken in the Silvertown Tunnel DCO which also included deep tunnelling works.

### **Article 33 (~~Acquisition~~Modification of ~~part~~Part 1 of ~~certain properties~~the 1965 Act)**

- ~~7.30~~ Article 33 will apply where Horizon is only seeking to acquire part of a property (for example, part of a garden) ("~~notice to treat land~~"). In the interests of

fairness, this article sets out a process where a landowner can serve a counter-notice to a notice of treat requiring Horizon to acquire the property in its entirety ("**counter-notice land**"), not just the part identified in the notice to treat. Where no counter-notice is served, sub-paragraph (3) requires the owner to sell the land identified in the notice to treat.

7.31 Sub-paragraphs (4) to (9) of article 33 set out the process where the owner serves the counter-notice but Horizon does not agree to the acquisition of the counter-notice land. In such an event, the matter will be referred to and determined by the Upper Tribunal (Lands Chamber) who will determine whether or not the notice to treat land can, in fact, be undertaken without "material detriment" (i.e. a significant effect on its value or usefulness) to either the notice to treat land or the counter notice land.

7.32 In making a determination, article 33 provides that the Tribunal can reach four conclusions:

7.32.1 *Confirm the notice to treat:* It can decide that the notice to treat land can be taken without material detriment to the counter-notice land and therefore the counter-notice land does not also need to be acquired (article 33 (5)).

7.32.2 *Limit the notice to treat:* It can decide that only **part** of the notice to treat land can be taken without material detriment. This would mean Horizon would only be able to acquire that part of the notice to treat land, not all the land it had originally sought (article 33 (6)).

7.32.3 *Confirm the notice to treat but require part of the counter-notice land to be acquired:* It can decide that the notice to treat land cannot be taken without material detriment to the counter-notice land but that only **part** of the counter-notice land is materially detrimented by the taking of the notice to treat land (rather than all of the counter-notice land). This would mean that Horizon would have to acquire the notice to treat land as well as the affected part of the counter-notice land (article 33(7)).

7.32.4 *Require the entire property to be acquired:* It can decide that the notice to treat land cannot be taken without material detriment to the counter-notice land. This would mean Horizon would have to acquire the land in its entirety, not just the notice to treat land it had originally sought (article 33 (8)).

7.33 As the land under paragraph 7.32.2 or 7.32.3 above would differ from what Horizon had originally sought under its notice to treat (i.e. it is for less or more land), sub-paragraph (9) provides Horizon with an option to withdraw its notice to treat. Where the notice is withdrawn, Horizon would need to pay compensation to the owner for any loss or expense incurred with the serving and then subsequent withdrawal of the notice to treat.

7.34 Precedent this article can be found in other granted DCOs, such as in article 24 of in the Keuper Underground Gas Storage Facility Order 2017 and article 31

~~of the Hinkley Point C (Nuclear Generating Station) Order 2013.~~



7.31 Article 33 (Modification of Part 1 of the 1965 Act) modifies the provisions of Part 1 of the 1965 Act as applied to the Order by section 125 of the 2008 Act.

7.32 Paragraphs (2) to (5) amend the provisions of the 1965 Act so they are consistent with the terms and timeframes under the Order and the 2008 Act. Paragraph (6) makes it clear that the counter-notice process under Part 2 of Schedule 2A of the 1965 Act, introduced by the HPA, does not apply to the temporary possession or use of land under articles 23, 24, 35, 36 or 42 of this Order. This is because Schedule 2A has two processes for the serving and determination of counter-notices depending on whether or not the acquiring authority is in possession of the land or not. This interpretation clause makes it clear that Horizon will not be deemed to be in possession of the land where it is exercising its powers under articles 23, 24, 35, 36 or 42.

#### ***Article 34 (Rights under or over streets)***

~~7.35~~7.33 Article 34 provides Horizon with the right, for the purposes of the authorised development, to occupy the subsoil or airspace of any street within the Order Limits without having to acquire any part of, or right in the street. This exemption does not apply in the case of an underground structure such as a basement or cellar. Where a street is occupied, any person affected is entitled to compensation (or cost-sharing where another statutory undertaker is involved). Precedent for this article can be found in other granted DCOs, such as in article 24 of the Meaford Gas Fired Generating Station Order 2016, article 22 of the Wrexham Gas Fired Generating Station Order 2017, and article 31 of the Keuper Underground Gas Storage Facility Order 2017.

~~7.36~~7.34 This right is considered necessary as there may be instances where Horizon occupies the airspace over a street during construction of the authorised development (for example, where the range of a construction crane extends over the boundary of a works site into an adjacent street).

#### ***Article 35 (Temporary use of land for carrying out authorised development)***

~~7.37~~7.35 Article 35 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) of the 2008 Act in that powers to use land temporarily for construction purposes are required to facilitate the construction of the authorised development.

~~7.38~~7.36 Article 35 provides Horizon with the power to enter onto, and temporarily occupy, land for the purposes of carrying out various temporary or permanent works on that land (such as removal of buildings and vegetation), without having to acquire a permanent interest in the land. These works, which are included in Schedule 1 of the Order, are necessary to facilitate the construction of the authorised development and have been assessed as part of the Environmental Statement.

~~7.39~~7.37 Before Horizon can occupy the land, it must provide the landowner and any occupier with more than three months' notice. Following completion of the works, Horizon may remain on the land for another one year, unless it has



agreed to another timeframe with the landowner or it has acquired an interest in the land which allows it to remain for a longer period (i.e. a right of access). Before it gives up its occupation of the land, Horizon must either acquire the land, or reinstate the land to the satisfaction of the landowner; except that there is a range of works that Horizon is not required to undertake as part of its reinstatement obligations.

~~7.40~~7.38 In addition to land within the Order Limits, article 35(1)(a)(ii) also allows Horizon to occupy any other land within the Order Limits (not just that listed in Schedule 14 (Land of which only temporary possession may be taken)), provided that the compulsory acquisition process has not begun in relation to such land (i.e. services of notices). This is to provide some flexibility in being able to use any additional land being identified during the course of construction. A subsequent change is also made to article 35(3)~~(i)~~(ii) to state how long Horizon may remain on Order Land following completion of the works.

~~7.41~~7.39 The list of works that Horizon can undertake on any occupied land is set out in articles 35(1) (b) to (d) and includes, removal of buildings and vegetation, removal of electrical lines and plants, structures and apparatus, construction of temporary or permanent works, mitigation works, and works specified in Schedule 14. These works, which are included in Schedule 1 of the Order, are necessary to facilitate the construction of the authorised development and have been assessed as part of the Environmental Statement.

~~7.42~~7.40 Article 35(2) provides a three month notice period to align with section 20(3) of the Neighbourhood Planning Act 2017 ("**NPA**"). This is the only insertion within the Order to address the temporary possession provisions (sections 18 – 31) of the NPA as these are not yet in force, and in the absence of any transitional provisions, it is difficult to identify what other modifications would be needed to align with the NPA.

~~7.43~~7.41 Article 35(4) provides that before the end of its possession, Horizon must decide whether it wants to acquire the land:

~~7.43.1~~7.41.1 If the land is land that has been identified in Schedule 14 (Land of which only temporary possession may be taken), then Horizon can only compulsorily acquire a right in the land – whether that be an existing right, the creation of a new right, the imposition of a restrictive covenant, or powers of entry (article 35(~~6~~8)). It cannot acquire the land outright.

~~7.43.2~~7.41.2 If the land is Order Land which has not been subject to a notice to treat or vesting declaration (sub-paragraph (1)(a)(ii)), then Horizon can either acquire the land or a right in the land under articles 25, 27 or 31.

~~7.44~~7.42 Where Horizon chooses not to acquire the land, it must remove all temporary works and restores the land to the reasonable satisfaction of the owner (unless other arrangements are agreed to, i.e. where the owner wants to retain boundary fencing along highway areas or hard standing) In undertaking restoration, there are certain works listed in sub-paragraph (4) which Horizon

would not be required to undertake. This includes, but is not limited to, restoring the land where any permanent works have been constructed; remediating the land to a condition better than it was originally (for example, remediating the land to remove existing contamination); and removing any strengthening or statutory apparatus placed on the land during construction.

~~7.45~~7.43 Article 35 does not deal with extinguishment and compensation for private rights as these provisions are included in article 29 (Private rights). This is also the approach taken in articles 25, 27 (Compulsory acquisition of rights) and 36. It does, however, provide provision for compensation in respect of any loss or damage suffered by any person as a result of Horizon exercising its rights under this article (see paragraphs (5) and (6)).

~~7.46~~7.44 Article 35(~~9~~has been inserted to confirm11) confirms that Horizon can enter and occupy land multiple times over the course of the construction period.

~~7.47~~7.45 Article 35(~~10~~12) has been inserted which confirms that nothing in article 35 removes the need for a marine licence under Part 4 of the Marine and Coastal Access Act 2009. This is necessary because DCOs in Wales do not include a deemed marine licence under section 149A of the 2008 Act and so Horizon needs to apply for these separately.

***Article 36 (Temporary use of land for maintaining authorised development)***

~~7.48~~7.46 Article 36 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) of the 2008 Act in that powers to use land temporarily for maintenance purposes are required to facilitate the maintenance of the authorised development. Horizon considers this power is more appropriate than seeking to obtain permanent interests in land given the temporary nature of these rights and the potential that Horizon may not need to access any identified land for many years.

~~7.49~~7.47 Article 36 provides that Horizon may enter onto and temporarily occupy any land within the Order Limits that is reasonably required to maintain the authorised development during the occupational period and to construct such temporary works and buildings on the land, without having to acquire a permanent interest. This article does not apply to any house, garden (belonging to a house) or any other occupied building.

~~7.50~~7.48 "Operational period" is defined in article 2 as the period of time that the relevant part of the authorised development is in operation after construction. This extension is considered appropriate so that it is clear that Horizon has these powers for the entire duration of the authorised development (anticipated to be 60 years following commissioning). This definition is necessary for the efficiency and safety of the operation of the authorised development which will require maintenance works throughout the course of its lifetime.

~~7.51~~7.49 Under this article, Horizon is entitled to occupy the land for as long as necessary to carry out the relevant maintenance works. Horizon must give the landowner and any occupier more than three months' notice and on completion

of the maintenance works must remove all temporary works and restore the land to the satisfaction of the landowner.

~~7.52~~[7.50](#) Article 36(1)(c) includes a right to enter onto any land within the Order Limits for the purpose of gaining access where this is reasonably required to maintain the authorised development. For example, there may be land needed for select maintenance works that is only accessible through other land that would have not been needed for construction purposes. This supplemental provision clarifies that Horizon can secure appropriate access to those parts of the authorised development which need to be maintained, giving full effect to the maintenance powers granted under paragraph (1)(a).

~~7.53~~[7.51](#) The notice period under article 36(3) has also been extended from 28 days to 3 months to align with the forthcoming NPA. (Further discussion on this point has been provided under article 35 above.)

~~7.54~~[7.52](#) Article 36(4) has been included which provides an exception to the notification process in paragraph (3) so that Horizon is not required to serve notice where it has identified that the safety of the authorised development, the public and/or environment is at risk. This will enable Horizon to undertake maintenance works as quickly as possible in order to safeguard against such risks.

~~7.55~~[7.53](#) Article 36(9) has been inserted to confirm that nothing in article 36 removes the need for a marine licence under Part 4 of the Marine and Coastal Access Act 2009. This is necessary because DCOs in Wales do not include a deemed marine licence and so Horizon needs to apply for these separately.

~~7.56~~[7.54](#) Article 36 does not deal with extinguishment and compensation for private rights as these provisions are included in article 29. This is also the approach taken in articles 25, 27 and 35. [It does; however, provide for compensation in respect of any loss or damage suffered by any person as a result of Horizon exercising its rights under this article \(see paragraphs \(7\) and \(8\)\).](#)

### **Article 37 (Statutory undertakers)**

~~7.57~~[7.55](#) Article 37 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 1 of Schedule 5 to the 2008 Act, which states that a DCO can compulsorily acquire land and is also a matter specifically identified in paragraph 14 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the removal, disposal and re-siting of apparatus.

~~7.58~~[7.56](#) Article 37 allows Horizon to acquire land or rights in land owned by statutory undertakers (such as telecommunications and electricity suppliers) or to interfere with their apparatus by removing or repositioning the apparatus within the Order Limits.

~~7.59~~[7.57](#) The general powers in article 37 are subject to Schedule 15 (Protective Provisions) of the Order which sets out controls and processes around the interference, removal, relocation and/or alteration of a statutory undertaker's

apparatus.

~~7.60~~7.58 The scope of Horizon's powers under sub-paragraphs (1)(b) and (c) include the ability to create and acquire new rights and impose restrictive covenants over the statutory undertaker's land, and extinguish or suspend the rights to alter, renew, or relocate any apparatus (rather than just remove or reposition these). These powers are consistent with Horizon's ability to acquire existing rights, and create and acquire new rights, and impose restrictive covenants under article 27 (compulsory acquisition of rights) of the Order. This power is not restricted to specific apparatus indicated on a plan or Book of Reference as it is impracticable to show all apparatus and therefore a general power is required. This power makes it unnecessary for Horizon to rely on the processes in sections 271 and 272 of the TCPA to extinguish these rights.

~~7.61~~7.59 Sub-paragraph(1)(d) allows the undertaker to construct the authorised development in such a way as to cross underneath or over apparatus belonging to statutory undertakers or other bodies within the Order limits.

~~7.62~~7.60 Sub-paragraph (2) has been added to clarify that any apparatus removed or repositioned within a street under article 12 is also subject to Schedule 15.

***Article 38 (Apparatus and rights of statutory undertakers in stopped-up streets)***

~~7.63~~7.61 Article 38 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 14 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the removal, disposal and re-siting of apparatus. Precedent for this article can be found in other granted DCOs, such as in article 36 of the Hinkley Point C (Nuclear Generating Station) Order 2013, and article 32 of the Silvertown Tunnel Order 2018.

~~7.64~~7.62 Article 38 protects the powers and rights of any statutory undertaker whose apparatus is located under, in, on, along or across any street which is stopped up under article 14 (Permanent stopping up of streets and extinguishment of private means of access). It also provides that, upon Horizon's reasonable request, the statutory undertaker must remove or alter the position of existing apparatus or provide other apparatus in substitution.

~~7.65~~7.63 Where a statutory undertaker relocates, removes or substitutes its apparatus in response to a request from Horizon, Horizon must reimburse the statutory undertaker's reasonable costs of doing so (except that Horizon is not required to reimburse the statutory undertaker where the cost of providing apparatus of a better type, larger dimensions or capacity (unless it agrees to) or where the works constitute a major highway, bridge or transport work). A definition of "apparatus" has not been included in this article as this is already defined in article 2 of the Order.

***Article 39 (Recovery of costs of new connections)***

~~7.66~~7.64 Article 39 provides that any owner or occupier of properties that are affected

by the removal of any apparatus under article 37 (Statutory undertakers) may recover the costs of any new connections from Horizon. This article is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 14 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the removal, disposal and re-siting of apparatus.

~~7.67~~7.65 Article 39(3) clarifies that this article does not apply to apparatus to which article 38 (apparatus and rights of statutory undertakers in stopped-up streets) or Part 3 of the 1991 Act applies as separate compensation provisions are provided under those provisions. Precedent for this article can be found in other granted DCOs, such as in article 35 of the M20 Junction 10a Development Consent Order 2017, article 29 of the North London Heat and Power Generating Station Order 2017, and article 33 of the National Grid (Richborough Connection Project) Development Consent Order 2017.

#### ***Article 40 (No double recovery)***

~~7.68~~7.66 This article is substantively similar to the approach taken in article 35 of the North London Heat and Power Generating Station Order 2017, article 48 of the National Grid (Hinkley Point C Connection Project) Order 2016, and article 39 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014.

~~7.69~~7.67 This article provides that compensation will not be paid under both the Order and other compensation regimes in respect of the same loss or damage. The principle of equivalence, namely that a claimant in a compulsory purchase matter will be compensated for no more than and no less than his loss, is long established and no part of the compensation code conflicts with this principle. The ability to impose this restriction in a DCO is provided for under section 120(5)(a) of the 2008 Act.

#### ***Article 41 (Protective provisions)***

~~7.70~~7.68 Article 41 gives effect to the protective provisions in Schedule 15, which protect the interests of third parties (such as gas, water and electricity undertakers) in the construction, operation and maintenance of the authorised development.

~~7.71~~7.69 Schedule 15 sets out the procedures that will apply in respect of the removal or retention of apparatus within the Order Limits as well as compensation provisions. Bespoke provisions are being currently negotiated with a number of statutory undertakers including National Grid Energy Transmission, Scottish Power Energy Networks, Wales & West Utilities Ltd, BT Openreach, FibreSpeed Ltd, Magnox North, and Dŵr Cymru Welsh Water. For this reason, the standard model provision protective provisions have been inserted into the Order for submission purposes.

~~7.72~~7.70 Article 41 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 10 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the protection of the property or interest of any person.

### **Article 42 (*Rights over land*)**

~~7.73~~7.71 Article 42 follows the approach taken in article 25 of the North London Heat and Power Generating Station Order 2017 and is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 2 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the creation of new rights over land.

