

NMC Number	Policy/Para/Map	Matters Arising Changes
		<u>maximised</u> .realised.
NMC 134		<i>This unique reference number has not been used.</i>
NMC 135	7.3.16	<i>Update the text to reflect the most up to date information about the Wylfa Newydd Project and remove text from end of paragraph in order to streamline the paragraph/ Plan:</i> On the basis of the information currently available it is clear that this Project will be a significant development with numerous significant impacts, some potentially positive and others potentially negative. It is currently anticipated that the Wylfa Newydd construction period will be around <u>12 10</u> years, with around <u>8,500 8,000 to 10,000</u> construction workers during the peak construction periods (although it is recognised that the Project is still undergoing detailed design). There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ a workforce of around <u>8501,000</u>. The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. An sudden influx of workers is expected during the construction period. It is considered important that accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy. It is anticipated that the workforce will be accommodated via various means, including private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by Horizon or through a third party. Further information regarding this is given in http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accommodation-position-statement/114494.article?redirect=false and in the New Nuclear Build at Wylfa Supplementary Planning Guidance http://www.anglesey.gov.uk/journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf

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NMC 136	7.3.17	<i>Remove text from beginning of the paragraph to streamline the paragraph/ Plan and provide link with proposed new policies and other relevant policies in the Plan:</i> It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd project, e.g. site(s) for offices, short stay accommodation and other purposes related to logistics, storage and off-site fabrication. Mitigation of the impacts of the Project would be optimised if such development is located in accordance with the Plan's Spatial Strategy as set out in Chapter 6, <u>Policy PS 9, Policies PS 9A – 9C,</u> and other relevant policies included in the Plan <u>(including Policy TAI 8 and Policy PS 1),</u> depending on the type of use <u>and its scale,</u> in order to be consistent with the principle of sustainable development.
NMC 137	7.3.17a New paragraph	<i>Include new paragraph following paragraph 7.3.17 to highlight different accommodation options and the need to consider legacy options at the outset:</i> <u>Proposals for accommodation of construction workers should minimise the impact on the local housing market (including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services), and the tourism sector. Where appropriate, the Councils require the Project to deliver legacy benefits to local communities during the Plan period or beyond the construction period. A draft construction workers accommodation strategy has been developed and will be finalised having regard to the Plan's Spatial Strategy and any relevant policies in the Plan, including a suite of policies that provides further guidance on the management of development related to the Project.</u>
NMC 138	7.3.17b - ch New paragraph	<i>Include additional text to describe the Councils' preferred approach to provision of construction workers' accommodation:</i> <u>The construction workforce should be accommodated via various means, including the existing housing stock (to buy or rent), holiday accommodation, and new purpose built permanent or modular accommodation provided by Horizon or through a third party. Such use should not however result in an unacceptable impact on availability of housing (owner</u>

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		<u>occupied and private rented), or on the availability of tourist accommodation. The impacts should be made acceptable. Tourism is a key economic sector and requires to be given specific consideration and assessment in finalising the construction workers accommodation strategy.</u> <u>In terms of location, the Councils' position is that accommodation for the temporary construction workers should as far as possible be provided within, or adjacent to, or well related to the development boundaries of the Centres and Service Villages identified in the Plan's Settlement Hierarchy (depending on the scale of the development), or and in locations that relate well to the main transport routes and transport modes, especially the railway, and also taking account of policy preference for use of previously developed land. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. The following criteria will be used to assess whether a proposed site is well related to a development boundary:</u> <u>Physical distance / degree of separation with an increasing distance and separation less preferable; and</u> <u>The location of the site in relation to facilities, services and other sustainability assets (such as recreation provision, employment opportunities, etc.) of the Centre/ Service Village; and</u> <u>Accessibility to the Centre/ Service Village (primarily by non-car transport modes) and ability to improve on it; and</u> <u>Visual impacts and ability to integrate the development into the landscape and townscape.</u> <u>Paragraph 7.3.17b refers to the various types of accommodation. Given the scale of the anticipated number of construction workers required during the construction phase, it is considered that modular development will be part of the supply of accommodation but will not be first option except for provision for workers on the Wylfa Newydd Project site. Providing some modular accommodation in temporary buildings on the Wylfa Newydd Project site would be acceptable where it is supported by provision of an appropriate level of community facilities and the transport impact (including workers' access and parking) can be demonstrated to be acceptable. Policy PS 9 and Policy PS 9A sets out the requirements for such modular accommodation related to the Wylfa Newydd Project.</u>

