

Consultee	Summary of Response
<b>Highways</b>	<ul style="list-style-type: none"> <li>• No objections subject to the planning obligations and conditions recommended.</li> <li>• Financial contribution requested for the provision of passing places along Trefignath Road.</li> </ul>
<b>Maritime Officer</b>	<ul style="list-style-type: none"> <li>• No observations.</li> </ul>
<b>Natural Resources Wales (NRW)</b>	<ul style="list-style-type: none"> <li>• No objection to the proposal in principle.</li> <li>• Previously objected to the proposal because of concerns over the impact on the AONB but satisfied that changes in the proposal have mitigated the impacts.</li> <li>• Would expect the LPA's decision to follow the guidance in PPW on development in AONBs.</li> </ul>
<b>Economic Development Unit (EDU)</b>	<ul style="list-style-type: none"> <li>• Highly supportive from the outset given the employment, economic and regeneration potential of the proposed development.</li> <li>• Confident that if the mitigation measures identified are addressed, including contributions to leisure, education, health, library provision and emergency services, then the mutual benefits from the scheme (from a socio economic and environmental perspective) will be considerable.</li> </ul>
<b>Lifelong Learning Department</b>	<ul style="list-style-type: none"> <li>• No objection in principle subject to contributions to primary and secondary education, a language centre and local youth centres.</li> </ul>
<b>Environmental Services (Health)</b>	<ul style="list-style-type: none"> <li>• Made various comments with respect to the noise assessment, health and safety, water supply and food hygiene.</li> </ul>

<b>Emergency Planning</b>	<ul style="list-style-type: none"> <li>• Raised comments regarding the former AAM site being a Top Tier COMAH site and any future development of this industrial site may be restricted by these proposed neighbouring developments.</li> </ul>
<b>North Wales Fire Service</b>	<ul style="list-style-type: none"> <li>• No objection in principle to the application.</li> </ul>
<b>Footpaths Officer</b>	<ul style="list-style-type: none"> <li>• No objection in principle to the application.</li> <li>• Keen that the Coastal Path is formalised into a Public Right of Way (PRoW) and would welcome the dedication of the footpath as such as part of any development of the site.</li> </ul>
<b>Council for British Archaeology</b>	<ul style="list-style-type: none"> <li>• No observations.</li> </ul>
<b>Gwynedd Archaeological Planning Services</b>	<ul style="list-style-type: none"> <li>• Requested that the planning authority should require that appropriate archaeological mitigation is undertaken prior to and during the proposed development to be secured through planning condition.</li> </ul>
<b>Leisure Department</b>	<ul style="list-style-type: none"> <li>• Mitigation required to address that a changing influx of workers / families / residents on the Cae Glas and Kingsland sites will change the local population dynamics and will alter/increase the demand for leisure services and facilities.</li> </ul>
<b>Building Control</b>	<ul style="list-style-type: none"> <li>• No observations.</li> </ul>
<b>Conservation Officer</b>	<ul style="list-style-type: none"> <li>• Supportive of the application in principle.</li> <li>• Satisfied with mapping that was undertaken of all the statutory and none statutory protected buildings, objects to aid understanding of how they may be affected by the proposed development.</li> <li>• Requested that a historic</li> </ul>

	<p>buildings Conservation Management Plan be produced prior to the submission of a formal detailed planning application and the numerous Listed Building Consent (LBC) applications required.</p>
<b>Tree Officer</b>	<ul style="list-style-type: none"> <li>• No objection in principle subject to suitable mitigation.</li> <li>• Substantial areas of buffer are retained and there is scope for new boundary and internal planting, restructuring, linking and improving the diversity of the woodlands particularly on the interior.</li> <li>• New woodland planting should be possible as mitigation for loss of trees at Penrhos, subject to constraints of underlying topography.</li> </ul>
<b>Landscape Officer</b>	<ul style="list-style-type: none"> <li>• Proposals will have impacts on all three sites some of which will be adverse and some beneficial.</li> <li>• All 3 sites within the AONB will experience adverse landscape and visual impacts in the first 3 to 8 years of development however over 10+ years some of these impacts are likely to reduce as planting / mitigation matures.</li> <li>• Following further discussions on mitigation, the revised plans now propose cabins and units being sited in less sensitive locations and the addition of further extensive internal landscaping to help break up the development. These further changes will provide a more varied landscape to help integrate the three sites within their sensitive settings and specific location within the AONB.</li> </ul>
<b>Countryside and AONB Officer</b>	<ul style="list-style-type: none"> <li>• Comments pointing to the national policy tests on large scale development in the</li> </ul>

	<p>AONB and the robustness of the assessment of alternative sites.</p> <ul style="list-style-type: none"> <li>Confirmed that the matters raised in the previous consultation had been satisfactorily addressed in the resubmissions.</li> </ul>
<b>Ecological and Environmental Adviser</b>	<ul style="list-style-type: none"> <li>A number of ecological issues raised.</li> <li>Concluded that amendments made in supplementary submission including changes to chapter 10 of the Environmental Statement and revised consideration of potential effects on Ynys Cybi SAC features were acceptable.</li> </ul>
<b>Scottish Power</b>	<ul style="list-style-type: none"> <li>No objections.</li> </ul>
<b>MOD Safeguarding and Byelaws</b>	<ul style="list-style-type: none"> <li>No objections.</li> </ul>
<b>North Wales Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Objection to the application based upon the impact on the AONB.</li> </ul>
<b>Society for the protection of ancient buildings</b>	<ul style="list-style-type: none"> <li>Note and welcome the intention to retain the historic assets within the Penrhos site and integrating them into the overall scheme.</li> <li>Concern that application is in outline but look forward in the future to being consulted on the full planning application and the application for listed building consent.</li> </ul>
<b>Network Rail</b>	<ul style="list-style-type: none"> <li>Network Rail stated that from a desktop study it appears this proposal poses limited risk to Network Rail's (the company) land and infrastructure.</li> <li>Applicant is advised to contact Network Rail to mitigate any risks.</li> </ul>
<b>Royal Society for the Protection of Birds (RSPB)</b>	<ul style="list-style-type: none"> <li>No objections.</li> </ul>