~~7.74~~7.72 It allows Horizon to enter into and use as much of the airspace over any land within the Order Limits as is required for the construction and maintenance of the authorised development or any other ancillary purpose. This right is necessary as landowners also own the airspace above their land and this right would avoid the need to obtain an airspace or over-sailing licence in the event that Horizon occupies airspace above Order Land that it does not own, or have an interest in (for instance where the arm of a crane extends into the airspace of neighbouring land).

~~7.75~~7.73 Article 42(2) clarifies that in exercising its rights under the article, Horizon will not be required to acquire a greater interest in the land. Under article 42(4), compensation is payable to any persons affected by Horizon exercising its powers under this article.



## 8. Part 6 - Marine Works

### *Implications of the Wales Act 2017*

- 8.1 With effect from 1 April 2018, the Wales Act 2017 devolved a number of powers in relation to Welsh Harbours to the Welsh Ministers, including powers to determine harbour empowerment orders ("**HEOs**") and harbour revision orders under the Harbours Act 1964. In order to facilitate this devolution, section 33 of the Wales Act 2017 amends section 24 of the 2008 Act to remove the construction and alteration of harbour facilities within Wales (except those that form part of a reserved trust port) from the categories of NSIPs for which development consent can be sought under the 2008 Act.
- 8.2 Although the Wales Act 2017 has amended the 2008 Act to exclude Welsh NSIP harbours, Horizon is still seeking its own harbour powers within the Order for the following reasons:
- 8.2.1 The amendment to section 24 of the 2008 by the Wales Act 2017 only applies to harbour facilities in Wales that are an NSIP in their own right; not harbour facilities that form part of another type of NSIP. Horizon's harbour facilities do not meet the minimum handling thresholds to be considered an NSIP in their own right under section 24 of the 2008 Act but instead form part of an onshore generating station in Wales.
- 8.2.2 As part of the Order, Horizon is seeking various harbour powers, including the power to establish a harbour authority, rather than seeking a separate HEO under the Harbours Act 1964. This is because the amendments made by the Wales Act 2017 to the 2008 Act prevents the development from being authorised by an order under the Harbours Act 1964.
- 8.2.3 In this regard:
- (a) Section 120 of the 2008 Act provides that a DCO can include any provision relating to matters ancillary to the development for which consent is granted (in this case, harbour maintenance and management), including matters set out in Schedule 5.<sup>3</sup> These matters include "the creation of harbour authority" and/or "changing the powers and duties of a harbour authority".<sup>4</sup>
  - (b) Section 33(2)(a) of the 2008 Act clearly states that where development consent is required for development, the development *may not* be authorised by "an order under sections 14 or 16 of the Harbours Act 1964".
  - (c) Similarly, section 120(9) of the 2008 Act provides that to the extent provision for or relating to any matter *may* be included in a

---

<sup>3</sup> Section 120(3) and (4) of the ~~Planning 2008~~ Act ~~2008~~.

<sup>4</sup> Paragraphs 31 and 32 of Schedule 5 of the ~~Planning 2008~~ Act ~~2008~~.

DCO, an order under sections 14 and 16 of the Harbours Act 1964 cannot include any such provision.

***Powers sought within this section***

- 8.3 As noted above, Horizon cannot apply for a separate HEO under the Harbour Act 1964 for the creation of a harbour authority and so must seek these powers under the Order. The powers sought in this section are based on the those granted in the Hinkley Point C (Nuclear Generating Station) Order 2013, the Able Marine Energy Park Development Consent Order 2014 (S.I. 2014/2935) and as well as other harbour-related orders. Reliance on these projects are considered appropriate as they also included construction within the marine coastal area and/or the establishment of a harbour authority to maintain and manage the harbour.
- 8.4 Horizon has discussed the marine and harbour aspects of the DCO with Trinity House and the Maritime and Coastguard Agency, and they are content with the drafting.

***Article 43 (Incorporation of the 1847 Act)***

- 8.5 Article 43 incorporates specific provisions of the Harbours, Docks and Piers Clauses Act 1847 ("**the 1847 Act**"). The 1847 Act sets out common form provisions usually contained in legislation authorising the making and improving of harbours, docks and piers and which can be applied to a harbour if they are adopted in the HEO or other order relating to that harbour. For example, the provisions incorporated by article 43 permit Horizon as the harbour authority to appoint a harbour master who can require vessels to be removed for the purpose of repairing the harbour. It is not mandatory to incorporate the provisions within the 1847 Act but a similar approach was taken in article 53 of the Hinkley Point C (Nuclear Generating Station) Order 2013.
- 8.6 This article is based on section 120(5) of the 2008 Act which allows a DCO to exclude, modify or apply any statutory provision. The following sections of the 1847 Act have been incorporated because they are needed or are appropriate for the efficient and safe management of the harbour:
- 8.6.1 Section 35 which makes it an offence for masters to fail to report arrival of the vessel within 24 hours after arrival within the limits of the harbour, dock, or pier of any vessel liable to rates, liable to a penalty not exceeding level 1 on the standard scale (currently £200).
- 8.6.2 Section 38 which makes it an offence for master of a vessel to give no account, or a false account, of goods to be unshipped, liable to a penalty not exceeding level 3 on the standard scale (currently £1,000).
- 8.6.3 Section 39 which makes it an offence for shippers to give no account, or a false account, of goods intended to be shipped, liable for to a penalty not exceeding level 3 on the standard scale.
- 8.6.4 Section 53 which makes it an offence for master of a vessel that fail to



comply with directions of the harbour master, liable to a penalty not exceeding level 2 on the standard scale (currently £500).

- 8.6.5 Section 54 which makes it an offence for harbour master or his assistants who exercise their powers of authorities without reasonable cause or in an unreasonable or unfair manner, liable to a penalty not exceeding level 1 on the standard scale.
- 8.6.6 Section 55 which makes it an offence for a person to give or offer any sum of money or anything, by way of reward or bribe to any harbour master or any officer employed in or about the harbour, dock, or pier, liable to a penalty of level 2 on the standard scale.
- 8.6.7 Section 61 which makes it an offence for vessels to be improperly moored, liable to a penalty not exceeding level 1 on the standard scale;
- 8.6.8 Section 62 which makes it an offence for a person to wilfully unmoor any vessel within the harbour, liable to a penalty not exceeding level 1 on the standard scale;
- 8.6.9 Section 63 which makes it an offence for vessels to lie or be moored in the entrance of the harbour or dock, or within prescribed limits without the permission of the harbour master, liable to a penalty not exceeding level 1 on the standard scale and a further sum of £1 for every hour that such vessel remains within the limits after a reasonable time for removing the vessel has expired.
- 8.6.10 Section 64 which gives harbour master the power to remove any vessel for the purposes of repairing, scouring or cleansing the harbour, dock or pier. It makes it an offence for master of a vessel not to remove the vessel within three days after notice in writing from the harbour master, liable to a penalty not exceeding level 1 on the standard scale.
- 8.6.11 Section 66 which makes it an offence for masters of discharged vessels not to follow directions from the harbour master requiring that they vacate the harbour or docks and piers within the harbour, liable to a penalty not exceeding level 1 on the standard scale;
- 8.6.12 Section 68 which allows the harbour master to remove cargoes from the piers or quays of the harbour that have remained longer than the byelaws allow and the harbour master may sell the goods to pay the expenses of removal and keeping of the goods from the sale proceeds, if such expenses are not paid to the undertakers within seven days after the demand is made to the owner;
- 8.6.13 Section 69 which gives the harbour master the power to fine any person who has control of combustibles which remain in a place within the harbour after the responsible person has been notified to remove the combustibles; and
- 8.6.14 Section 70 which makes the owner of a vessel responsible for

providing (at its own expense) a sufficient number of persons to guard the vessel if the vessel contains any combustible things that will remain within the harbour or dock, or at or near the pier after sunset.

8.6.15 Section 73 which makes it an offence for a person to throw or put any ballast, earth, ashes, stones or other thing into the harbour or dock, liable to a penalty not exceeding level 1 on the standard scale.

8.6.16 Section 74 which makes the owner of a vessel or float of timber answerable to the undertakers for any damage done by such vessel or float of timber, or by any person employed about the same, to the harbour, dock, or pier, or quays or any works connected.

8.6.17 Section 75 which allows the amount claimed for damages in respect of section 74 to be recovered before two justices if it does not exceed fifty pounds and gives power to the justices to distrain, keep or sell any part of the property if the amount of damages and costs are not paid within seven days after the distress or keeping.

8.6.18 Sections 83 and 84 which give Horizon the power to make, repeal, alter and enforce byelaws. These powers are needed as the 1847 Act allows for a wider range of byelaws to be made than article 60 of the Order (byelaws).

8.7 The following operative sections of the 1847 Act have not been incorporated because they are not substantive provisions, because they are provided for or required to be excluded by other legislation or because they have no relevance to the Wylfa Newydd DCO Project. As a result, the non-incorporation of these provisions will not have a practical effect on the carrying out of the Marine Works or the operation of the harbour:

8.7.1 Sections 3A, 6 -11, 26, 50, 92, 77, 78, 92 and 101 do not apply to harbours within Wales and therefore have not been included;

8.7.2 Section 12 -13, 20-23, 60, 67, 79, 80, 85, 97 and 98 are not relevant to the Wylfa Newydd DCO Project;

8.7.3 Section 4 relates to the citing of the Act and is not operative;

8.7.4 Sections 5, 24, 30, 47, 89, 91, 93 to 96 and 104 have since been repealed and are therefore not relevant;

8.7.5 Sections 14 -19, 25, 27-34, 36, 40-46, , 48, 49, 81 and 82 relate to the calculation, charging and enforcement of rates by an undertaker on vessels and members of the public. As Horizon will not be collecting rates, these sections are irrelevant.

8.7.6 Section 59 relates to the dismantling of sailing vessels. As the harbour will not be open to the public or used by sailing vessels, this section is irrelevant;

8.7.7 Section 71 makes it an offence to heat flammable objects, or carry

loaded weapons or gunpowder within the harbour without the consent of Horizon. This section is not appropriate as section 120(8) of the 2008 Act precludes DCOs from creating this kind of offence;

8.7.8 Sections 72 (Power to enter a vessel to extinguish a fire), 77 (Power to lay down buoys), 99 (Protection of Crown interests) and 102 (Protection Trinity House interests) are not included as these powers are already provided for under this Order or other legislation (such as the Merchant Shipping Act 1995); and

8.7.9 Section 99 which makes it an offence for Horizon not to keep a copy of the Order has not been included as this Order will be publicly available.

8.8 Articles 43(2)-(6) provides for certain provisions and definitions contained in the 1847 Act as they are to be incorporated in the DCO to be construed in a particular way. The practical effect of this construction is to ensure that those definitions from the 1847 Act are appropriately applicable to the DCO and the powers and rights conferred under it.

8.9 The 1847 Act provides for certain fines and forfeitures to be recoverable, and article 42~~43~~(7) provides that to the extent that those provisions are included in the DCO, the relevant fines and forfeitures may be recovered summarily. This article reflects the approach taken in article 53(4) of the Hinkley Point C (Nuclear Generating Station) Order 2013.

#### **Article 44 (Further powers as to works and extinguishment of rights)**

8.10 Article 44 authorises Horizon to enclose or reclaim areas of foreshore and seabed and hold and use them, within the limits of deviation, for the construction of the Marine Works. This power is necessary to facilitate the construction of the Marine Works themselves, as well as providing laydown areas.

8.11 When Horizon exercises this power, article 44(2) provides that any right of navigation or other public rights over that part of the sea and foreshore will be extinguished. The power to extinguish such rights is necessary to control navigation around the Marine Works for safety and security.

8.12 Sections 120(3) and (4) and paragraph 2 (creation, suspension, extinguishment of, or interference with, interests in or rights over land (including rights of navigation over water), compulsorily or by agreement) of Schedule 5 of the 2008 Act allow this power to be included in this Order.<sup>5</sup>

---

<sup>5</sup> In relation to public rights of navigation, the Burbo Bank ExM states that: "*Unlike the Transport and Works Act, the 2008 Act does not on its face authorise the interference with rights of navigation [...].*"

However, section 120 of the 2008 Act states: "(3) *An order granting development consent may make provision relating to, or to matters ancillary to, the development for which consent is granted. (4) The provision that may be made under subsection (3) includes in particular provision for or relating to any of the matters listed in Part 1 of Schedule 5*". Paragraph 2 of Schedule 5 states: "*The creation, suspension or extinguishment of, or interference with, interests in or rights over land (including rights*

- 8.13 This article reflects the approach taken in article 56 of the Hinkley Point C (Nuclear Generating Station) Order 2013. Precedent for this article can be found in other DCOs, such as article 35 of the Walney Extension Offshore Wind Farm Order 2014 (S.I. 2014/2950) and article 7 of the Burbo Bank Extension Offshore Wind Farm Order 2014 (S.I. 2014/2594).

***Article 45 (Harbour authority)***

- 8.14 Article 45 establishes Horizon as the harbour authority for the purposes of the Harbours Act 1964. This article is necessary to constitute Horizon as the harbour authority within the harbour limits set out in article 48 (Limits of harbour) and Schedule 16 (Limits of Harbour).
- 8.15 As a harbour authority Horizon has a statutory duty to manage, maintain and improve the harbour. Sections 120(3) and (4), together with paragraph 31 of Schedule 5 of the 2008 Act, allow for provisions relating to the creation of a harbour authority to be contained within a DCO.
- 8.16 A harbour authority is necessary for the efficient management and maintenance of the harbour. In its capacity as the harbour authority Horizon will be able to incorporate byelaws through articles 43 (Incorporation of the 1874 Act) and 61 (Byelaws) to protect the integrity of the harbour and the Marine Works within it.
- 8.17 Article 45 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 31 of Schedule 5 to the 2008 Act, which states that a DCO can provide for the creation of a harbour authority. It is also authorised under section 145 of the 2008 Act.

***Article 46 (Agreements entered into by the undertaker)***

- 8.18 Article 46 provides for agreements or undertakings entered into by Horizon, in connection with the proposed exercise of its functions as harbour authority, prior to its constitution, to be valid and binding. This article is needed to give full effect to article 58 (Permanent lights on Marine Works), and as such can be included in this Order under section 120(5)(c) of the 2008 Act. This article reflects the wording in article 9 of the London Gateway Port Empowerment Order 2008.

***Article 47 (Application of Pilotage Act 1987)***

- 8.19 Article 47 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is also necessary or expedient to give effect to other provisions in the order within section 120(5)(c) as it is necessary to define the extent of Horizon's powers as harbour authority under the Order.
- 8.20 This article establishes Horizon as a competent harbour authority for the purposes of the Pilotage Act 1987. Competent harbour authority status will enable Horizon to provide pilotage services within the harbour limits to ensure

---

*of navigation over water), compulsorily or by agreement."* The Explanatory Notes to the 2008 Act also state that the ancillary matters listed in Schedule 5 are non-exhaustive.

safety of the harbour in accordance with the Pilotage Act 1987. Precedent for this article can be found in pilotage powers orders, for example in article 2 of the Yorkshire Ouse (Pilotage Powers) Order 1998 (S.I. 1998/1272) and article 2 of the Argyll and Bute Council (Pilotage Powers) Order 2007 (Scottish S.I. 2007/3).

***Article 48 (Limits of harbour)***

- 8.21 Article 48 follows the approach taken in article 58 of the Hinkley Point C (Nuclear Generating Station) Order 2013. Article 48 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is also necessary or expedient to give effect to other provisions in the order within section 120(5)(c) as it is necessary to define the extent of Horizon's powers as harbour authority under the Order.
- 8.22 Article 48 and Schedule 16 together set out the harbour limits that Horizon is entitled to exercise its powers within:
- 8.22.1 The seaward limits (below the level of mean high water) are described in Schedule 16 and, for identification purposes, edged by a red line referred to as the Statutory Authority Area on WN0902-HZDCO-MRN-DRG-00034.
  - 8.22.2 The landward limits which consist of the land within the limits of deviation of Works Nos. 1E to H (shown on the Works Plans) which is above the level of mean high water.
  - 8.22.3 The harbour limits are more extensive than the Order Limits, as this is necessary to ensure the efficient and safe navigation of the harbour.
- 8.23 Vessels approaching the harbour will need to be directed and in some cases piloted into the harbour. This is because the harbour will be man-made and vessel masters will not have an understanding of the intricacies of navigating it. In addition, as the majority of vessels will find manoeuvring within the harbour difficult (as a result of their size, and the unfamiliarity of vessel masters with the harbour). Therefore, the vessels will need to be given, and comply with, directions well before they reach the Order Limits, and in some cases will need to be piloted into the harbour through the use of compulsory pilotage powers, which Horizon is authorised to exercise through article 47 (Application of Pilotage Act 1987).
- 8.24 An express provision that the description of the seaward harbour limits prevails over the area shown on WN0902-HZDCO-MRN-DRG-00034 has been included to avoid any doubt in the event of inconsistency.