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		Project promoters <u>must</u> consider re-using <u>demonstrate that they have fully considered the re-use of existing buildings and/ or the provision of permanent buildings capable of being adapted for permanent use following use by construction workers, proportionate use of the private rented sector and consideration of existing consents, before proposing modular accommodation in temporary buildings.</u>
NMC 139	7.3.17d - dd New paragraphs	<i>Include part of former text as a new paragraph and include additional wording to further clarify expectations in relation to construction workers' accommodation and refer to the proposed Construction Worker Accommodation Management Portal:</i> <u>Any modular accommodation provided outside the Wylfa Newydd Project site should provide a sustainable legacy use for the buildings or the site and demonstrate how that legacy will be secured.</u> The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or commercial use. Appropriate Proposed legacy uses must comply with the relevant policies <u>in this Plan</u>. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, <u>or serviced plots for similar uses or employment related uses or buildings that can be refurbished for similar uses.</u> <u>A permanent residential legacy should be informed by the published Local Housing Market Assessment in order to ensure that the type of housing units required to address local need can be incorporated into the proposal at the design stage.</u> If the project promoter and the Council agree that an after use is demonstrated to the Council's satisfaction not to be feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which would be controlled by planning condition. In such cases off-site legacy benefits will be required to compensate for the lack of legacy on the site and should be included within the proposal. <u>Policy TAI 3 sets out the policy context for temporary workers accommodation and Policy TAI 8 sets out the policy context in relation to the residential use of holiday accommodation as temporary workers accommodation.</u>

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		<u>In order to mitigate the effects of the Wylfa Newydd Project on the housing market and to help co-ordinate the best use of all types of accommodation, construction workers will be expected to use the services provided by, what is currently referred to as, the Construction Worker Accommodation Management Portal. This Portal will comprise of a register of rooms or property that will be available for rent, and the applicant will be required to propose and secure methods by which construction workers will be required or encouraged to arrange their accommodation through this Portal. The Portal will also be used to monitor the uptake of accommodation and provide breakdowns by sector and spatially. This information will be shared with the Councils as set out in the construction workers accommodation strategy in order to allow the Councils and the applicant to monitor the impacts on sectors and locations and respond appropriately where these do not accord with the predicted impacts.</u>
NMC 140	Policy PS 9 introductory text	<i>Remove reference to project level Habitat Regulations Assessment:</i> Strategic Policy PS 9 applies to the proposed Wylfa Newydd Project including development associated with it. Strategic Policy PS9 does not apply to any other NSIP application, or any development associated with or ancillary to such NSIP applications. The project level HRA should be informed by the findings and conclusions of the HRA: Site Report for Wylfa¹ as well as the HRA process for the Joint LDP.
NMC 141	Policy PS 9	<i>Amend Policy PS 9 to:</i> <i>clarify reference to "green infrastructure"</i> <i>delete criterion that refers to the Habitat Regulations</i> <i>remove reference to "voluntary" community benefits</i> <i>reword criterion dealing with Very Low level, Low Level or Intermediate Level Waste, removing the first two sub criteria and amending the third</i>

¹ Department of Energy and Climate Change (2010) Habitats Regulations Assessment: Site Report for Wylfa. EN-6: Revised Draft National Policy Statement for Nuclear Power Generation.