<b>Secure by Design</b>	<ul style="list-style-type: none"> <li>No response received.</li> </ul>
<b>Drainage Section</b>	<ul style="list-style-type: none"> <li>No objection in principle.</li> <li>Detailed design and construction details for the foul and surface water drainage systems will need to be submitted with any full planning application.</li> </ul>
<b>The Victorian Society</b>	<ul style="list-style-type: none"> <li>No response received.</li> </ul>
<b>Welsh Government (Transport)</b>	<ul style="list-style-type: none"> <li>Requested condition that "prior to use of Cae Glas as workers accommodation associated with any proposed works at Wylfa Nuclear power station, full details of the forecast trip generation and mitigation of the impact on the trunk road network shall be submitted to an approved in writing by the highway authority in writing."</li> <li>Also requested that an assessment of nuclear workers in Cae Glas and Kingsland and holiday use at Penrhos is undertaken prior to the implementation for the use.</li> </ul>
<b>Welsh Government (Natural Environment and Agriculture Team)</b>	<ul style="list-style-type: none"> <li>The Cae Glas site appears in non-intensive agricultural use and significant areas are in non-agricultural use(e.g. scrub).</li> <li>The Kingsland site is potentially of higher agricultural potential than Cae Glas. However, the likelihood of Best and Most Versatile (BMV) land occurring is low.</li> </ul>
<b>Property Section</b>	<ul style="list-style-type: none"> <li>No observations.</li> </ul>
<b>Minerals and Waste Officer</b>	<ul style="list-style-type: none"> <li>Pointed out that there is a sand and gravel allocation forming part of the Stopped UDP on the Penrhos site but no objection raised on the basis of</li> </ul>

	viability information on extracting the resource submitted as part of the application.
<b>Welsh Language Society</b>	<ul style="list-style-type: none"> <li>• Objection to the proposals on the basis of negative impact on the Welsh language.</li> <li>• Objection relates largely to the provision of the Farmer's Market and concerns over the impact of the Wylfa Newydd project in general.</li> </ul>
<b>Rural Housing Enabler</b>	<ul style="list-style-type: none"> <li>• Comments that the residential development proposal should not be considered in isolation from the workers / holiday provision.</li> </ul>
<b>British Gas Transco</b>	<ul style="list-style-type: none"> <li>• No response received.</li> </ul>
<b>CADW</b>	<ul style="list-style-type: none"> <li>• No objections.</li> </ul>
<b>Coastal Footpaths Officer</b>	<ul style="list-style-type: none"> <li>• Keen that the coastal Path is unaffected by the development and that the route would be kept available whilst any works progress, should the application be approved.</li> <li>• Advised that the applicant works in conjunction with the Coastal Path Team and that consultations are continued as the application progresses.</li> </ul>
<b>Ramblers Association</b>	<ul style="list-style-type: none"> <li>• No objections.</li> </ul>
<b>Sustran</b>	<ul style="list-style-type: none"> <li>• No objection in principle.</li> <li>• Routes through Cae Glas should be opened up for cycling and pedestrian access.</li> <li>• Consideration should be made to create at least one shared use walking and cycling nature trail within the education facility or nature reserve.</li> </ul>
<b>Sports Council for Wales</b>	<ul style="list-style-type: none"> <li>• Requested confirmation that the new facilities to replace the existing football and</li> </ul>

	<p>cricket pitch are of the same size as the existing pitches therefore providing the same opportunities for training and matches.</p>
<b>Welsh Water</b>	<ul style="list-style-type: none"> <li>• Objection on the grounds that the proposed development would overload the existing public sewerage system and there are no improvements planned within Dŵr Cymru Welsh Water's capital investment programme.</li> <li>• Conditions suggested in relation to drainage.</li> </ul>
<b>Betsi Cadwalader University Health Board</b>	<ul style="list-style-type: none"> <li>• Made an assessment of public health implications and a number of recommendations.</li> </ul>
<b>Tourism Partnership North Wales</b>	<ul style="list-style-type: none"> <li>• Supportive of the application as it meets one of the key priorities in the Strategic Objectives in Tourism Strategy North Wales 2010-2015 which aims to ensure there is a sufficient supply and range of quality accommodation to meet changing market's needs, accommodate growth and support a thriving tourism economy.</li> <li>• This development is considered to be introducing a new product model to the Isle of Anglesey and to North Wales, and in effect growing the market, rather than displacing existing business.</li> <li>• The project would be of national significance in terms of tourism development and promotion. It will contribute to the national objectives of Visit Wales' Tourism 2020, i.e. to grow tourism in Wales by 10%, between 2013 and 2020.</li> </ul>