## **Article 49**

- 8.25 *[This article has been retained as a placeholder as it may be replaced at a later date during Examination.]*

## **Article 50 (~~Subsidiary works~~)**

- ~~8.26 Article 50 is based on article 60 of the Hinkley Point C (Nuclear Generation Station) Order 2013. Article 50 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it contains powers to enable Horizon to construct subsidiary works needed for the construction and operation of the Marine Works.~~

- ~~8.27 It contains powers to enable Horizon to construct subsidiary works needed for the construction, maintenance and operation of the Marine Works including works related to the accommodation of vessels and the loading and unloading of goods. The article also ensures that any of the mechanical or electrical subsidiary works constructed do not interfere with any telecommunications equipment, again to align this article with article 60 of the Hinkley Point C (Nuclear Generation Station) Order 2013.~~

- 8.26 *[This article has been retained as a placeholder as it may be replaced at a later date during Examination.]*

## **Article 51 (Obstruction of work)**

- ~~8.28~~8.27 Article 51 is based on article 61 of the Hinkley Point C (Nuclear Generation Station) Order 2013 and article 15 of the London Gateway Port Harbour Empowerment Order 2008. Article 51 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 32B of Schedule 5 to the 2008 Act, which states that a DCO can provide for the creation of offences in connection with various matters.

- ~~8.29~~8.28 This article provides that any person who intentionally obstructs Horizon (or someone authorised by Horizon) while it is constructing the authorised development (which includes the Marine Works), or without reasonable excuse interferes with, moves or removes any equipment used in the construction, maintenance or use of the authorised development will be guilty of an offence and liable on summary conviction to a fine. This provision is needed to ensure that the construction of the authorised development is not obstructed, ensuring construction stays on schedule.

## **Article 52 (Obstruction of officers)**

- ~~8.30~~8.29 Article 52 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is also necessary or expedient to give effect to other provisions in the order within section 120(5)(c) as it relates to the operation of the authorised development. The article creates an offence that falls under the exception set out in section 120(8) of the Act because it relates to offences created under paragraph 32B of Schedule 5 of the Act.

~~8.31~~8.30 Article 52 provides that any person who intentionally obstructs a person authorised by Horizon in connection with the exercise of this Order, unreasonably fails to comply with a requirement properly made by the authorised person, or fails to give the authorised person any information or document that they need to perform their function will be guilty of an offence and liable on summary conviction to a fine.

~~8.32~~8.31 Precedent for this article can be found in article 48 of the London Gateway Port Harbour Empowerment Order 2008.

### ***Article 53 (Power to dredge)***

~~8.33~~8.32 Article 53 gives Horizon the right to dredge within the harbour limits for the purpose of constructing, maintaining and operating the Marine Works. These powers are subject to the requirements set out under the Marine and Coastal Access Act 2009 ("**2009 Act**"). Horizon is applying for a marine licence from NRW in relation to both the construction of the Marine Works and the dredging of the harbour and disposal of the dredged material at Holyhead North.

~~8.34~~8.33 Article 53 is similar to article 62 of the Hinkley Point C (Nuclear Generating Station) Order 2013, except that it has been modified to apply to the Wylfa Newydd DCO Project. Article 53 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it relates to the construction and maintenance of the authorised development.

### ***Article 54 (Abatement of works abandoned or decayed)***

~~8.35~~8.34 Article 54 gives the Welsh Ministers the power to require Horizon to repair and restore, or to remove and restore, the site of any Marine Work which is abandoned or has fallen into decay. Such a requirement can extend to a work which is partly above and partly below mean high water springs. In default the Welsh Ministers can undertake the work and recover the costs from Horizon.

~~8.36~~8.35 Article 54 is identical to article 18 of the Swansea Bay Tidal Generating Station Order 2015 and is provided for under section 120(3) of the 2008 Act.

### ***Article 55 (Survey of Marine Works)***

~~8.37~~8.36 Article 55 takes account of the devolution of powers to the Welsh Ministers and makes provision for surveys and examinations of the Marine Works, or of prospective sites for the Marine Works to be carried out, by the Welsh Ministers. Any expenditure on such surveys and examinations will be recoverable from Horizon. This article is identical article 19 of the Swansea Bay Tidal Generating Station Order 2015, except it has been modified to refer to the relevant authorities.

~~8.38~~8.37 This article is provided for under section 120(3) of the 2008 Act

### ***Article 56 (Lights on Marine Works etc. during construction)***

~~8.39~~8.38 Article 56 takes into account of the devolution of powers to the Welsh Ministers and Trinity House's role as General Lighthouse Authority. This article



requires Horizon to comply with directions given by Trinity House and/or the Welsh Ministers to display lights for the prevention of danger to navigation during the construction period of any Marine Works. Precedent for this article can be found in article 20 of the Swansea Bay Tidal Generating Station Order 2015.

~~8.40~~[8.39](#) This article is provided for under section 120(3) of the 2008 Act.

#### ***Article 57 (Provision against danger to navigation)***

~~8.41~~[8.40](#) Article 57 requires Horizon to notify Trinity House if there is any damage, destruction or decay to a Marine Work and to lay down buoys and lights or take such other steps to prevent danger to navigation as Trinity House may direct. Precedent for this article can be found in other granted DCOs, such as in article 27 of the Able Marine Energy Park Development Consent Order 2014 and schedule 9, clause 18 of the Walney Extension Offshore Wind Farm Order 2014.

#### ***Article 58 (Permanent lights on Marine Works)***

~~8.42~~[8.41](#) Article 58 requires Horizon to comply with directions given by Trinity House to display lights for the prevention of danger to navigation after the completion of the Marine Works. Precedent for this article can be found in other granted DCOs, such as in article 28 of the Able Marine Energy Park Development Consent Order 2014 and article 28 of the Swansea Bay Tidal Generating Station Order 2015. This article is provided for under section 120(3) of the 2008 Act.

#### ***Article 59 (Safety of navigation)***

~~8.43~~[8.42](#) Article 59 prevents any Marine Works from being commenced until a scheme to secure the safety of navigation has been submitted to, and approved in writing by, the Maritime and Coastguard Agency (in consultation with Trinity House). This article reflects the wording requested by Trinity House. Precedent for this article can be found in article 23 of the Swansea Bay Tidal Generating Station Order 2015.

~~8.44~~[8.43](#) This article differs from the precedent in that it includes only a few of those matters identified in article 23(2) of the Swansea Bay Tidal Generating Station Order 2015 which are relevant to the Wylfa Newydd DCO Project. This article is provided for under section 120(3) of the 2008 Act.

#### ***Article 60 (Rights to lease etc.)***

~~8.45~~[8.44](#) Article 60 gives Horizon the power to lease or grant rights or interests over land forming part of the harbour. Such a lease may include provisions delegating to the lessee or grantee powers and/or duties under this Order except for specified key functions including powers relating to byelaws, the appointment of a harbour master and the lighting and marking of the harbour.

~~8.46~~[8.45](#) This article follows the approach taken in article 68 of the Hinkley Point C (Nuclear Generating Station) Order 2013 and is provided for under section



120(3) of the 2008 Act.

|

### **Article 61 (Byelaws)**

~~8.47~~8.46 Article 61 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 32A of Schedule 5 to the 2008 Act, which states that a DCO can provide for the creation of byelaws.

~~8.48~~8.47 Article 61 enables Horizon to make byelaws for the efficient management, regulation and construction of the authorised development and the efficient management and regulation of the harbour. It also sets out the matters for which byelaws may be enacted. Enactment of the byelaws is subject to confirmation by the Welsh Ministers. These include the regulation and movement of vessels, unloading of goods, conduct of persons within the harbour and prevention of damage or injury to goods, vehicles, plant, machinery, property or persons.

~~8.49~~8.48 Under article 61(3), the byelaws may include provisions making breach of the byelaws a summary offence punishable with a fine not exceeding level 3 on the standard scale (currently £1,000).

~~8.50~~8.49 The procedure for making and confirming byelaws is modelled on that used for local authority byelaws under section 236 of the Local Government Act 1972. This provision is also based on article 69 of the Hinkley Point C (Nuclear Generating Station) Order 2013 and article 4 of the London Gateway Port Harbour Empowerment Order 2008, except that it has been modified to provide for additional matters for which byelaws may be enacted and outlines specific requirements in relation to the content and publication of any notice under this article.

### **Article 62 (General directions to vessels)**

~~8.51~~8.50 Article 62 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it relates to the construction and operation of the authorised development.

~~8.52~~8.51 This article gives Horizon the power, as a harbour authority, to make, revoke and amend general directions for regulating vessel movements. Horizon must consult the Chamber of Shipping and the Royal Yachting Association before making, revoking or amending general directions. The power to make such directions is necessary for the control of navigation around the Marine Works and to ensure their safety and security and is provided for under section 120(3) of the 2008 Act.

~~8.53~~8.52 In the event of a breach of a general direction, the harbour master would be able to use article 66 (failure to comply with directions) in order to fine the offending vessel master. In addition, the harbour master could issue a special direction requiring compliance with the general direction. In default, the remedy under article 67 (enforcement of special directions) would be available. Non-compliance would also entail civil liability.

~~8.54~~8.53 This article follows article 71 of the Hinkley Point C (Nuclear Generating Station) Order 2013, except that it has been modified to include an additional

matter in article 62(2) and limit consultation to the Chamber of Shipping and the Royal Yachting Association. Other granted DCOs, including article 16 of the Lochboisdale and Gasay Port (Harbour Empowerment) Order 2016 (Scottish S.I. 2016/156) and article 18 of the Aberdeen Harbour Revision Order 2016 (Scottish S.I. 2016/414) also follow a similar approach to the one taken in article 62.

### ***Article 63 (Publication of general directions)***

~~8.55~~[8.54](#) Article 63 provides that, except in an emergency, notice of general directions must be published in a newspaper specialising in shipping news and the directions must be available for public inspection and sale. In an emergency, notice of the directions may be given in any manner Horizon considers appropriate. Article 63 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3).

~~8.56~~[8.55](#) This article is identical to article 72 of the Hinkley Point C (Nuclear Generating Station) Order 2013. Precedent for this approach can also be found in article 17 of the Lochboisdale and Gasay Port (Harbour Empowerment) Order 2016 and article 6 of the Newhaven Harbour Revision Order 2016 (S.I. 2016/151).

### ***Article 64 (Special directions to vessels)***

~~8.57~~[8.56](#) Article 64 enables the harbour master to give specific directions to specific vessels for specific movements. These differ from general directions which are requirements of general application and so capable of being published in advance. It is usual in modern HEO to include provisions setting out powers to make special directions in updated form rather than relying on the incorporation of section 52 of the 1847 Act. This makes the provisions more accessible both for the harbour master and to harbour users.

~~8.58~~[8.57](#) Special directions are enforceable under article 67 (enforcement of special directions). This provision is included in article 73 of the Hinkley Point C (Nuclear Generating Station) Order 2013. Precedent for this article can be found in article 18 of the Lochboisdale and Gasay Port (Harbour Empowerment) Order 2016 and article 7 of the Newhaven Harbour Revision Order 2016.

~~8.59~~[8.58](#) Article 64 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3).

### ***Article 65 (Master's responsibility to be unaffected)***

~~8.60~~[8.59](#) Article 65 provides that the responsibility of the master of a vessel is not affected by the giving of a direction. This article is identical to article 74 of the Hinkley Point C (Nuclear Generating Station) Order 2013. Precedent for this article can also be found in article 21 of the Lochboisdale and Gasay Port (Harbour Empowerment) Order 2016 and article 10 of the Newhaven Harbour Revision Order 2016.

~~8.61~~[8.60](#) Article 65 is a provision relating to, or to matters ancillary to, the authorised

development within section 120(5)(c), which enables provisions necessary or expedient for giving effect to any other provision to be included in a DCO.

#### ***Article 66 (Failure to comply with directions)***

~~8.62~~[8.61](#) Article 66 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 32B of Schedule 5 to the 2008 Act, which states that a DCO can provide for the creation of offences.

~~8.63~~[8.62](#) This article provides that a vessel master who fails without reasonable excuse to comply with a general or special direction will be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale. The right to charge under this article is provided for under sections 120(3) and (4) together with paragraph 18 of Part 1 of Schedule 5 of the 2008 Act, which allow for the provisions in relation to charging penalty fares to be included in a DCO.

~~8.64~~[8.63](#) This article is similar to article 75 of the Hinkley Point C (Nuclear Generating Station) Order 2013, except that the fine level has been lowered to Level 3 to align with more recent orders such as Lochboisdale and Gasay Port (Harbour Empowerment) Order 2016 and article 8 of the Newhaven Harbour Revision Order 2016.

#### ***Article 67 (Enforcement of special directions)***

~~8.65~~[8.64](#) Article 67 enables Horizon to enforce a special direction which, if not complied with within a reasonable time by putting persons on board the vessel to carry out the direction, or may otherwise cause the vessel to be handled in accordance with the directions. Expenses incurred in enforcing a special direction can be recovered by Horizon from the owner of the vessel. This article is an updated version of section 58 of the 1847 Act.

~~8.66~~[8.65](#) This article is identical to article 76 of the Hinkley Point C (Nuclear Generating Station) Order 2013. Precedent for this article can also be found in article 20 of the Lochboisdale and Gasay Port (Harbour Empowerment) Order 2016 and article 9 of the Newhaven Harbour Revision Order 2016. The powers under this article have been included pursuant to section 120(5)(c) of the 2008 Act, which enables provisions necessary or expedient for giving effect to any other provision to be included in a DCO.

#### ***Article 68 (Boarding of vessels)***

~~8.67~~[8.66](#) Article 68 allows any officer duly authorised by Horizon to inspect a vessel within the harbour limits, for the purpose of any legislation or byelaw relating to Horizon as harbour authority under this Order, or to prevent or extinguish fire. This power cannot be utilised unless the vessel owner has received notice of the boarding, unless there is an emergency. This article is identical to article 11 of the Comhairle nan Eilean Siar (Various Harbours) Harbour Revision Order 2002 (Scottish S.I. 2002/410).

~~8.68~~8.67 The powers under this article have been included pursuant to section 120(5)(c) of the Act.

### ***Article 69 (Charges)***

~~8.69~~8.68 Article 69 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) and is a matter specifically identified in paragraph 18 of Schedule 5 to the 2008 Act, which states that a DCO can include provisions relating to charges.

~~8.70~~8.69 This article enables Horizon to charge for services performed by Horizon in the exercise and performance of its statutory duties as harbour authority. This article is identical to article 77 of the Hinkley Point C (Nuclear Generating Station) Order 2013. In addition, it is usual for harbour authorities to be empowered to make charges for services provided by them in that capacity. Precedent can also be found in article 28 of the Port of Ardersier Harbour Revision Order 2014 and is provided for under sections 120(3) and (4) together with item 18 of Schedule 5 of the 2008 Act, which allow a DCO to include provisions relating to charges.

### ***Article 70 (Use of the Marine Off-loading Facility)***

~~8.71~~8.70 This article provides that the MOLF can only be used for the purposes of, or in connection with, the construction, operation, maintenance and decommissioning of nuclear energy related facilities at Wylfa Newydd. This provision was included in Hinkley Point C (Nuclear Generation Station) Order 2013 following a request by the Ministry of Defence in relation to the temporary jetty, and so Horizon has also precluded the use of the MOLF for recreational or general commercial purposes.

~~8.72~~8.71 The powers under this article have been included pursuant to section 120(5)(c) of the 2008 Act.

### ***Article 71 (Saving for Trinity House)***

~~8.73~~8.72 Article 71 provides that the rights and duties or privileges of Trinity House, the General Lighthouse Authority, are unaffected by this Order. This article is identical to article 39 of the Triton Knoll Electrical System Order 2016 and article 36 of the East Anglia THREE Offshore Wind Farm Order 2017.

## **9. Part 7 - Miscellaneous And General**

### ***Article 72 (Removal of human remains)***

9.1 Article 72 a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it relates to the construction of the authorised development and is provided for under section 120(5)(a) of the 2008 Act. Precedent for this article can be found in other granted DCOs, such as in article 14 of the Triton Knoll Electrical System Order 2016 and article 20 of the River Humber Gas Pipeline Replacement Order 2016.

9.2 It requires Horizon, before it carries out any works which will or may disturb any

discovered human remains in the specified land, to remove those remains in accordance with the procedure set out in the article (effectively replacing the licence regime under the Burial Act 1857). This procedure sets out various notification requirements and the process for removing and interring the remains either at the request of a relative or personal representative of the deceased person, or by Horizon. This article includes the provisions as to the identification of human remains, processes for their re-interment, and the requirement for Horizon to pay reasonable expenses of removing and re-interring or cremating any remains so discovered.

- 9.3 Although substantial archaeological investigations have been undertaken within the ~~Wylfa Newydd Development Area~~ [WNDA](#), the purpose of this article is to provide an appropriate procedure to be followed in the event unexpected human remains are found anywhere within the Order Limits. This is important because of the effect of section 25 of the Burials Act 1857.
- 9.4 Section 25 of the Burials Act 1857 makes it an offence for a body or any human remains that have been interred in a place of burial to be removed unless (a) a Court grants a 'faculty', (b) the body or remains are removed in accordance with the approval of the Care of Cathedrals Measure (No.1), or (c) the body or remains are removed under a licence of the Secretary of State. This latter licensing function is administered by the Ministry of Justice.
- 9.5 Article 72(14) disapplies section 25 of the 1857 Act, but replaces it with the procedure set out in the article.
- 9.6 The procedure set out in article 72, provides a more streamlined and efficient process for dealing with unexpected human remains than that set out in the 1857 Act and is appropriately applied in this case so that Horizon can deliver the Wylfa Newydd DCO Project in an efficient manner and the intention of the 2008 Act is not undermined.