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		• <i>add a criterion to refer to early works on the main site</i> • <i>include cross-reference to new and amended policies relating to construction workers' accommodation and other related development</i> • <i>include additional criterion about restoration of sites where required</i> • <i>include additional criterion clarifying expectation regarding impact on transport infrastructure</i> STRATEGIC POLICY PS9: WYLFA NEWYDD AND RELATED PROJECT-ASSOCIATED DEVELOPMENT In their role either as determining authorities for associated <u>related development</u>, or as consultees for a DCO-application for Wylfa Newydd and applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for Wylfa Newydd and its associated or ancillary developments development, the Councils will seek to ensure <u>require compliance</u>, where appropriate or relevant, with the following criteria set out in this Policy and Policies PS 9A – 9C, where applicable. <u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u> 1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of the nuclear power station and <u>proposals for and any associated related development; and</u> 2. In order to minimise impact and maximise re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of the Wylfa Newydd Project with the proposed decommissioning of the existing power station; and 3. Highways and transport proposals for the Wylfa Newydd Project form part of the integrated traffic and transport strategy that has regard to Strategic Policy PS4 and any relevant detailed Policies in the Plan and minimises adverse transport impacts to an acceptable level, including those arising during the construction, and operation <u>and decommissioning stages, and any restoration stages.</u> Proposals should where feasible make a positive contribution

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		to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling and other sustainable forms of transport; and 4. <u>Early or preparatory works for the development of the nuclear power station shall demonstrate that they are necessary to ensure the timely delivery of the Wylfa Newydd Project or are designed to provide mitigation for the effects of the construction or operation of the Wylfa Newydd Project. Any early or preparatory works must be accompanied by a strategy to enable the sites to be restored to an acceptable standard should the Project not be consented or constructed and demonstrate how the costs of undertaking such restoration will be secured, including through bonding;</u> 5. The accommodation requirements of construction workers should be met in a way that minimises impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services <u>(taking account of the published Local Housing Market Assessment), or and not result in unacceptable adverse economic (including the tourism sector), social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan's Spatial Strategy and any relevant policies in the Plan, including Policy PS 9A;</u> 6. <u>Where proposals are for a temporary period both the site selection and the proposal detail shall the siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where a legacy use is proposed appropriate, delivery plans should be agreed for legacy uses will be required with during the pre-application process planning applications to demonstrate how legacy use has that will informed the approach to the design and layout of the associated related development sites, as well to contribute to as the framing of a S106 and/or other agreements and CIL payments (if applicable);</u> 7. <u>Proposals for campus style temporary workers accommodation, logistics centres and park and ride facilities will also be assessed against the criteria set out in Policies PS 9A – 9C;</u> 8. The scheme layout and design and the scale of <u>open spaces, landscaping, planting (including hedging and tree belts), waterways and similar features green infrastructure proposed should avoid, minimize, mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the</u>

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		landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; 9. Any proposal for development, including all associated ancillary and induced development, must be screened in accordance with accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) and where required be accompanied by an appropriate assessment; and 10. <u>Early engagement by the promoter with the Council in respect of the promoter's procurement, employment, education, training and recruitment strategies, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term is required. The promoter's procurement, employment, education, training and recruitment strategies and delivery plans should be agreed with by will require to be submitted to the Council as part of any planning application so far as it is relevant to the application at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term;</u> 11. <u>Where Community infrastructure facilities is will be provided for construction workers, for example, park and ride or park and share facilities, shops, healthcare and sports and leisure facilities. Where feasible, provision of these community infrastructure facilities on sites other than the Wylfa Newydd Development Area this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing community facilities the Council will seek either appropriate contributions for off-site facilities or upgrading existing facilities. Legacy use of any additional facilities provided should be considered where that is appropriate;</u> 12. <u>Proposals should include appropriate measures for promoting social cohesion and community safety;</u> 13. <u>All proposals shall be appropriately serviced by transport infrastructure including public transport and shall not have adverse impacts on local communities and tourism and this shall be demonstrated in a transport assessment. Where there is insufficient transport linkage, the road network does not have sufficient capacity to accommodate the level of traffic which will result from any development or an adverse impact is predicted appropriate improvements to the transport network and the provision of sustainable transport options shall be provided to mitigate; and</u> 14. <u>The burden and disturbance borne by the community in hosting a major national or regional nuclear related</u>

