

Introduction

1.1 OVERVIEW

This document provides details of our preferred proposals for Temporary Workers' Accommodation to support the construction of the Wylfa Newydd Power Station. A number of sites are being considered as Associated Developments as part of the Wylfa Newydd Project. This document explains our current thinking and design rationale for our preferred proposals, recognising that they will continue to develop up until submission of the application for a Development Consent Order (DCO) and the applications for Associated Development under the Town and Country Planning Act (TCPA) 1990 (see chapter 4 of the Main Consultation Document for an explanation of the different consents associated with this Project). It should be read in conjunction with the other documents which form part of this Stage Two pre-application consultation and, in particular, chapters 14 to 17 of the Main Consultation Document and Volumes D and G of the Preliminary Environmental Information (PEI) Report.

The Project comprises the main site, various Associated Developments and Off-Site facilities. The locations of the Wylfa Newydd Project sites are shown in figure 1.

This document is intended to be a work in progress and will inform our Design and Access Statements which would be submitted with the DCO and TCPA applications.

A team of design and environmental specialists has contributed to the design process. As such, work to date has been informed by environmental information.

A number of preferred sites have been identified for the provision of Temporary Workers' Accommodation. The site selection process undertaken by Horizon is described in the Approach for Siting Associated Development to Support Construction of Wylfa Newydd Report, which also forms part of this Stage Two pre-application consultation. Our preferred proposals for the following sites are described in this document:

- Temporary Workers' Accommodation at Rhosgoch;
- Temporary Workers' Accommodation at Amlwch (Sites A and B to the west and east of the B5111); and
- Temporary Workers' Accommodation at Madyn Farm.

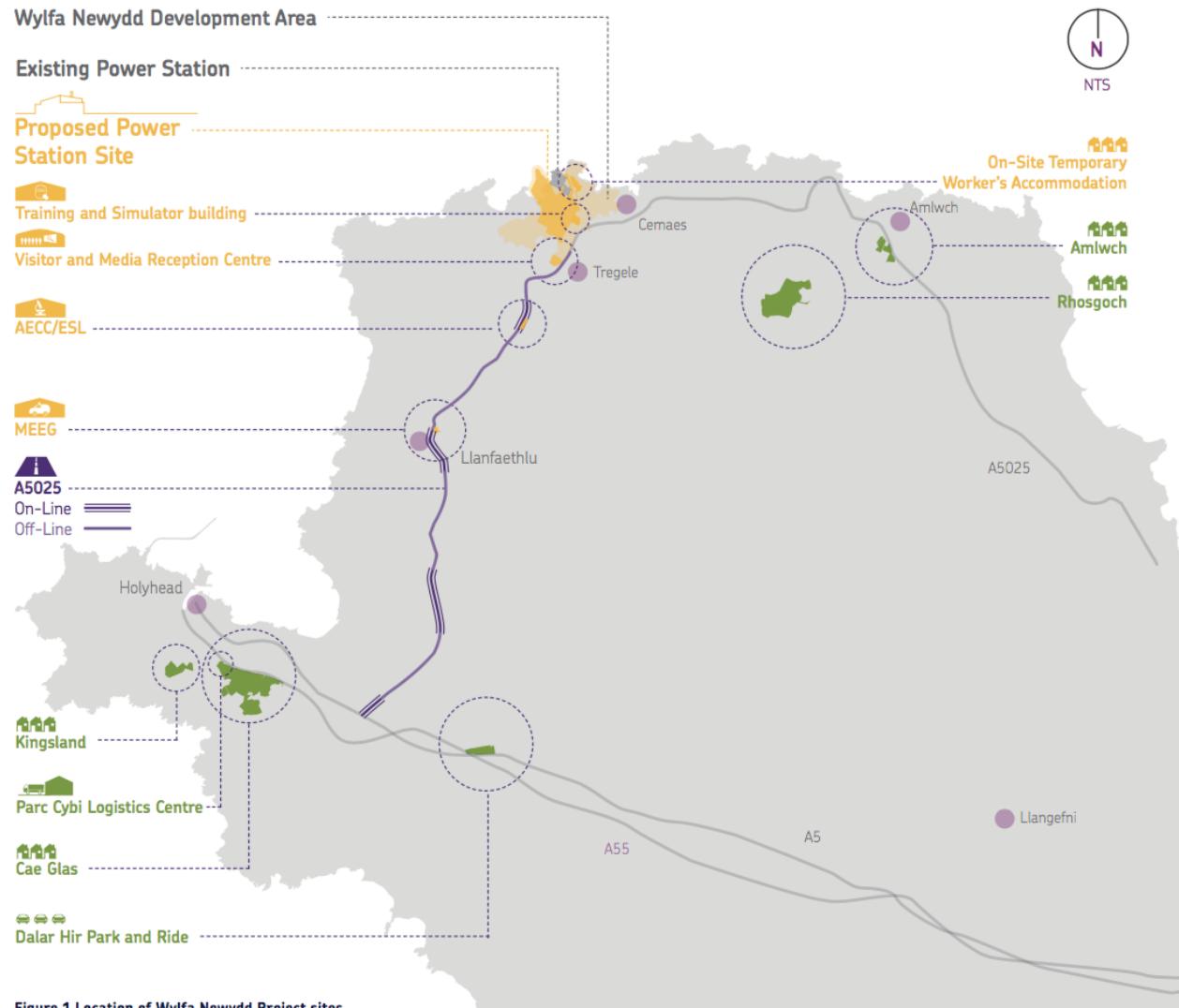
Our preferred proposals for these facilities will continue to be developed taking into account feedback from the consultation process. This will be complemented to include technical site investigations and a more detailed development of the facilities' operational requirements.