### ***Article 73 (Application of landlord and tenant law)***

- 9.7 Article 73 overrides any statutory provisions relating to landlord and tenant law in so far as they may prejudice the operation of any agreement for leasing the whole or part of the authorised development or any agreement for the construction, maintenance, use or operation of the authorised development or any part of it entered into by Horizon. The purpose of this article is to safeguard any agreement entered into by Horizon pursuant to its rights under article 9(1)(b) (consent to transfer the benefit of Order) so that no other enactment or rule of law may modify or frustrate the rights and obligations of the parties under any such lease or agreement. Precedent for the article can be found in other granted DCOs, such as in article 32 of the Wrexham Gas Fired Generating Station Order 2017 and article 30 of the Meaford Gas Fired Generating Station Order 2016.
- 9.8 Powers under this article are provided for under section 120(5)(a) of the 2008 Act which enables the exclusion of any statutory provisions which relate to any matter provided for under a DCO.

|

#### ***Article 74 (Operational land for purposes of the 1990 Act)***

- 9.9 Article 74 is a provision relating to, or to matters ancillary to, the authorised development within section 120(3) as it relates to the operation of the authorised development. Precedent for this article can be found in other granted DCOs, such as in article 51 of the Silvertown Tunnel Order 2018, article 33 of the Wrexham Gas Fired Generating Station Order 2017 and article 31 of the Meaford Gas Fired Generating Station Order 2016.
- 9.10 This article provides that for the purposes of section 264(3)(a) of the 1990 Act (cases in which the land is to be treated as operational land for the purposes of that Act), development consent granted by the Order is to be treated as a specific planning permission and therefore the land within the Order Limits treated as "operational land".
- 9.11 The purpose of this is to ensure that permitted development rights under Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 ("**GDPO**") (S.I. 1995/418), which remains the Order granting permitted development rights in Wales, applies in relation to the Order Land, as these rights do not apply to non-operational land held by a statutory undertaker. This will ensure that Horizon can undertake permitted development as of right without the need for further consents. It is intended that permitted development rights Class B (harbour undertaking) and Class G (electricity undertakers) under Part B of the GDPO will also apply to the Order Land.

#### ***Article 75 (Felling or lopping of trees and removal of hedgerows)***

- 9.12 Article 75 follows the approach taken in article 15 of the Brechfa Forest West Wind Farm Order 2013 and article 31 of the North Wales Wind Farms Connection Order 2016 (S.I. 2016/818).
- 9.13 Article 75 enables Horizon to fell or lop trees and shrubs near any part of the authorised development for the purposes of preventing the obstruction or interference with the construction, maintenance or operation, or danger to any users of the authorised development. Provision is included for the payment of compensation for any loss and damage caused and its determination in the event of a dispute.
- 9.14 Article 75(3) provides that Horizon may, for the purposes of the authorised development, remove any hedgerow within the Order Limits, or any "important hedgerows" identified in Schedule 17 (Removal of hedgerows) of this Order. Paragraph (4) clarifies that, where an undertaker seeks to exercise powers under paragraph (3), it will not be required to obtain consent under the Hedgerows Regulations 1997 (S.I. 1997/1160). This power is necessary to enable Horizon to remove any hedgerows or important hedgerows that are obstructing or interfering with the construction, operation, maintenance, or the safety of users, of the authorised development (for example, where the hedgerow blocks sightlines from access points within the authorised development). All important hedgerows that are proposed to be removed are shown on the Important Hedgerow removal plans identified in Schedule 17.



- 9.15 Article 75(5) makes it clear that nothing in this article authorises works to any tree subject to a tree preservation order ("**TPO**"). Although no trees that are subject to TPOs have been identified within the Order Limits, this provision has been included in the event that one may be identified in future.
- 9.16 Article 75(7) incorporates the definitions of "hedgerow" and "important hedgerow" from the Hedgerows Regulations 1997.
- 9.17 As there are a number of hedgerows and important hedgerows within the ~~Wylfa Newydd Development Area~~ [WNDA](#), the powers under this article are necessary to undertake construction of the authorised development and are provided for under sections 120(3) and (4) together with paragraph 13 of Schedule 5 of the 2008 Act. In addition, the power to disapply the consent requirements under the Hedgerow Regulations is also provided for under section 120(5)(a) of the 2008 Act.

#### ***Article 76 (Certification of plans, etc.)***

- 9.18 Article 76 requires Horizon to submit copies of specific plans and documents to the Secretary of State to be certified as true copies following the making of the Order. Schedule 18 (Certified Documents) sets out the list of documents and plans that are required to be certified by the Secretary of State under the article 76. This article provides that any plans and documents that are certified under this article can be used as evidence in any proceedings. Precedent for the use of this model provision can be found in other granted DCOs, such as in article 35 of the Wrexham Gas Fired Generating Station Order 2017, and article 44 of the M20 Junction 10a Development Consent Order 2017.

#### ***Article 77 (Service of notices)***

- 9.19 Article 77 follows the approach taken in article 44 of the Hinkley Point C (Nuclear Generating Station) Order 2013. It sets out the manner in which notices or other documents required or authorised to be served for the purposes of the Order are to be served. In particular, it allows service by email with the consent of the recipient, and deals with the situation of service on an unknown landowner. This article is necessary as the service of notice provisions under sections 229 and 230 of the 2008 Act would not apply to notices served under a DCO.

#### ***Article 78 (Arbitration)***

- 9.20 Article 78 makes provision for differences [and disputes](#) arising under any provision of the Order, unless otherwise agreed between the parties, to be determined by arbitration. It enables agreement to be reached between the parties, rather than being ~~referred as~~ [to arbitration and identifies the arbitrator or failing agreement it provided for the arbitrator to be appointed by](#) the Secretary of State ~~as~~ [The Secretary of State is considered to be](#) the appropriate body given that any disputes will relate to a DCO. [This arbitration provision doesn't apply to any of the marine provisions from the 1847 Act that are incorporated into the Order under Article 43.](#)

- 9.21 Precedent for this article can be found in other large infrastructure DCOs, such as the article 34 of the North London Heat and Power Generating Station Order 2017, article 63 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014, article 32 of the Glyn Rhonwy Pumped Storage Generating Station Order 2017, and article 45 of the Hinkley Point C (Nuclear Generating Station) Order 2013.

### ***Article 79 (Procedure in relation to certain approvals etc.)***

- 9.22 Article 79 gives effect to Schedule 19 (Procedure for approvals, consents and appeals) to the Order which sets out the procedure to be followed in relation to applications made to a discharging authority for any agreement or approval required by a Requirement in the Order. Similar approaches to setting out the procedure for the discharge of requirements in a separate ~~S~~Schedule have been taken in article 47 of the River Humber Gas Pipeline Replacement Order 2016 (S.I. 2016/853), article 39 of the North Wales Wind Farms Connection Order 2016 and article 46 of the Hinkley Point C (Nuclear Generating Station) Order 2013.
- 9.23 This article differs from the precedent approaches as paragraph (1) does not apply to consents, agreements or approvals required under the articles 11, 12, 16, 18, 21, 22, and 24 of the Order ("**Order articles**")<sup>6</sup>, as the approval procedures under these articles are set out in the respective Order article. For example, under article 16, Horizon is required to obtain the consent of the street authority prior to temporarily stopping up a street. Article 16(7) then provides that the street authority has a specified timeframe to make its decision, otherwise it is deemed to have granted consent to the stopping up. As noted at paragraph 5.7, this approach to obtaining consents is considered appropriate.
- 9.24 While the approval procedure in Schedule 19 does not apply to the Order articles, sub-paragraph (2) clarifies that the appeal process in sub-paragraph 4 of Schedule 19 will also apply to Order articles, not just the Requirements. This is to make it clear that Horizon has the benefit of the appeal process in Schedule 19 for all approvals required under the Order. This is appropriate as it removes any duplication within the Order itself, and provides for the appeal process to apply consistently across all approvals and consents, regardless of whether they are required under the articles or the Requirements.
- 9.25 The appeal process set out in Schedule 19 is based on the procedure contained within Schedule 14 to the Hinkley Point C (Nuclear Generating Station) Order 2013 given that this was also a large nuclear power station and so included similar approval requirements. The appeal process under Schedule 19 provides that an appeal can be made to the Secretary of State to discharge matters

---

<sup>6</sup> Article 11 (Power to layout, etc., of streets), article 12 (Street works), article 16 (Temporary stopping up of streets), article 18 (Access to works), article 21 (Traffic regulation measures), article 22 (Discharge of water) and article 24 (Authority to survey and investigate land).

including the Requirements in Schedule 3 and other consents and approvals required under the Order. This appeal process is considered proportionate and justified in light of the size and scale of the authorised development proposed by the Order to ensure the delivery of the authorised development.

***Article 80 (Application, exclusion and modification of legislative provisions) and 81 (Amendment of local legislation)***

- 9.26 Articles 80 and 81 which deal with the application and modification of legislative provisions. These articles enable the application, exclusion and modification of legislation set out in Schedule 20 (Miscellaneous controls). The power to disapply legislation, including local legislation, is provided for under section 120(5)(a) and (b) of the 2008 Act.
- 9.27 Schedule 20 is divided into two parts: Part 1 which sets out the statutes which will be affected by the DCO; and Part 2 which sets out the local byelaws that are proposed to be disapplied.
- 9.28 Under Part 1, the following statutes and regulations that are proposed to be modified or excluded:
- 9.28.1 **Highways Act 1980:** Clause 2 of Schedule 20 disapplies sections 141, 169 171A and 173 of the Highways Act 1980. These sections place restrictions on planting in or near carriageways, require licences to construct scaffolding, pay occupation fees, and impose controls on the construction of hoarding. These have been disapplied as they would interfere with Horizon's carrying out the authorised development and are adequately controlled through other documents such as the Wylfa Newydd CoCP, A5025 Off-line Highway Improvements sub-CoCP and the DAS.
  - 9.28.2 **Community Infrastructure Levy Regulations 2010 ("CIL Regulations"):** Clause 3 of Schedule 20 clarifies that, for the purposes of the CIL Regulations, any building within the authorised development fall within the exemption under regulation 6 and will not to be considered as "development" for the purposes of levying CIL. This considered appropriate as the authorised development already includes works to improve existing infrastructure (such as the A5025), and those elements that have the potential to impact (such as the Site Campus) are temporary and nature and provision has been made within those works to include additional infrastructure to meet the expected demand. Precedent for this approach can be found in Schedule 19 of the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014.
  - 9.28.3 **New Roads and Street Works Act 1991:** A number of provisions in Part 3 of the 1991 Act have been disapplied by clause 4 of Schedule

20 and will not apply when Horizon is carrying out street or highway works under the Order. This is considered appropriate as these sections are either not relevant to the authorised development, are managed through either the powers in the Order, the protective provisions relating to apparatus owned by statutory undertakers in Schedule 16 of the Order, or are addressed through the Wylfa Newydd CoCP, Wylfa Newydd CoOP and/or relevant sub-CoCPs which control how Horizon carries out the construction of the authorised development and works in streets and highways.

#### 9.28.4 TCPA:

- (a) *Section 57(2)*: The Order defines certain works as “specific associated development works” which, though temporary in nature, would be in place for a considerable period of time for the purposes of supporting construction activities (for example, six to ten years). The “specific associated development” is defined in article 2 as Work No. 3A (Site Campus), 6 (the Park and Ride Facility at Dalar Hir) and Work No. 7 (the Logistics Centre at Parc Cybi).

As the sites of these works are intended to be revert to their original use following construction, clause 5(1) of Schedule 20 clarifies that section 57(2) of the 1990 Act will apply to those works so that, at the end of such works, planning permission will not be required for the resumption of the purpose for which that land was normally used before the development consent was granted. This will ensure that any subsequent user of those sites is not required to obtain a change of use planning permission to use the site for its previous purpose. This provision in Schedule 20 has been based on an equivalent provision in the Hinkley Point C (Nuclear Generating Station) Order 2013 and the Hinkley Point C Connection Project Order 2016.

- (b) *Section 106*: Clause 5(2) of Schedule 20 clarifies that the undertaker, and any transferee or licensee under article 9 of the Order, is to be deemed a person with an interest in the Order Land, or any part of it. This has been included because Horizon does not own all of the land comprising the Order Limits (although it does have power to compulsorily acquire land where required). As the section 106 agreement may be entered into at a time where Horizon does not have full ownership or interests in the Order Land, this clause provides that it may still enter into a section 106 agreement in respect of the entire land comprising the Order Limits.
- (c) *Section 239*: This section has been included in Schedule 20 for the avoidance of doubt and to confirm that any land that is acquired, or in which the undertaker acquires a right, which may consist of a burial ground, or part of a burial ground may

still be used by the undertaker for the purposes of the construction, operation or maintenance authorised development. This clause is subject to article 72 (Removal of human remains) which sets out the process for the removal and reinternment of any human remains in or upon the land.

- (d) *CoPA*: Clause 6 of Schedule 20 has been included to ensure that IACC must take into account the thresholds outlined in the *Wylfa Newydd CoCP* and any relevant sub-CoCPs before it issues a notice under section 60(5). This is appropriate because the *thresholds* set out in the CoCPs have been assessed under the Environmental Statement and will be approved through the grant of DCO and should therefore form a material consideration in the issuing of notices under section 60. Clause 6(2) also confirms, for the avoidance of doubt, that the underground tunnelling works must be regulated by sections 60 and 61 of the CoPA.

9.28.5 **Local Government (Miscellaneous Provisions) Act 1976**: Section 42 of the Local Government (Miscellaneous Provisions) Act 1976 has been disapplied under clause 7 of Schedule 20 to avoid any future planning enactments undermining the powers and rights provided to Horizon under the Order.

- 9.29 In respect of Part 2, only one byelaw is proposed to be disapplied – the Twrcelyn Rural District Council Foreshore Byelaw 1952. This byelaw, which was adopted by IACC upon amalgamation, imposes a number of restrictions on the use of the foreshore within the parishes Llanbadrig and Llanallgo (namely, the ability to erect structures or park or drive vehicles along the foreshore) would impact on Horizon's ability to construct the Marine Works under the DCO.

#### **Article 82 (Crown rights)**

- 9.30 Article 82 contains a saving for Crown rights. It protects the Crown's position in relation to its own estates, right, powers, privileges, authorities and exemptions and ensures that the Crown's written consent is required where any land, hereditaments or rights are to be taken, used, entered or interfered with as a result of granting the Order. It has been included as the Marine Works (Work No. 1E, 1F, 1G, 1H) extends over the seabed within Cemlyn Bay.
- 9.31 The wording of this article has been expressly agreed with the Crown Estate.

### **10. Schedules**

- 10.1 Schedules 1 to 19 are summarised below.

#### ***Schedule 1 – Authorised Development***

- 10.2 Schedule 1 specifies numbered works which comprise the authorised development and other associated development works. There are no ancillary works. The numbered works should be read alongside the Works Plans and Parameter Plans.

- 10.3 The following works have been identified in Schedule 1 as comprising an NSIP (identified by \* within Schedule 1):
- 10.3.1 Work No.1 relates to works within the ~~Wylfa-Newydd-Development Area~~WNSDA which are necessary for the construction and operation of the nuclear generating station.
  - 10.3.2 Work No. 4 relates to the Grid Connection. Horizon has identified this as part of the NSIP because this work is an integral component of the NSIP. This follows the approach taken in Schedule 1 to the Hinkley Point C (Nuclear Generating Station) Order 2013 and Schedule 1 to the Glyn Rhonwy Pumped Storage Generating Station Order 2017.
  - 10.3.3 Work No. 5 relates to the combined Off-Site Power Station Facilities which include the Mobile Emergency Equipment Garage, the Alternative Emergency Control Centre and the Environmental Survey Laboratory. These works have been identified as part of the NSIP as they are required under UK nuclear regulations.
- 10.4 A few buildings within Schedule 1 have been identified with a †. This indicates the buildings that are listed under multiple work packages; however, the construction of these buildings will only occur under one work package. The final location of these building will be determined in the detailed design stage. This applies to the Gas Cylinder Storage Houses (buildings 1-208 and 2-208) which could be located within Work No.s 1A, 1C, 1K, 1L or 1M); and 9-308 the Vehicle Inspection Bay (9-308) which could be located in Work No.1K or 1L).
- 10.5 All other works have been identified as associated development necessary to support the construction and operation of the NSIP.
- 10.6 Schedule 1 also includes catch-all provision which set out a number of minor works that are common to a number of work packages. These include works such as landscaping and drainage, establishment of construction compounds, vegetation clearance, works to trees, shrubs and hedges and utilities installation. The intention of this catchall is to identify works that are associated with the construction, operation and maintenance of the authorised development but which can be undertaken anywhere within the Order Limits, not just identified work areas.

### ***Schedule 2 – Approved Plans***

- 10.7 Schedule 2 (Approved plans) lists the plans submitted with the application and to be certified by the Secretary of State. These include:
- 10.7.1 **Order Limits Plans:** These plans set out the Order Limits for the authorised development. The Order Limits define the area within which the authorised development may be constructed, operated and maintained under article 3 of the Order (Development consent, etc. granted by Order).