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		infrastructure project should be recognised; and appropriate packages of voluntary community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project; 15. Any proposal on the <u>Wylfa Newydd site</u> (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development within or outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to: a. Be strongly justified; b. Demonstrate that the planning impacts are acceptable; and demonstrate that the environmental, social and economic benefits outweigh any negative impacts. 16. <u>If a future or legacy use for any temporary development is not feasible the Council shall require that temporary buildings are removed; and</u> <u>i. the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted and approved by the Local Planning Authority; or</u> <u>ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by the Local Planning Authority.</u> It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa Newydd Project, the Councils may require additional information from, or works to be carried out by the developer. and may as a result, seek to re-negotiate any mitigation or compensation package In order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms <u>in order to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as</u>

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		necessary.
NMC 142	New paragraph 7.3.19a	<i>Include new paragraph after Policy PS 9 to clarify relationship between new policies PS 9A, PS 9B, or PS 9C and other policies in the Plan:</i> <u>Related development covered by Policies PS 9A, PS 9B, or PS 9C will not be required to comply with Policies TAI 3, TAI 5, TAI 8, TAI 9, TAI 14, TAI 15, TAI 16 and TAI 17; PS 12 and PS 15; ISA 2 and ISA 5; and TWR 2 within the Plan.</u>
NMC 143	New Policy PS 9A	<i>Include new policy to provide framework to address new campus style construction workers' accommodation:</i> <u>POLICY PS9 A - WYLFA NEWYDD – CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</u> <u>In their role as determining authorities for campus style temporary accommodation for construction workers for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u> <u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u> <u>1. the developer can firstly demonstrate that the proposal satisfies a demonstrable need for temporary accommodation for construction workers that cannot be met through either existing residential accommodation, or the re-use of existing buildings, or the provision of new permanent buildings capable of being adapted for permanent use following their use by construction workers; and</u> <u>2. the proposal is located on the Wylfa Newydd Project site or a site located adjacent to or well related to the development boundary of Holyhead, Amlwch, Llangefni, Gaerwen or Y Fali, and is close to the main highway network where adequate access can be provided without significantly harming landscape characteristics and</u>

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		<u>features, and also takes account of policy preference for use of previously developed land; and</u> 3. <u>the proposal must include appropriate mechanisms to mitigate any adverse impacts of the proposed development on the Welsh language and culture or a contribution is made towards mitigating those impacts in accordance with Policy PS 1 and Policy ISA 1; and</u> 4. <u>Where there is insufficient capacity within existing off-site leisure, recreational, retail and healthcare facilities to meet the needs of occupiers of the site or such facilities are not available within an acceptable distance which facilitates pedestrian or cycle access to them, the proposal must include appropriate mechanisms to mitigate negative impacts which may include onsite provision of ancillary facilities for the use of the occupiers; and</u> 5. <u>Operators will be required to maintain occupancy information to facilitate the monitoring of the impacts of the development, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers (having regard to the requirements of data protection legislation) and make this information immediately available, on request, to the Council.</u>
NMC 144	New Policy PS 9B	<i>Include new Policy to provide framework to address proposals for logistics centres related to with Wylfa Newydd:</i> <u>POLICY PS 9B - WYLFA NEWYDD– LOGISTICS CENTRES</u> <u>In their role as determining authorities for logistics centres for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u> <u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u> 1. <u>The site is located:</u>

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		i. <u>on a safeguarded or allocated employment site; or</u> ii. <u>within development boundaries of Centres identified within the Plan's Settlement Hierarchy; or</u> iii. <u>In other locations adjacent to development boundaries of Centres that are located along or close to the A5/A55 where the applicant has demonstrated that sites identified in criteria 1 i and ii have been first considered and discounted based on landscape and environmental considerations and that the impacts of development in the countryside can be acceptably minimised and mitigated;</u> 2. <u>Proposals include sustainable transport proposals for staff including links to public transport, as appropriate;</u> 3. <u>The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the amenity of local communities.</u>
NMC 145	New Policy PS 9C	<i>Include new Policy to provide framework to address proposals for park and ride and park and share facilities related to Wylfa Newydd:</i> <u>POLICY PS 9C - WYLFA NEWYDD - PARK AND RIDE AND PARK AND SHARE FACILITIES.</u> <u>In their role as determining authorities for park and ride and park and share facilities for Wylfa Newydd, the Councils will require compliance, where appropriate, with the criteria set out in Policy PS 9 and with this Policy.</u> <u>In responding to proposals forming part of a Development Consent application to the Secretary of State the Councils will take the same considerations into account in the preparation of a Local Impact Report.</u> 1. <u>In order to minimise the need for construction workers and workers that service the facility to travel by private car, the site is located:</u>