On-Site Temporary Workers' Accommodation is also proposed. Full details are contained in the masterplan proposal for the main site.

Two further sites are also being considered for Temporary Workers' Accommodation and permanent housing, to be first used as Temporary Workers' Accommodation. These sites are at:

- Kingsland (permanent housing); and
- Cae Glas.

These developments are being brought forward by a third party and are not covered in this document. Both sites benefit from outline planning permission which sets out the principles within which the detailed design will come forward. Further details can be found in the Design and Access Statements submitted with the outline planning permission (reference 46C427K/TR/EIA/ECON).



Strategy

2.1 OVERALL STRATEGY

"Temporary Workers' Accommodation" refers to the provision of residential bed spaces required during the construction phase of the Wylfa Newydd Power Station. Such units will be removed when no longer required unless a legacy use has been identified for the site.

The Construction Worker Accommodation Strategy (explained in chapter 9 of the Main Consultation Document) seeks to ensure anticipated demand for accommodation for the Wylfa Newydd Project can be met in a manner which:

- avoids adverse environmental and socio-economic effects in respect of Anglesey's housing market, tourism sector and environment;
- minimises adverse effects on local communities, including Welsh language, health and wellbeing, social cohesion, noise, visual and amenity;
- works to generate economic benefit across Anglesey, including opportunities for landlords and homeowners to accommodate workers;
- does not saturate tourist or rental accommodation; and
- meets Horizon's commercial and functional requirements.

The strategy has been developed based on a need to house an estimated peak number of 10,720 workers. In this, it is estimated that around 5,700 workers would need bespoke temporary accommodation, including flexibility to accommodate changes in circumstances, such as less tourism or private rental accommodation being available than anticipated. Full details on our strategy and approach is provided in chapter 9 of the Main Consultation Document.

2.2 FUNCTIONS IN THE CONSTRUCTION STRATEGY

Our preferred strategy is to provide Temporary Workers' Accommodation at the following sites:

- 500 bed spaces On-Site;
- Up to 200 bed spaces at Madyn Farm;
- 1,500 bed spaces at Rhosgoch; and
- 3,500 bed spaces at Kingsland and Cae Glas, Holyhead.

In addition, we are consulting on an alternative proposal for 800 bed spaces at Amlwch, Sites A and B to the west and east of the B5111, although this is not currently part of our preferred proposals.