- 10.7.2 **Works Plans:** These plans identify the Order Limits for the authorised development identified in Schedule 1 as well as the limits of deviation for each of the Works in that Schedule as referred to in article 4 of the Order (limits of deviation).
- 10.7.3 **Land Plans:** These plans identify limits of the land to be acquired and used ("**the LLAU**") and the individual plots over which Horizon intends to exercise its compulsory acquisition powers. The plot numbers on the Land Plans may be cross-references to the plots as contained in the Book of Reference.
- 10.7.4 **Parameter Plans:** These plans identify the zones within which buildings, structures and works identified in the parameter tables in the Requirements must be located. They provide an additional layer of control by further controlling where Horizon can construct certain elements within the limits of deviation in the Works Plans.
- 10.7.5 **Rights of Way Plans:** These plans identify the existing public and private rights of way that will be stopped up or diverted and any new rights of ways to be provided, either during construction or operation, pursuant to articles 14, 16, 18 of the Order.
- 10.7.6 **Detailed Design Drawings:** These are the detailed design plans that Horizon is seeking approval for specific works. Detailed Design Drawings are provided for Works No.s 6, 7, 12 and the majority of Works No.s 8 to 11 (except for overbridges, viaducts and underpasses). In the event that Horizon does not wish to proceed with these designs, under the Requirements it can submit revised designs for approval in accordance with the Parameter Plans and parameters. For all other Work No.s that have illustrative plans, detailed design drawings will be submitted for approval in accordance with the Requirements in Schedule 3 of the Order.

### ***Schedule 3 – Requirements***

10.8 The Requirements in Schedule 3 of the Order are structured as follows:

- 10.8.1 **Project-Wide requirements:** These are over-arching requirements that apply to all works packages, including, but not limited to, time-limits for commencement and overall phasing of the Wylfa Newydd DCO Project, and compliance with the overarching Wylfa Newydd Code of Construction Practice ("[Wylfa Newydd CoCP](#)"); and
- 10.8.2 **Works-specific requirements:** These are requirements that apply to a specific works package(s) within the Wylfa Newydd DCO Project (e.g. requirements relating only to Parc Cybi). Works-specific requirements relate to compliance with the relevant sub-CoCPs and Management Strategies; parameters (where applicable); phasing of construction; requirement to submit Management Schemes and design details for approval; and operational requirements. The Works-specific requirements have been structured as follows:



- (a) Site Preparation and Clearance (Work No. 12);
- (b) Power Station Site (includes work packages relating to the Power Station, Marine Works, Site Campus, and Grid Connection) (Works No. 1 – 4);
- (c) Off-Site Power Station Facilities (Work No.5);
- (d) Dalar Hir Park and Ride (Work No. 6);
- (e) Parc Cybi Logistics Centre (Work No.7);
- (f) A5025 Off-line Highway Improvements (Works No. 8 – 11); and
- (g) Ecological Compensation Sites (Works No.13 – 15).

10.9 The Requirements in Schedule 3 generally fall within the following categories:

**10.9.1 Parameters for construction of building, structures and works:**

In order to cope with inevitable change through the [site-specific design post](#)-Generic Design Assessment, the Nuclear Site Licence and design development processes, Horizon has proposed a parameter based approach for the construction and operation of the Power Station. Parameters are provided for both construction (for example, the construction platforms for temporary construction buildings and facilities, such as the construction batching plant and scaffolding) and final operational designs.

Maximum and minimum parameters (such as limits on height and location of buildings) have been set out for key buildings, structures and works (such as dredging depths and volumes) in order to keep the development within the defined envelope which is sufficiently flexible to accommodate a reasonable level of change. These parameters need to be read alongside the Parameter Plans which identify the zones within which buildings, structures, and works identified in 'parameter tables' must be located.

The parameters therefore provide an additional layer of restriction by further controlling where construction of certain elements can take place within the limits of deviation in article 4 and shown on the Works Plans. (For the avoidance of doubt, Schedule 3(5) clarifies that the parameters stated for buildings and parameters do not include any external projections such as telecommunications infrastructure or mechanical plant. This is to confirm that the maximum heights etc. relate to the building element, and so external projections will be in addition to those maximum heights).

**10.9.2 Compliance with control documents:** Under the Requirements, construction, operation and maintenance must be carried out either "in accordance" or in "general accordance" with the control documents. The control documents, set out below, set out key



controls for Horizon in carrying out the Wylfa Newydd DCO Project and impose controls in relation to construction methodologies and activities, phasing, design and workforce behaviour. The control documents, which will be certified through the DCO, include:

- (a) *Construction Method Statement ("CMS")*: The CMS sets out the construction methodologies, works, and machinery required for works on the Main Site. The methodologies identified in the CMS have been used as the basis of the environmental impact assessment. The construction of the Power Station Main Site will be undertaken in general accordance with the CMS and Horizon will be able to change the methodologies used from those identified in the CMS provided there are no materially new or different environmental effects from those identified in the Environmental Statement.
- (b) *Phasing Strategy*: The Phasing Strategy identifies when key mitigation (such as the Site Campus and the Park and Ride facility) will be operational. This is to ensure that key mitigation, which Horizon will have authorisation to build under Schedule 1 of the Order, is secured and will be brought forward. The construction of the Wylfa Newydd DCO Project will be undertaken in accordance with the phasing outlined in the Phasing Strategy.
- (c) *The Wylfa Newydd CoCP and sub-CoCPs*: The Wylfa Newydd CoCP, together with location-specific sub-CoCPs, set out how construction activities will be managed and controlled in order to deliver the mitigation commitments as set out in the Environmental Statement as well as other assessment processes undertaken (e.g. Habitat Regulations Assessment). Sub-CoCPs are provided for the Main Site, Marine Works, Off-Site Power Station Facilities, the Logistics Centre, the Park and Ride Facility and the A5025 Off-line Highway Improvements. These sub-CoCPs set out specific controls relevant to those locations which are not adequately covered under the Wylfa Newydd CoCP. Each chapter in the [Wylfa Newydd](#) CoCP and sub-CoCP relates to a strategy to control general and topic-specific environmental effects. The CoCP and sub-CoCPs will be certified documents, compliance of which will be secured through the Requirements.
- (d) *The Wylfa Newydd Code of Operational Practice ("CoOP")*: Similar to the [Wylfa Newydd](#) CoCP and sub-CoCPs, the Wylfa Newydd CoOP sets out the controls that will apply during the operation of the Wylfa Newydd DCO Project (for example operational hours for the Power Station). The CoOP will be a certified document and Horizon will be required to comply with it under the Requirements. At this stage, there are no location-specific sub-CoOPs; however, the Requirements provide the

opportunity for Horizon to prepare and submit sub-CoOPs for approval at a later stage if required.

- (e) *Landscape and Habitat Management Strategy ("LHMS")*: The LHMS sets out how key landscape elements and habitats within the ~~Wylfa Newydd Development Area~~ [WNDA](#) (and other select areas) will be created and managed in order to mitigate the adverse ecological effects identified in the Environmental Statement. This will be a certified document and will include the illustrative reference point drawings as an appendix. The LHMS is a standalone strategy; rather than forming part of one of the CoCPs.
- (f) *Design and Access Statement ("DAS")*: The DAS sets out the "design principles" that will guide Horizon to construct the authorised development, and illustrative design concepts which demonstrate how the Wylfa Newydd DCO Project could be brought forward in accordance with those principles. It also provides discussion on the parameters and how they are intended to operate in practice.

The DAS is divided into three volumes: Introduction (volume 1) Power Station (volume 2); Off-Site Power Station Facilities and Associated Development (volume 3). For the Main Site, the DAS sets out the building design principles and landscape principles are set out in the LHMS. For all other works, the DAS contains landscape and building design principles and the Requirements require detailed building and/or landscape design to be submitted and approved in accordance with the design principles in the relevant volume of the DAS (depending on the location).

- (g) *Workforce Management Strategy ("WMS")*: The WMS sets out the principles that Horizon and its partners will follow to manage and control the workforce. Schedule 3 of the Order includes a requirement which requires Horizon to develop and implement a Code of Conduct in accordance with the principles set out in the WMS for the management of employer and workforce conduct, as well as specific protocols for those residing at the Site Campus. Contractors and workers will then be contractually required to comply with the Code of Conduct during the construction of the authorised development.
- (h) *Detailed Design Drawings*: As discussed above at paragraph 10.7.6. Horizon will be required to undertake works in accordance with the Detailed Design Drawings.

10.9.3 The Requirements enable revisions to these control documents where this is agreed to by the relevant planning authority, provided such revisions do not give rise to materially new or materially different environmental effects from those assessed in the

Environmental Statement. The ability to revise the control documents is considered appropriate to ensure that the Wylfa Newydd DCO Project can respond to changes in construction methodologies or design requirements (in accordance with the parameters).

**10.9.4 Process for detailed design and management scheme approvals:** The Requirements set out the process that Horizon must follow in seeking approval for detailed designs and management schemes following grant of the Order. These detailed designs and schemes must be prepared in accordance with the relevant maximum and minimum parameters, design principles (in either the DAS or LHMS) and limits of deviation under article 4 of the Order. Once approved (either through the Order or by the relevant planning authority pursuant to a DCO Requirement), Horizon must undertake construction of the relevant works in accordance with the approved designs. However, in order to preserve flexibility, Horizon may seek approval to submit revised plans or schemes provided such plans are also in accordance with the documents and items listed above. Where a revised plan or scheme is approved, Horizon must undertake construction in accordance with the approved plan or scheme.

**10.9.5 Pre-commencement surveys:** There are a number of pre-commencement surveys that are required to be undertaken prior to commencement of works, or works on particular parts of a site. The purpose of these surveys is to identify the presence of protected or vulnerable species or to establish baseline datasets prior to construction.

**10.9.6 Various construction, operational and decommissioning requirements:** Where specific controls have been set out in the Environmental Statement, these have been replicated in the Requirements (for example, requirements relating to restrictions on construction and operational parking; notification of key Project milestones; disposal of dredged materials; and preparation of site specific decommissioning plans). The number of these requirements are limited; as the majority of the controls are set out in the various control documents (such as the CoCPs) which Horizon will be required to comply with during the course of the Wylfa Newydd DCO Project.

**10.10** The Requirements identify different discharging authorities depending on the Works and the nature of the Requirement: IACC is the discharging authority in respect of land above the MHWS; and NRW is the discharging authority in respect of land below the MHWS and the Marine Works.

**10.11** This distinction has been made because NRW will be responsible for granting and discharging conditions for the marine licence which will enable the Marine Works, and therefore it is the most appropriate entity to be discharging the Requirements and providing approvals in relation to the Marine Works and

areas below the MHWS (in consultation, where necessary with IACC and other stakeholders).

- 10.12 These Requirements are provided for under section 120(1) of the 2008 Act, which enables a DCO to include requirements in connection with the development for which consent is granted.

#### ***Schedule 4 – Deemed ~~approval~~Approval or Compliance***

- 10.13 Schedule 4 lists the draft conditions under the TCPA planning permission and identifies the corresponding SP&C Requirement in Schedule 3 of the Order. The purpose of this schedule is to identify, following notice being given under article 5 of the Order, which Requirements have deemed approval as Horizon has already obtained approved by the relevant planning authority (i.e. IACC) under the corresponding TCPA planning permission.

#### ***Schedule 5 – Streets subject to alteration of layout***

- 10.14 Schedule 5 lists the streets that are subject to alteration of layout in accordance with article 11 of the Order. It also states which of these streets will be altered on a temporary or permanent basis.

#### ***Schedule 6 – Streets subject to street works***

- 10.15 This Schedule lists the streets that are subject to street works pursuant to article 12 of the Order.

#### ***Schedule 7 – Streets or private means of access to be permanently stopped up or extinguished***

- 10.16 This Schedule sets out the streets, PRowWs or PMAs to be permanently stopped up in accordance with article 14 of the Order and as shown on the Right of Way Plans. It also states whether a substitute street, PRowW or PMA is to be provided and (if so) the extent of that substitute.

#### ***Schedule 8 – Status of footpaths created or improved***

- 10.17 This Schedule sets out the footpaths which will be created or improved pursuant to the powers under the Order and the status they will have following approval by the highway authority in accordance with an agreed footpath implementation plan.

#### ***Schedule 9 – Streets to be temporarily stopped up***

- 10.18 This Schedule sets out the streets, PRowWs or PMAs to be temporarily stopped up in accordance with article 16 of the Order and as shown on the Right of Way Plans.

#### ***Schedule 10 – Traffic Regulation Measures***

- 10.19 This Schedule identifies those streets that will be subject to permanent and temporary TROs in accordance with article 21 of the Order and the controls that

are sought to be imposed (for example, speed and waiting restrictions around Project sites) for operational and safety purposes.

***Schedule 11 – Land in which only rights may be acquired***

- 10.20 This Schedule identifies the land within the Order Limits which Horizon only proposes to acquire rights to, rather than acquire outright, under article 27 of the Order and as shown on the Land Plans.

***Schedule 12 – Modification of compensation and compulsory purchase enactments for creation of new rights and restrictive covenants***

- 10.21 Schedule 12 relates to articles 27 and 29 of the Order and sets out the proposed modifications to the existing compensation regime for the compulsory acquisition of land. The Schedule clarifies that the existing compensation applies, with the necessary modifications to extend the compensation provisions concerning the compulsory purchase of land and interests generally to compulsory acquisition by the creation of new rights and imposition of restrictive covenants under this Order.

***Schedule 13 – Land of which only subsoil more than 9 metres beneath surface may be acquired***

- 10.22 This Schedule identifies the land within the Order Limits in which Horizon only proposes to acquire rights to the subsoil located 9 metres below the surface of that land under article 32 of the Order and as shown on the Land Plans. For the identified land, Horizon does not intend to also acquire rights to the surface of that land, or to acquire the land outright.

***Schedule 14 – Land of which only temporary possession may be taken***

- 10.23 This Schedule identifies plots of land that Horizon intends to temporarily possess for the purposes of constructing the authorised development under articles 35 and 36 of the Order and as shown on the Land Plans. It also makes clear the purpose for which such temporary possession may be taken.

***Schedule 15 – Protective Provisions***

- 10.24 This Schedule details the protective provisions which will apply to statutory undertakers with apparatus within the Order Limits. This Schedule is based on Schedule L of the Railway Model Provisions and is given effect to by article 41 of the Order. Creation of bespoke protective provisions is ongoing with statutory undertakers and so model provisions have been included in Schedule 16 for submission of the Application.

***Schedule 16 – Limits of Harbour***

- 10.25 This Schedule describes the limits of the harbour created by this Order pursuant to article 48 of the Order. The description in Schedule 16 is supported by the Statutory Harbour Authority Boundary Plan (WN0902-HZDCO-MRN-DRG-00034) in Schedule 2 of the DCO.

### ***Schedule 17 – Removal of hedgerows***

- 10.26 This Schedule sets out the important hedgerows within the Order Limits that Horizon proposes to remove during construction, maintenance or operation of the authorised development in accordance with article 75 of the Order.

### ***Schedule 18 – Certified Documents***

- 10.27 This Schedule sets out all the control documents and plans that will be certified under the Order in accordance with article 76 of the Order. Revision numbers will be included to ensure that the final versions of each document or plan are clearly identified in the final Order.

### ***Schedule 19 – Procedure for approvals, consents and appeals***

- 10.28 This Schedule sets out the procedures that apply to any approvals, consents and appeals under the Requirements in Schedule 3 and various approvals and consents under the Order. This Schedule relates to article 79 and has been based on the approval and appeal procedures set out in the Thames Water Utilities Limited (Thames Tideway Tunnel) Order 2014 and the Hinkley Point C (Nuclear Generating Station) Order 2013.

- 10.29 The approval process differs depending on the status of the Requirement:

- 10.29.1 For major detailed requirements, approvals must be given within 8 weeks of receiving the application or further requested information. Major detailed requirements are those requirements that relate to key elements of the Wylfa Newydd DCO Project such as detailed design approval for the main components of the authorised development (i.e. the Power Station, Site Campus, Marine Works, and landscaping within the WNDA) and approval of key management plans (i.e. management of specific habitat areas and decommissioning plans)
- 10.29.2 For minor detailed requirements, approvals must be given within 5 weeks of receiving the application or further requested information. Minor detailed requirements are those requirements that seek revisions to approved plans or designs, approvals for minor elements of works (such as fencing designs), relate to discrete works within the authorised development (i.e. the Ecological Compensation Sites, or creation of various habitat enhancement areas) or seek revisions to minor requirements such as car parking controls.

### ***Schedule 20 – Miscellaneous controls***

- [10.30](#) This Schedule sets out the legislation that will be modified or excluded under articles 80 and 81 the Order, including local legislation and byelaws. It is separated into two parts: Part 1 relating legislative provisions and Part 2 relating to local legislation and byelaws. Discussion regarding the statutes, regulations and byelaws that are affected by the Order is set out at paragraph 9.27.

## Appendix 1 – Deemed compliance or approval in respect of Work No.12 following notice under article 5 of the draft DCO

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
<b>1.</b>	<u>The Development and works hereby permitted shall be commenced before the expiration of two years from the date of this permission.</u>	<b><u>PW1</u></b>	<u>Time limit for commencement of the authorised development is 5 years post grant of the DCO.</u>	<p>If works under the site preparation permission have commenced prior to works under the DCO being commenced then Condition 1 will have been satisfied.</p> <p><b><u>If notice to switch under article 5(1) has been served, Requirement PW1 will apply</u></b> and thereafter be satisfied following the undertaking of material work in respect of Work No.12 (in accordance with s155 of the 2008 Act).</p>
<b>2.</b>	<u>The Development and works hereby permitted shall be carried out in accordance with the approved drawings and documents set out within Appendix 1 and any subsequent details submitted and approved in accordance with these conditions.</u>	<b><u>SPC1</u></b>	<u>Detailed Design Drawings for SPC Works.</u>	<p>Condition 2 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>Following notice under article 5 (1), Requirement SPC1 would apply meaning that the Detailed Design Drawings relating to the SPC Works in Schedule 2 (Approved Plans) of the DCO would apply</u></b> and replace the approved drawings in Appendix 1 of the site preparation permission.</p> <p><u>All other details, documents, plans and other matters approved or agreed by IACC pursuant to Condition 2 will apply only to the extent provided for in Schedule 4 and detailed in this Appendix.</u></p>



<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				While Condition 2 would no longer apply, IACC will be able to enforce it in respect of any breach of Condition 2 that occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b). Ongoing compliance and enforcement is thereafter managed under the DCO.
<b>3.</b>	<p>No development shall commence until a Code of Construction Practice (CoCP) has been submitted to and approved in writing by the Local Planning Authority in consultation with NRW.</p> <p>The CoCP shall be updated by the developer as required to ensure the methods used reflect the changing needs of the works during construction and, for example, any relevant updates to industry guidance or legislation. Any amendments to the CoCP shall be submitted to and approved in writing by the Local Planning Authority (in consultation with NRW where the Local Planning Authority considers such consultation to be appropriate) before they take effect.</p> <p>The development hereby permitted (including any restoration works) shall be undertaken in accordance with the CoCP or any revision or amendment thereof all as approved by the Local Planning Authority in consultation with NRW.</p> <p>The CoCP shall include all of the following:</p> <p><b>(a) Construction method statement</b></p>	<p><b>PW3</b></p> <p><b>PW7</b></p> <p><b>SPC3</b></p>	<p>The construction of the SPC Works must be carried out in accordance with the Wylfa Newydd CoCP and the Power Site Main Site sub-CoCP.</p>	<p>Condition 3 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b>After notice is served under article 5(1), Requirements PW3 (Construction Method Statement), PW7 (Wylfa Newydd CoCP) and SPC3 (Main Power Station Sites sub-CoCP) would apply to Work No.12.</b> This is because, following the switch, the SPC works will form part of the wider Main Construction package and would be difficult to clearly demarcate. For this reason, Work No.12 will be governed by the Project CoCPs to avoid inconsistencies between controls on Work No.12 and Main Construction. (This is in comparison to works relating to pre-construction surveys and mitigation measures which would be consistent across the site preparation permission, Work No.12 and Main Construction).</p>



<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>The Construction Method Statement (CMS) will be in accordance with the Written Scheme of Investigation as approved under Condition 13. The CMS shall include detail of how the SPC works will account for the archaeological sensitive areas, including (but not limited to): site compound 7, which immediately surrounds Area 05 (S); site compound 5, immediately adjacent to Area 4; site processing and storage compound 9 and any works within or adjacent to Area O5 (N), Area 2 and any proposed strip map and sample areas.</p> <p><b><u>(b) Construction traffic management plan</u></b></p> <p>The construction traffic management plan within the CoCP shall include details of:</p> <ul style="list-style-type: none"> <li><u>(i) The parking of vehicles for site operatives and visitors;</u></li> <li><u>(ii) The loading and unloading of plant and materials;</u></li> <li><u>(iii) Storage of plant and materials used for the works;</u></li> <li><u>(iv) Wheel washing facilities;</u></li> <li><u>(v) Hours and days of operation and the management and operation of construction and delivery vehicles;</u></li> <li><u>(vi) Details of measures relating to junction improvements at Nanner Road including access, egress and visibility to mitigate impacts on all residential and business premises along Nanner</u></li> </ul>		<p><u>Condition 3 will be unenforceable post-switch, except to the extent that any breach of Condition 3 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
	<p>Road affected as a result of the temporary closure of Cemlyn Road during construction; and</p> <p>(vii) Traffic Management for both the construction and operational phase of the temporary satellite compounds. The plan(s) shall identify suitable safety measures including the one-way traffic system and signage and shall also incorporate the following restrictions:</p> <p>(viii) No deliveries shall arrive, be received or dispatched from the site outside the hours of 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturdays and there shall be no deliveries outside these times or at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority or unless the applicant has demonstrated to the satisfaction of the Local Planning Authority that there are exceptional circumstances (i.e. emergency works); and</p> <p>(ix) No HGV deliveries associated with the development are to be undertaken on the A5025 between Valley/A5 crossroads and Cemaes, during the hours of 08:00 to 09:00 and 15:00 and 16:00 on weekdays during school term times, unless otherwise agreed with the Local Planning Authority or unless</p>			

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>the applicant has demonstrated to the satisfaction of the Local Planning Authority that there are exceptional circumstances (i.e. emergency works).</p> <p><b><u>(c) Public access management strategy</u></b>  <u>The CoCP shall include details of:</u></p> <p>(i) <u>The management of public rights of way (PRoW), private means of access (PMAs) and cycle routes, including their access during the construction period, any necessary closures and/or diversions of public rights of way;</u></p> <p>(ii) <u>Monitoring and maintenance works to be undertaken to maintain the condition and accessibility of the PRoWs, PMAs and cycle routes, including surfacing and means of access, e.g. gates, stiles, etc;</u></p> <p>(iii) <u>The marshalling arrangements and how these will be communicated to the public; and</u></p> <p>(iv) <u>The bilingual public signage and information to be provided on the public rights of way and cycle routes.</u></p> <p><b><u>(d) Site construction and waste management plan</u></b>  <u>The Site construction and waste management plan within the CoCP shall provide details of:</u></p>		

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<ul style="list-style-type: none"> <li>(i) <u>The location of all related waste and material stocking areas associated with the development;</u></li> <li>(ii) <u>The description and frequencies of all activities to be undertaken within areas noted in (i) e.g. crushing, screening, storing, blending;</u></li> <li>(iii) <u>Typical working days and hours of operations carried out in (ii);</u></li> <li>(iv) <u>Stockpile management plan within areas noted in (i);</u></li> <li>(v) <u>How topsoil is to be stored and handled within the site;</u></li> <li>(vi) <u>The access and egress route with appropriate traffic monitoring in order to control traffic movements;</u></li> <li>(vii) <u>Measures to avoid depositing mud, or other debris on to the public highway by traffic movement;</u></li> <li>(viii) <u>Method statement relating to loading and unloading of plant and materials; with details of any wide or unusual loads which may be required to deliver construction materials;</u></li> <li>(ix) <u>The amount of waste that is to be generated by the development and how all wastes associated with the site are to be managed and the timescales involved. A methodology will be required specifying the amount of on-site material and wastes that is to be</u></li> </ul>		

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>reused within the development and in what capacity together with the amount of wastes to be exported off site. There will also be a requirement to clearly state which facilities will be utilised for offsite treatment and/or disposal of wastes and materials cross referencing valid planning permissions and available capacities within such facilities; and</p> <p>(x) <u>Contact details of personnel responsible for adherence to the management plan.</u></p> <p><b><u>(e) Welsh language and culture</u></b>  <u>The CoCP provides details of how the developer will incorporate the use of Welsh language into the development, including bilingual communications with the public and use of bilingual public signage.</u></p> <p><b><u>(f) Temporary lighting scheme</u></b>  <u>Where temporary construction lighting is proposed, the CoCP shall include details of any temporary construction lighting to be installed at the site (including measures to prevent light spillage) to ensure safe working practices are adhered to.</u></p> <p><b><u>(g) Pollution prevention and control scheme</u></b></p>		

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>The CoCP shall include details of the pollution prevention and control measures set out in the environmental statement, including:</p> <ul style="list-style-type: none"> <li>(i) <u>Air quality measures including management of emptying of sumps to prevent releases to the air;</u></li> <li>(ii) <u>Noise and vibration control measures;</u></li> <li>(iii) <u>How warning to the local community of noise or vibration events will be communicated; and</u></li> <li>(iv) <u>A contamination watching brief.</u></li> </ul> <p><b><u>(h) Dust monitoring plan</u></b>  <u>The dust monitoring plan shall detail the monitoring locations, system and appropriate alert thresholds.</u></p> <p><b><u>(i) Noise and vibration monitoring plan</u></b>  <u>The noise and vibration monitoring plan shall detail the monitoring locations, system and appropriate alert thresholds.</u></p> <p><b><u>(j) Biosecurity risk assessment and method statement</u></b>  <u>A biosecurity risk and method statement including measures to identify and remove non-native invasive species which shall include a Japanese Knotweed method statement.</u></p> <p><b><u>(k) Water treatment scheme</u></b></p>		

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>The scheme for water treatment will provide details of:</p> <ul style="list-style-type: none"> <li>(i) The cess pool and holding tanks associated with welfare facilities at the Main Site Compound and the remediation processing compound;</li> <li>(ii) How discharge of foul water to watercourses will be prevented; and</li> <li>(iii) The retention on-site, storage and removal of polluted and contaminated water.</li> </ul> <p><b>(l) Drainage</b></p> <p>The CoCP shall include:</p> <ul style="list-style-type: none"> <li>(i) A surface water drainage scheme and any flood risk management measures required with respect to fluvial and surface water flood risk to enable the SPC Works, detailing how surface water will be managed and drained; and</li> <li>(ii) An Ordinary Watercourse Management and Maintenance Plan which details the monitoring of the operation of ordinary watercourses. Where any works are required within 15m of the banks of an ordinary watercourse, the Ordinary Watercourse Management and Maintenance Plan will include a detailed risk assessment of those works and an additional protection</li> </ul>		

Site preparation permission conditions	Equivalent Development Consent Order requirement	Action upon switch to DCO
<p><u>measures plan to address any risks identified.</u></p> <p><b><u>(m) Fencing</u></b>  <u>Construction details of all of the fencing to be erected on the site, including the designs (foundations, materials, colour or colours, heights, etc.) and locations of the perimeter, construction, internal boundary, security, newt and protective fencing.</u></p> <p><b><u>(n) Notable wildlife management area</u></b>  <u>A scheme for the establishment and management of the Notable Wildlife Management Area.</u></p> <p><b><u>(o) Site of Special Scientific Interest (SSSI)</u></b>  <u>The CoCP shall set out how Tre'r Gof SSSI and the Cae Gwyn SSSI will be protected during works and shall include a Habitat Protection and Monitoring Plan for SSSI buffers.</u></p> <p><b><u>(p) Ecology and landscape management strategy</u></b>  <u>No works shall commence until an Ecology and Landscape Management Strategy has been approved by the Local Planning Authority in consultation with NRW which includes:</u></p> <p><u>(i) a programme for the establishment, management and monitoring the</u></p>		



<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
	<p>ecological receptor sites in accordance with the terms of the lease of the land;</p> <p>(ii) a programme of phasing of works to ensure that wildlife is directed toward receptor areas;</p> <p>(iii) mitigation measures for species affected by habitat clearing including proposals for the trapping and translocation of species to receptor areas under the supervision of Ecological Clerk of Works; and</p> <p>(iv) a scheme to minimise or prevent the incidental capture or killing of protected species.</p> <p>The development hereby permitted shall be undertaken in accordance with the ecology and landscape management strategy approved by the Local Planning Authority under this condition.</p> <p><b><u>(g) Cestyll Gardens Protection (Registered Park and Garden of Special Historic Interest)</u></b></p> <p>The CoCP shall set out how Cestyll Registered Park and Garden and its surrounding setting will be protected during the works.</p>			
<b><u>4.</u></b>	<p>Prior to the commencement of works on site, no works in areas identified as sensitive habitat for Great Crested Newt shall commence until detailed mitigation measures relating to Great Crested Newt have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted</p>	<b><u>PW7</u></b> <b><u>WN14</u></b>	<p>Controls to avoid disturbance of Great Crested Newt are set out under the Wylfa Newydd CoCP at paragraphs 11.2.28 to 11.2.36 (Requirement PW7). These controls require any translocation to be carried out under a European Protected Species Mitigation Licence and sets specific controls around Horizon undertaking works in</p>	<p>Condition 4 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 4, there</u></b></p>

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>shall be undertaken in accordance with the Great Crested Newt mitigation measures approved by the Local Planning Authority under this condition.</p>	<p>these areas (including provision of fencing, pre-construction surveys habitat manipulation, controls on pond destruction and supervision of works by an EcoW).</p> <p>Requirement WN14 requires a management scheme for the long-term management of the Great Crested Newt site to be implemented and maintained.</p>	<p><b>would be deemed compliance</b> with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7) and WN14 (Great Crested Newt Receptor Site) in respect of Work No.12 at the point of a switch from site preparation permission.</p> <p>Horizon would continue complying with any mitigation measures approved under Condition 4 as it undertakes Work No.12. Any surveys undertaken, or licences obtained pursuant to Condition 4 would be deemed as granted or undertaken for Work No.12 in accordance with Requirement PW7.</p> <p>Although the relevant documents will continue to apply post-switch, Condition 4 will be unenforceable, except to the extent that any breach of Condition 4 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>In the event that Horizon submitted and obtained approval for a subsequent Mitigation Licence relating to Great Crested Newt under Requirements PW7 and WN14, any works would be undertaken in accordance with that subsequent Licence or approved measures, rather than any measures or Licence</p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				<u>approved under Condition 4 of the site preparation permission.</u>
<u>5.</u>	<u>Prior to the commencement of works on site, detailed mitigation measures relating to otter, including reasonable avoidance measures, shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the otter mitigation measures approved by the Local Planning Authority under this condition.</u>	<u>PW7</u>	<u>Controls to avoid disturbance of otter are set out under the Wylfa Newydd CoCP at paragraphs 11.2.13 to 11.2.14 (Requirement PW7). This requires Horizon to follow mitigation dictated by a European Protected Species Mitigation Licence following pre-construction surveys.</u>	<p><u>Condition 5 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 5, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p><u>Horizon would continue complying with any mitigation measures or documents approved under Condition 5 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 5 would be deemed as granted or undertaken for Work No.12 in accordance with Requirement PW7.</u></p> <p><u>Although the relevant documents will continue to apply post-switch, Condition 5 will be unenforceable, except to the extent that any breach of Condition 5 occurred prior to notice being served under article 5(1).</u></p> <p><u>In the event that Horizon submitted and obtained approval for a subsequent Mitigation Licence relating</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				to otters under Requirement PW7, works would be undertaken in accordance with that Licence, rather than any measures or Licence approved or obtained under Condition 5 of the site preparation permission.
<b>6.</b>	<u>No development shall take place until the scope of a detailed survey of the landscape components of the site has been submitted to and agreed in writing with the Local Planning Authority and this survey has been undertaken, submitted to and agreed in writing with the Local Planning Authority. This survey should include survey plans, notes, cross-sections and photographs to fully document the locations, sizes, materials and species composition, condition, natural heritage and amenity value of:</u> <u>(a) All trees, groups of trees and areas of woodland;</u> <u>(b) An ancient and semi natural woodlands;</u> <u>(c) All field and roadside boundaries, including hedgerows, stone walls, cloddiau, etc.;</u> <u>(d) All footpath routes, surfacing and means of access, including gates, styles, etc.</u>	<b><u>SPC3</u></b>	<u>The Main Power Station sub-CoCP will be updated at Deadline 4 to include a corresponding condition relating to a pre-commencement landscape survey.</u>	<u>Condition 6 will apply up until the switch from site preparation permission to Work No. 12.</u>  <b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 6, there would be deemed compliance with the relevant controls in the Main Site Power Station sub-CoCP (Requirement SPC3) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b>  <u>Although the Landscape Removal Scheme will continue to apply post-switch, Condition 6 will be unenforceable, except to the extent that any breach of Condition 6 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u>
<b>7.</b>	<u>No development shall take place until a Landscape Removal Scheme for the site has been submitted to and agreed in writing with the Local Planning Authority. This scheme should set out all works to landscape elements on the</u>	<b><u>SPC1</u></b> <b><u>SPC3</u></b> <b><u>PW7</u></b>	<u>The Detailed Design Drawings for Work No.12 include plans which outline trees and hedgerow to be removed or retained (Requirement SPC1). (See WN0902-HZDCO-SPC1-DRG-00028 to 00031 in Part 6 of Schedule 2 of the draft DCO)</u>	<u>Condition 7 will apply up until the switch from site preparation permission to Work No. 12.</u>