2.3 PROGRAMME AND DELIVERY

The timing of construction and operational phases of the proposed Off-Site and Associated Developments is based on the assumption that Development Consent for the Project will be granted by mid-2018. Design, planning and procurement will be conducted throughout 2016 and 2017 to enable construction to start upon receipt of consent.

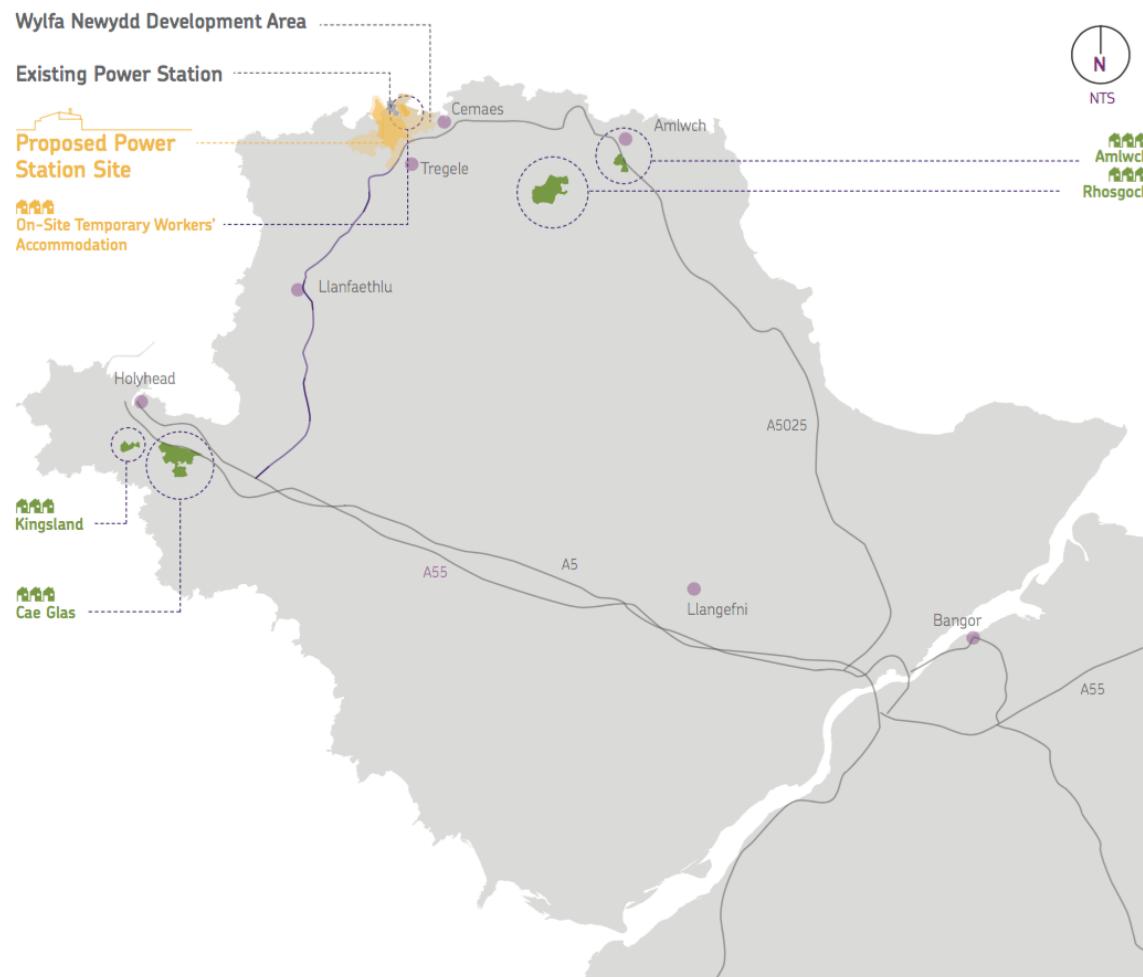


Figure 2 Location of Wylfa Newydd accommodation sites