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>site including for removal, a programme of the works, the measures necessary to minimise impacts on protected species and plans showing the location of the planting, structures and operations including (but not limited to):</p> <p>(a) The dismantling of stone walls and cloddiau down to ground/top of foundation level, with the retention of the stone on site for future use; and</p> <p>(b) Works to be undertaken to trees, groups of trees, areas of woodland, hedgerows, scrub and other vegetation which are identified for "removal" by cutting down to approximately 300mm about ground level; and</p> <p>(c) Any other landscape elements to be removed from the site.</p>	<p>The Wylfa Newydd CoCP and Main Power Station Site sub-CoCP includes controls around removal of landscape and heritage features, including measures to avoid impacts on protected species (see sections 11 and 12 of the Wylfa Newydd CoCP and Main Power Station Site sub-CoCP).</p>	<p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 7, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7), and Main Site Power Station sub-CoCP (Requirement SPC3) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p><u>Horizon would continue complying with the approved Landscape Removal Scheme as it undertakes Work No.12.</u></p> <p><u>Although the Landscape Removal Scheme will continue to apply post-switch, Condition 7 will be unenforceable, except to the extent that any breach of Condition 7 occurred prior to notice being served under article 5(1).</u></p> <p><u>In the event that Horizon sought to undertake removal in accordance with other controls, if IACC agreed, works would be undertaken in accordance with the controls under Requirements PW7 and SPC3 and the plans in Requirement SPC1, rather than the Landscape Removal Scheme approved under condition 7 of the site preparation permission.</u></p>

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p><b>8.</b> <u>No development shall take place until a Scheme for the protection of the existing ancient and other woodland, site boundary trees, hedgerows, stone walls, cloddiau, etc, and all other vegetation and structures to be retained on the site for the duration of the SPC works (and beyond) has been submitted to and agreed in writing with the Local Planning Authority. This Scheme shall include:</u></p> <p>(a) <u>Construction details for the temporary fencing required to protect the root zones of all trees, hedgerows and areas of scrub to be retained for the duration of the SPC works – to include the designs (foundations, materials, colour or colours, heights, etc), locations and timescales for the installation and removal of this fencing; and</u></p> <p>(b) <u>The specific measures proposed for the protection of the Ancient Woodland to be retained on site.</u></p>	<p><b><u>SPC1</u></b> <b><u>SPC3</u></b> <b><u>PW7</u></b> <b><u>WN8</u></b></p> <p><u>The Detailed Design Drawings for Work No.12 include plans which provide details of the temporary construction and internal boundary fencing and the proposed CPNI Fencing (Requirement SPC1). (See WN0902-HZDCO-SPC1-DRG-00023 to 00025 in Part 6 of Schedule 2 of the draft DCO).</u></p> <p><u>The Main Power Station Site sub-CoCP and Wylfa Newydd CoCP include controls for the protection of retained trees and cultural structures and ancient woodland and compliance with BS 5837:2012 which includes a range of obligations in respect of construction and protective fencing.</u></p> <p><u>In addition, the Landscape Habitat Management Scheme also requires management of retained features during construction in accordance with Requirement WN8. The LHMS includes a principle that "trees and scrub in the vicinity of the watercourse realignment of Nant Caerdegog Isaf, ancient woodland and adjacent trees north-west of Tre'r Gof SSSI will be retained."</u></p>	<p><u>Condition 8 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 8, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7), and Main Site Power Station sub-CoCP (Requirement SPC3) and Requirement WN8 (Construction Landscaping) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p><u>Horizon would continue complying with the approved Protection Scheme as it undertakes Work No.12.</u></p> <p><u>Although the Protection Scheme will continue to apply post-switch, Condition 8 will be unenforceable, except to the extent that any breach of Condition 8 occurred prior to notice being served under article 5(1).</u></p> <p><u>In the event that Horizon sought to undertake removal in accordance with other controls, if IACC agreed, works would be undertaken in accordance with the controls under Requirements PW7 and SPC3 and the plans in Requirement SPC1, rather than the Protection Scheme approved under</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				condition 8 of the site preparation permission.
<u>9.</u>	<u>No development shall take place until an Interim Management and Maintenance Scheme for the site has been submitted to and agreed in writing with the Local Planning Authority. This Scheme should include a description of the maintenance operations to be undertaken, a programme of the maintenance works and plans showing the locations of the maintenance operations. It is to be implemented as agreed for the duration of the period between the completion of the SPC Works permitted under this permission and either (a) the commencement of works permitted under the DCO or (b) the commencement of restoration works.</u>	<u>PW7</u> <u>SPC3</u>	<u>The Wylfa Newydd CoCP and Main Site Power Station sub-CoCP contain measures for the management of land and vegetation within the WNDA.</u>	<p>Condition 9 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 9, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7), and Main Site Power Station sub-CoCP (Requirement SPC3) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p><u>Horizon would continue complying with any scheme approved under Condition 9 as it undertakes Work No.12.</u></p> <p><u>Although the relevant documents will continue to apply post-switch, Condition 9 will be unenforceable, except to the extent that any breach of Condition 9 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>In the event that Horizon submitted and obtained approval for a subsequent Mitigation Licence, mitigation or management measures relating to Reptiles under Requirements PW7 or WN13, works</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				would be undertaken in accordance with those subsequent measures, rather than any measures approved or obtained under condition 12 of the site preparation permission.



Site preparation permission conditions	Equivalent Development Consent Order requirement	Action upon switch to DCO
<p><b>10.</b> <u>No development shall take place until an Outline Landscape Restoration and a 10-year Aftercare Scheme for the site has been submitted to and agreed in writing with the Local Planning Authority. The Outline Scheme should include a description of the principles and key design standards for the restoration and maintenance operations to be undertaken should the DCO not be granted or it is otherwise decided not to proceed with the development of a new nuclear power station on the Site, the scenarios and triggers for implementing the detailed Scheme, an outline programme of the works and plans showing the locations of the operation and should include:</u></p> <p>(a) <u>Principles for the reinstatement of trees, groups of trees, areas of woodland, hedgerows, dry-stone walls, cloddiau and other field boundaries and ground vegetation;</u></p> <p>(b) <u>Principles for the reinstatement of footpath routes, surfacing and means of access, including gates, styles, etc.; and</u></p> <p>(c) <u>Principles for a 10-year Aftercare Scheme – to include regular maintenance checks, watering, mulching, replacement and removal of stakes and grazing protection, replacement of plant material that fails to establish, control of invasive species, grazing and cultivation regimes and the maintenance of stone walls, cloddiau, fencing, etc.</u></p>	<p><b>SPC13</b></p> <p><u>Requirement SPC13 contains the requirement for delivery and approval of a restoration scheme.</u></p>	<p><u>Condition 10 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><u><b>After notice is served under article 5(1), Requirement SPC13 (Restoration Scheme) would apply to Work No.12.</b> This is because condition 10 relates to an outline plan and so further detail would be required to discharge Requirement SPC13.</u></p> <p><u>Condition 10 will be unenforceable post-switch, except to the extent that any breach of Condition 10 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
<b>11.</b>	No works shall commence until an Ecological Clerk of Works has been appointed to manage the supervision of site clearance and construction activities during the development to ensure that these are carried out in accordance with the Construction Environment Management Plan and any other plan approved under this permission.	<b><u>PW7</u></b> <b><u>SPC3</u></b>	<p>The obligation to have an ECoW during activities affecting sensitive habitats and species is secured at paragraph 11.2.1 of the Wylfa Newydd CoCP.</p> <p>Additional works that the ECoW will be required to supervise (i.e. drystone wall removal) are outlined in the Main Power Station Site sub-CoCP.</p>	<p>Condition 11 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), Requirements PW7 (Wylfa Newydd CoCP) and SPC3 (Main Power Station Site sub-CoCP) will apply to Work No.12.</u></b></p> <p>Condition 11 will be unenforceable post-switch, except to the extent that any breach of Condition 11 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>Ongoing compliance and enforcement is thereafter managed under the DCO.</p>
<b>12.</b>	No development shall commence until a Reptile Mitigation Scheme has been submitted to and approved by the Local Planning Authority. The Reptile Mitigation Scheme shall specify the location(s), condition and extent(s) of translocation areas including survey details of any reptile populations already inhabiting the translocation areas. The Reptile Mitigation Scheme shall detail how translocation areas are or can be made sufficient to support the existing and translocated populations of reptiles and the operations, works or measures to be carried out within those translocation areas for habitat provision, land management, and monitoring of reptiles. The Scheme shall also detail contingency measures to be carried out should monitoring show an unacceptable decline in	<b><u>PW7</u></b> <b><u>WN13</u></b>	<p>Controls to avoid disturbance of Reptiles are set out under the Wylfa Newydd CoCP at paragraphs 11.2.31 to 11.2.36 (Requirement PW7). These controls set specific controls around Horizon undertaking works in these areas (including provision of fencing, habitat manipulation, controls on pond destruction and supervision of works by an EcoW).</p> <p>Requirement WN13 requires a management scheme for the long-term management of the Reptile Receptor Site to be implemented and maintained.</p>	<p>Condition 12 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 12, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7), and WN13 (Reptile Receptor Site) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p>Horizon would continue complying with any mitigation measures or</p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
	reptile population and must specify triggers for the implementation of such contingency measures.			<p>Mitigation Licence approved under Condition 12 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 12 would be deemed as granted or undertaken as part of Work No.12 pursuant to Requirement PW7.</p> <p>Although the relevant documents will continue to apply post-switch, Condition 12 will be unenforceable, except to the extent that any breach of Condition 12 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>In the event that Horizon submitted and obtained approval for a subsequent Mitigation Licence, mitigation or management measures relating to Reptiles under Requirements PW7 or WN13, works would be undertaken in accordance with those subsequent measures, rather than any measures approved or obtained under condition 12 of the site preparation permission.</p>
<b>13.</b>	No works (including demolition, clearance, trial pitting, topsoil strip or other groundworks) shall take place until a detailed Written Scheme of Investigation (WSI) of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work	<b>SPC8</b>	SPC8 requires an Archaeological Written Scheme of Investigation to be submitted for approval prior to commencement of Work No.12	<p>Condition 13 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 13, there would be deemed compliance with</u></b></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
	<u>completed in strict accordance with the approved WSI details.</u>			<p>Requirement SPC8 in respect of Work No.12 at the point of a switch from site preparation permission.</p> <p><u>Horizon would continue complying with any WSI approved under Condition 13 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 13 would be deemed as granted or undertaken pursuant to Requirement SPC8.</u></p> <p><u>Although the relevant WSI will continue to apply post-switch, Condition 13 will be unenforceable, except to the extent that any breach of Condition 13 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>In the event that Horizon submitted and obtained approval for a subsequent WSI under Requirement SPC8, works would be undertaken in accordance with those subsequent WSI, rather than the WSI approved or obtained under Condition 13 of the site preparation permission.</u></p>
<b>14.</b>	<u>A Scheme of Archaeology Investigation Reporting, as required by Condition 13, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.</u>	<b><u>SPC3</u></b>	<u>The Main Power Station sub-CoCP includes a number of controls on reporting in respect of archaeological works undertaken.</u>	<p>Condition 14 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 14, there</u></b></p>

Site preparation permission conditions				Equivalent Development Consent Order requirement		Action upon switch to DCO																
						<u>would be deemed compliance</u> with the relevant controls in relation to reporting in the Main Power Station sub-CoCP in respect of Work No.12 at the point of a switch from site preparation permission.  Although the WSI (under Condition 13) will continue to apply post-switch, Condition 14 will be unenforceable, except to the extent that any breach of Condition 14 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).																
15.	No development, works or construction activity, (including maintenance) other than emergency works: shall take place outside the hours set out below without prior approval from the Local Planning Authority: <table border="1"><thead><tr><th rowspan="2">Time of week</th><th colspan="2">Construction staff</th><th rowspan="2">Office staff (Temporary Construction Compound)</th></tr><tr><th>Summer shift</th><th>Winter shift</th></tr></thead><tbody><tr><td>Weekday</td><td>07:00-19:00</td><td>08:00-16:00</td><td>09:00-17:00</td></tr><tr><td>Saturday</td><td>07:00-13:00</td><td>08:00-13:00</td><td>Not applicable</td></tr></tbody></table> <u>Other than emergency works, there shall be no working outside of these hours, or on Sundays and public holidays.</u>			Time of week	Construction staff		Office staff (Temporary Construction Compound)	Summer shift	Winter shift	Weekday	07:00-19:00	08:00-16:00	09:00-17:00	Saturday	07:00-13:00	08:00-13:00	Not applicable	SPC3	<u>Controls regarding working hours, traffic and shift patterns are set out under the Main Power Station Site sub-CoCP at paragraph 4.3.</u>		<u>Condition 15 will apply up until the switch from site preparation permission to Work No. 12.</u>  <u>After notice is served under article 5(1), Requirement SPC3 will apply in respect of Work No.12.</u>  <u>Condition 15 will be unenforceable post-switch, except to the extent that any breach of Condition 15 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u>  <u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u>	
Time of week	Construction staff		Office staff (Temporary Construction Compound)																			
	Summer shift	Winter shift																				
Weekday	07:00-19:00	08:00-16:00	09:00-17:00																			
Saturday	07:00-13:00	08:00-13:00	Not applicable																			
16.	For the purposes of this permission, emergency works are those immediately necessary to prevent or remove risks to the life, safety or			=	N/A		<u>A notice under article 5(1) would render this condition redundant as the interim management and maintenance</u>															

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
	<u>health of persons, livestock or ecology or which if not carried out would or would be likely to result in pollution, flooding or damage to property.</u>			<u>scheme would not be required if works are commencing under the DCO.</u>
<b>17.</b>	<u>The Local Planning Authority shall be notified as soon as practical of the undertaking or proposed undertaking of emergency works outside of the permitted working hours, the nature of the emergency and the required works, and the duration or anticipated duration of the emergency works.</u>	<b><u>PW7</u></b>	<u>Controls regarding emergency management strategy, including notification of the Local authority, are set out under the Wylfa Newydd CoCP at paragraph 4.8.3.</u>	<p><u>Condition 17 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), Requirement PW7 will apply in respect of Work No.12.</u></b></p> <p><u>Condition 17 will be unenforceable post-switch, except to the extent that any breach of Condition 17 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u></p>
<b>18.</b>	<u>No development shall take place within the boundaries of the Tre'r Gof SSSI or the Cae Gwyn SSSI.</u>	<b><u>SPC3</u></b>	<p><u>Restrictions on construction activities taking place within the boundaries of Tre'r Gof SSSI or the Cae Gwyn SSSI are provided for in the Main Power Station Site sub-CoCP at paragraphs 11.17.1 to 11.17.4.</u></p> <p><u>The Work Area for Work No.12 excludes the Tre'r Gof SSSI.</u></p>	<p><u>Condition 18 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5, Requirement SPC3 will apply in respect of Work No.12.</u></b></p> <p><u>Condition 18 will be unenforceable post-switch, except to the extent that any breach of Condition 18 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
<b>19.</b>	<u>There will be no use of heavy plant or machinery within 10 metres of any bat barns.</u>	<b><u>SPC3</u></b>	<u>Restriction on construction activities within 10m of bat barns provided for in the Main Power Station Site sub-CoCP at paragraph 11.17.</u>	<p><u>Condition 19 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5, Requirement PW7 will apply in respect of Work No.12.</u></b></p> <p><u>Condition 19 will be unenforceable post-switch, except to the extent that any breach of Condition 19 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u></p>
<b>20.</b>	<u>Any habitat which is assessed by the Ecological Clerk of Works appointed under condition 11 as likely to be supporting hibernating species, may not be removed between November and March.</u>	<b><u>PW7</u></b> <b><u>SPC3</u></b>	<u>Restriction on removal of habitat between November and March is covered in the Wylfa Newydd CoCP at paragraphs 11.2.21 and 11.2.32 and the Main Power Station Site sub-CoCP at paragraph 11.5.1.</u>	<p><u>Condition 20 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5, Requirement PW7 will apply in respect of Work No.12.</u></b></p> <p><u>Condition 20 will be unenforceable post-switch, except to the extent that any breach of Condition 20 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance and enforcement is thereafter managed under the DCO.</u></p>

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p><b>21.</b> <u>No works in areas identified as sensitive habitats for Schedule 1 Birds shall commence during the breeding period until detailed mitigation measures, including Reasonable Avoidance Measures, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the Schedule 1 bird mitigation measures approved by the Local Planning Authority under this condition.</u></p>	<p><b>PW7</b></p> <p><u>Restrictions on works in areas identified as sensitive habitats for Schedule 1 Birds are covered in the Wylfa Newydd CoCP at paragraph 11.2.25- 11.2.27.</u></p>	<p><u>Condition 21 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 21, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p><u>Horizon would continue complying with any mitigation measures approved under Condition 21 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 21 would be deemed as granted or undertaken pursuant to Requirement PW7.</u></p> <p><u>Although the relevant documents will continue to apply post-switch, Condition 21 will be unenforceable, except to the extent that any breach of Condition 21 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>In the event that Horizon submitted and obtained approval for mitigation measures relating to Schedule 1 Birds under Requirement PW7, any mitigation measures would be</u></p>



<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				undertaken in accordance with those agreed measures, rather than any measures approved under Condition 21 of the site preparation permission.
<b>22.</b>	No development shall be undertaken on land to the west of Afon Cafnan as identified on Drawing WN0903-JAC-OS-DRG-00034 during the Tern breeding period 7th March – 15th August unless otherwise agreed with IACC in consultation with Natural Resources Wales.	<b>SPC3</b>	The Main Power Station Site sub-CoCP has been updated at Deadline 2 (4 December 2018) (WN0902-JAC-PAC-REP-00019) to include a corresponding condition relating to terns.	<p>Condition 22 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b>After notice is served under article 5(1), the controls in the Main Power Station Site sub-CoCP (Requirement SPC3) will apply in respect of Work No.12.</b></p> <p>Post-switch, Condition 22 will be unenforceable, except to the extent that any breach of Condition 22 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>Ongoing compliance is thereafter managed and enforced under the DCO.</p>
<b>23.</b>	The development shall be undertaken in accordance with the bat mitigation and compensation measures as specified in Appendix 14-23 of the Environmental Statement – ‘EPS Mitigation Licence Methods Statement Delivery Information’.	<b>PW7 SPC3</b>	Where works have the potential to disturb bats, appropriate mitigation will be dictated by means of a European Protected Species Mitigation Licence specific to bats if presence is established during pre-construction surveys detailed in relevant sub-CoCPs. Construction works with the potential to disturb bats will be supervised by an ECoW in line with the methodology set out in the EPSML. The ECoW appointed to oversee works potentially affecting bats will be an NRW bat	<p>Condition 23 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 23, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7) and the Main Power Station Site sub-</b></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
			<p><u>licence holder - see Wylfa Newydd CoCP at paragraphs 11.2.11 to 11.12.12.</u></p> <p><u>The Main Power Station Site Sub-CoCP also establishes obligations for bat boxes paragraph 11.14.</u></p>	<p><u>CoCP (Requirement SPC3) in respect of Work No.12 at the point of a switch from site preparation permission.</u></p> <p><u>Horizon would continue complying with any mitigation measures approved under Condition 23 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 23 would be deemed as granted or undertaken pursuant to Requirement WN7.</u></p> <p><u>Although the relevant documents will continue to apply post-switch, Condition 2 will be unenforceable, except to the extent that any breach of Condition 23 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>In the event that Horizon submitted and obtained approval for new Mitigation Licence or mitigation measures relating to bats under Requirement PW7, works would be undertaken in accordance with those approved measures or Licence, rather than any Licence or measures approved under Condition 23 of the site preparation permission.</u></p>
<b>24.</b>	<u>Works shall be undertaken in accordance with the water vole mitigation and compensation measures as specified in Appendix 14-21 of the</u>	<b><u>PW7</u></b> <b><u>SPC3</u></b>	<u>The Wylfa Newydd CoCP requires appropriate mitigation under a Conservation Licence to be undertaken where works will disturb water vole. Construction works with the potential to</u>	<u>Condition 24 will apply up until the switch from site preparation permission to Work No. 12.</u>

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p><u>Environmental Statement – ‘Water Vole Licence Method Statement’.</u></p>	<p><u>contravene the legislation relating to water vole will be supervised by an ECoW appointed to oversee works, in line with the methodology set out in the Conservation Licence (see paragraphs 11.2.15 to 11.216).</u></p> <p><u>The Main Power Station Site sub-CoCP requires pre-commencement surveys to be undertaken in habitats with the potential to support water vole (see paragraphs 11.13.1 and 11.13.2).</u></p>	<p><u>After notice is served under article 5(1), to the extent Horizon has complied with Condition 24, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7) and the Main Power Station Site sub-CoCP (Requirement SPC3) in respect of Work No.12 at the point of a switch from site preparation permission.</u></p> <p><u>Horizon would continue complying with any mitigation measures approved under Condition 24 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 24 would be deemed as granted or undertaken pursuant to Requirement WN7.</u></p> <p><u>Although the relevant documents will continue to apply post-switch, Condition 24 will be unenforceable, except to the extent that any breach of Condition 24 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>In the event that Horizon submitted and obtained approval for new Conservation Licence or mitigation measures relating to water vole under Requirement PW7, works would be undertaken in accordance with those approved measures or Licence, rather than any Licence or measures</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				approved under Condition 24 of the site preparation permission.
<b>25.</b>	No works in areas identified as sensitive habitat for red squirrel shall commence until detailed mitigation measures relating to red squirrel, including Reasonable Avoidance Measures, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the red squirrel mitigation measures approved by the Local Planning Authority under this condition.	<b><u>PW7</u></b> <b><u>SPC3</u></b>	Controls to avoid disturbance of otter are set out under the Wylfa Newydd CoCP at paragraphs 11.2.17 to 11.2.18 (Requirement PW7) and the Main Power Station Site sub-CoCP at paragraph 11.9.1 (SPC3). This requires Horizon to follow mitigation dictated by a European Protected Species Mitigation Licence following pre-construction surveys as well as providing additional mitigation and monitoring during construction.	<p>Condition 25 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), to the extent that Horizon has complied with Condition 25, there would be deemed compliance with the relevant controls in the Wylfa Newydd CoCP (Requirement PW7), the Main Power Station Site sub-CoCP (Requirement SPC3) in respect of Work No.12 at the point of a switch from site preparation permission.</u></b></p> <p><u>Horizon would continue complying with any mitigation measures approved under Condition 25 as it undertakes Work No.12. Any surveys undertaken, or licences obtained under Condition 25 would be deemed as granted or undertaken pursuant to Requirement WN7.</u></p> <p><u>Although the relevant documents will continue to apply post-switch, Condition 25 will be unenforceable, except to the extent that any breach of Condition 25 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>In the event that Horizon submitted and obtained approval for new</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				Conservation Licence or mitigation measures relating to red squirrel under Requirement PW7, works would be undertaken in accordance with those approved measures or Licence, rather than any Licence or measures approved under Condition 25 of the site preparation permission.
<b>26.</b>	Demolition of the existing Magnox AECC and district survey lab shall not commence until an operational, replacement AECC and DSL have been provided.	<b>SPC6</b>	Requirement SPC6 contains the same language as Condition 26.	<p>Condition 26 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), Requirement SPC6 (Demolition of alternative emergency control centre/district survey laboratory) will apply in respect of Work No.12.</u></b></p> <p>Post-switch, Condition 26 will be unenforceable, except to the extent that any breach of Condition 26 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>Ongoing compliance is thereafter managed and enforced under the DCO.</p>
<b>27.</b>	All temporary construction signage and permanent high way signage installed as part of the development shall be provided in Welsh and English, with the Welsh text first.	<b>PW7</b>	Requirements for bilingual temporary signage to the proposed developments is covered in the Wylfa Newydd CoCP at paragraphs 3.2.47 and 5.4.4.	<p>Condition 27 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), the Wylfa Newydd CoCP and</u></b></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				<p><u>the Main Site Power Station sub-CoCP will apply (Requirements PW7 and SPC3) in respect of Work No.12.</u></p> <p><u>Post-switch, Condition 27 will be unenforceable, except to the extent that any breach of Condition 27 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance is thereafter managed and enforced under the DCO.</u></p>
<b><u>28.</u></b>	<u>No surface water from hard surfaces approved as part of the SPC Works shall discharge onto any highway.</u>	<b><u>SPC11</u></b>	<u>Requirement SPC11 contains the same language as Condition 28.</u>	<p><u>Condition 28 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), Requirement SPC11 (No surface water to highway) will apply in respect of Work No.12.</u></b></p> <p><u>Post-switch, Condition 28 will be unenforceable, except to the extent that any breach of Condition 28 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance is thereafter managed and enforced under the DCO.</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
<b>29.</b>	There shall be no discharge of foul water to watercourses.	<b>SPC3</b>	The Power Station Main Site sub-CoCP provides that " <i>foul water discharge will be to an existing Dwr Cmyru Welsh Water sewage treatment works and to on-site package treatment plants. foul water will not be discharged to the surface water environment</i> " at paragraph 10.2.8.	<p>Condition 29 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), Requirement SPC3 (Main Power Station Site sub-CoCP) will apply in respect of Work No.12.</u></b></p> <p>Post-switch, Condition 29 will be unenforceable, except to the extent that any breach of Condition 29 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>Ongoing compliance is thereafter managed and enforced under the DCO.</p>
<b>30.</b>	The first 8 metres from the nearside edge of the public highway of each new vehicular access shall be completed with a bitumen/concrete surface, with its gradient not exceeding 1 in 20 for the first 8 metres. Gates shall be set back a distance of 8 metres from the nearside edge of the adjoining carriageway with the gates opening inwards.	<b>SPC12</b>	Requirement SPC12 contains the same language as Condition 30.	<p>Condition 30 will apply up until the switch from site preparation permission to Work No. 12.</p> <p><b><u>After notice is served under article 5(1), Requirement SPC12 (access) will apply in respect of Work No.12.</u></b></p> <p>Post-switch, Condition 30 will be unenforceable, except to the extent that any breach of Condition 30 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</p> <p>Ongoing compliance is thereafter managed and enforced under the DCO.</p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
<b>31.</b>	<u>Following completion of the SPC Works a contaminated land verification report shall be submitted to and agreed in writing with the Local Planning Authority.</u>	<b><u>PW7</u></b> <b><u>SPC3</u></b>	<u>Management of contaminated materials is covered in the Wylfa Newydd CoCP at paragraph 9.4 and the Main Power Station Site sub-CoCP at paragraph 9.2 (which requires verification reports and testing to be provided where contaminated land is identified).</u>	<p><u>Condition 31 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), Requirements PW7 and SPC3 will apply in respect of Work No.12.</u></b></p> <p><u>Post-switch, Condition 31 will be unenforceable, except to the extent that any breach of Condition 31 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance is thereafter managed and enforced under the DCO</u></p>
<b>32.</b>	<u>All stone from dismantled buildings, stone walls and cloddiau shall be retained on-site for re-use on the site in accordance with operational requirements, the landscape schemes and or management/maintenance plans agreed with the Local Planning Authority.</u>	<b><u>SPC3</u></b>	<u>The Main Power Station Site sub-CoCP provides that stone will be saved from dismantled stone walls and cloddiau for future re-use in the final Power Station landscape scheme. See paragraph 11.5.3.</u>	<p><u>Condition 32 will apply up until the switch from site preparation permission to Work No. 12. <b>After notice is served under article 5, Requirements PW7 and SPC3 will apply in respect of Work No.12.</b></u></p> <p><u>Post-switch, Condition 32 will be unenforceable, except to the extent that any breach of Condition 32 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance is thereafter managed and enforced under the DCO.</u></p>



<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
<b>33.</b>	<ul style="list-style-type: none"> <li>i. <u>Top soil and subsoil shall be graded and stored separately.</u></li> <li>ii. <u>All temporary soil storage mounds shall not exceed 3 metres in height.</u></li> <li>iii. <u>All temporary soil storage mounds which will be in place (in whole or in part) for more than six months shall be seeded with an appropriate low maintenance seed mix.</u></li> </ul>	<b>PW7</b>	<u>Measures for the management of soil resources during soil striping, handling, storage and reinstatement are set out in the Wylfa Newydd CoCP at paragraph 9.5, see 9.5.5.</u>	<p><u>Condition 33 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), the Wylfa Newydd CoCP and the Main Site Power Station sub-CoCP will apply (Requirements PW7 and SPC3) in respect of Work No.12.</u></b></p> <p><u>Post-switch, Condition 33 will be unenforceable, except to the extent that any breach of Condition 33 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance is thereafter managed and enforced under the DCO.</u></p>
<b>34.</b>	<u>The existing trees and woodland around the proposed treatment area shall not be felled until the treatment area is no longer in use.</u>	<b>SCP3</b>	<u>The Main Power Station Site Sub-CoCP includes controls around the felling of woodland in the vicinity of the remediation processing compound (see paragraph 11.18.6).</u>	<p><u>Condition 34 will apply up until the switch from site preparation permission to Work No. 12. <b>After notice is served under article 5, the Main Site Power Station sub-CoCP will apply (Requirement SPC3) in respect of Work No.12.</b></u></p> <p><u>Post-switch, Condition 34 will be unenforceable, except to the extent that any breach of Condition 34 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p>

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
				<u>Ongoing compliance is thereafter managed and enforced under the DCO.</u>
<b><u>35.</u></b>	<u>External colours of portable cabins and other structures must be agreed in writing with the Local Planning Authority prior to installation on site.</u>	<b><u>SPC3</u></b>	<u>The Main Power Station Site Sub COCP requires that the detailed designs of temporary structures (including colour) will be informed by the design principles set out in the Design and Access Statement and will seek to use visually recessive colours and finishes – Paragraphs 11.18.7 and 11.18.8.</u>	<p><u>Condition 35 will apply up until the switch from site preparation permission to Work No. 12.</u></p> <p><b><u>After notice is served under article 5(1), the Wylfa Newydd CoCP and the Main Site Power Station sub-CoCP will apply (Requirements PW7 and SPC3) in respect of Work No.12.</u></b></p> <p><u>Post-switch, Condition 35 will be unenforceable, except to the extent that any breach of Condition 35 occurred prior to notice being served under article 5(1) in accordance with article 5(1)(b).</u></p> <p><u>Ongoing compliance is thereafter managed and enforced under the DCO.</u></p>
<b><u>36.</u></b>	<u>No later than 6 months following the earliest of: a) date of refusal of the application for a development consent order made under Planning Inspectorate reference EN10007 or b) the taking of any decision by Horizon Nuclear Power or any successor as prospective developer of that new nuclear power station or c) the expiry of 5 years from the date of the making of the Development Consent Order and in the event that the Order has not been implementation, a Detailed Landscape Restoration and Aftercare Scheme approved</u>	<u>=</u>	<u>N/A</u>	<p><u>This condition would not apply as it comes into effect if no Order is granted or implemented.</u></p> <p><u>Requirement SPC13 requires Horizon to have a restoration plan in the event it chooses not to proceed with construction.</u></p>

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>under condition 10 and the Landscape Survey agreed under condition 6 shall be submitted to the Local Planning Authority for approval.</p> <p>The Detailed Landscape Restoration and Aftercare Scheme shall include:</p> <p>(a) a detailed 12-month programme of the restoration works including any phasing;</p> <p>(b) plans showing the locations of the operations;</p> <p>(c) details of the retention and protection of all the existing landscape features retained and protected during the SPC works;</p> <p>(d) details of the removal of all temporary infrastructure including: the perimeter, construction, internal boundary, security, newt and protective fencing; main, satellite and materials storage compounds; all temporary buildings, fuel stores, walls and other temporary structures; the Remediation Processing Compound; all areas of hardstanding (both permeable and impermeable), vehicle crossings, temporary access road and other surfacing laid as part of the SPC works; temporary culverts and any temporary drainage, pipes, gullies, tanks, etc; all temporary services including water, power, lighting and communication equipment; all temporary signage; and all temporary</p>		

<u>Site preparation permission conditions</u>	<u>Equivalent Development Consent Order requirement</u>	<u>Action upon switch to DCO</u>
<p>soil storage mounds and other materials temporarily stored on the site;</p> <p>(e) details of the removal of hard standings and foundations associated with previously demolished buildings and other structures sufficient to enable the affected land to be used as pasture;</p> <p>(f) details of the restoration of all areas disturbed by the SPC and restoration works and areas to be planted and seeded, including relieving soil compaction, application of subsoil and topsoil, cultivations, etc;</p> <p>(g) details of the restoration of surface watercourses and drainage provisions (as necessary);</p> <p>(h) details of the restoration of a pattern of field boundaries based on current alignments and comprising a mix of regenerate/reinstated and new hedgerows, dry-stone walls and cloddiau;</p> <p>(i) details of the measures to regenerate and enhance, and establish new, all field boundary and other vegetation, including pasture, species-rich grasslands and coastal grassland/heath mosaic; tree groups, coppice regrowth and new broadleaf woodland; regenerated and new hedgerows; habitats for great crested newts; and additional proposed planting, using</p>		

Site preparation permission conditions	Equivalent Development Consent Order requirement	Action upon switch to DCO
<p>species typically found on the WNDA and in the local area, and including details of plant species, sizes, numbers and locations, planting and seeding operations and sources of local provenance plant stock and seeds;</p> <p>(j) construction details for temporary grazing protection around all regenerating and new planting to include materials, heights, locations and timescales for its installation and removal;</p> <p>(k) details of the reinstatement, and construction of new, dry-stone walls and cloddiau field boundaries re-using stone retained on-site from the SPC works and additional stone sourced locally, as necessary;</p> <p>(l) details of the reinstatement of footpath routes, surfacing and means of access, including gates, stiles, etc; and</p> <p>(m) a 10-year Aftercare/Maintenance Scheme – to include a 10-year aftercare programme, regular inspections and maintenance operations (including: watering, mulching, maintenance, replacement and removal of stakes and grazing protection, replacement of plant material that fails to establish, control of invasive species, grazing and cultivation regimes, and the maintenance of stone</p>		

<u>Site preparation permission conditions</u>		<u>Equivalent Development Consent Order requirement</u>		<u>Action upon switch to DCO</u>
	<p>walls, cloddiau and fencing) and annual aftercare site meetings and reporting.</p> <p>The works required by the Detailed Landscape Restoration and Aftercare Scheme as approved shall commence within 6 months of approval of the scheme under this condition.</p> <p>The Detailed Landscape Restoration and Aftercare Scheme shall be carried out in accordance with the CoCP. The developer shall submit any proposed amendments or revisions to the CoCP required for the carrying out of the Detailed Landscape Restoration and Aftercare Scheme to the Local Planning Authority for approval at the same time as the Detailed Landscape Restoration and Aftercare Scheme is submitted under this condition.</p>			

~~10.30~~