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		i. <u>within or adjacent to development boundaries of Centres located along or close to the A5/ A55; or</u> ii. <u>in other locations along the A5/A55 where the site is part of a comprehensive approach to mitigating the transport effects of the Project, takes account of the Councils' preference to consider sites closer to Centres, has due regard to landscaping and environmental considerations, and where provision for travel to the site by sustainable means, including public transport and cycling, can be provided.</u> 2. <u>Proposals should make provision for new and enhancement of existing pedestrian and cycle paths and improvement to public transport services</u> 3. <u>The siting of buildings and activities, means of access and egress and appropriate mechanisms are used to mitigate negative impacts of the proposed development on the amenity of local communities</u>
NMC 146	7.3.23 (English version only)	<i>Amend the paragraph wording for correctness:-</i> The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business and sites were therefore discounted at the end of the first stage of the Review. The Review then estimates that 6ha per annum of business or industrial park type land is required over the Plan period within each local Planning Authority area, based on a combination of indicators of future requirement for different sectors of employment, and allowing for flexibility and choice within the market, in addition to achieving the future aspirations of the Anglesey Energy Island Programme and the Councils' priorities. The Review establishes a hierarchy of existing and new employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be retained, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to Llangefnï, Gaerwen and Y Ffor. The Review identified a need for a new site in or around the Urban Service Centres of Pwllheli and Porthmadog in order to redress the current imbalance in the geographical spread of employment land within Gwynedd. Environmental constraints in the these Centres requires the Plan to allocate a site at Y Ffor. The Review also advised that some

NMC 186	7.4.18	Amendments to improve clarity: Criterion 4 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties not used as a 'shared house' <u>housing in multiple occupation as a percentage of all households</u>. Data is included in <u>Topic Paper 16 Student Accommodation the 'Conversion of buildings to flats self-contained flats or houses of multiple occupancy' Supplementary Planning Guidance</u>. The data will be updated on a yearly basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area. <u>For the purposes of calculating the percentage of housing in multiple occupation within the Ward, bespoke student accommodation flats will not count towards these figures.</u> i. Licensed HMOs – records from the Council's Licensing Team; ii. The number of extant planning permissions for HMOs iii. Council Tax exempt student properties ("shared housing homes") Amend to improve clarity: In circumstances where an applicant disagrees with the Council's assessment of the number of HMOs/shared housing in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise. Amend to improve clarity: POLICY TAI 3: <u>CAMPUS STYLE TEMPORARY ACCOMMODATION FOR CONSTRUCTION WORKERS</u>
NMC 187	7.4.19	
NMC 188	TAI 3	

	Proposals for <u>campus style temporary accommodation</u> for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied: 1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, and 2. It is proportionate in scale to the Centre or Service Village; and 3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent homes; or 4. In exceptional circumstances, the site is located elsewhere in Anglesey provided: i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building; ii. the accommodation is provided to meet the temporary accommodation needs of workers; iii. the site is accessible to public transport routes, workplaces, and key social infrastructure, <u>promoting sustainable travel options as appropriate</u>; iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers; 5. <u>Proposals within or adjacent to development boundaries</u> The proposal is designed for permanent legacy use should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate; 6. <u>The proposal will be assessed in accordance with this Policy, with Policy PCYFF 1 and other policies relating to the alternative future use and Policy ISA 1, but will not be required to comply with policies relating to the development of</u>
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	<u>permanent residential accommodation and retailing in the countryside;</u> If provision of permanent homes is the intended legacy use of the accommodation, the proposal should make a positive contribution to the long term affordable housing objectives of the Council in accordance with the requirements of Policy TA19 and Policy TA110; 7. Where the proposal would result in impacts or additional demands on existing community facilities <u>(including healthcare facilities)</u>, in accordance with Policy ISA 1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary <u>ancillary facilities</u> should be provided <u>elsewhere on site</u>; 8. <u>That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;</u> 9. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and <u>The proposal does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</u> 10. If a alternative future or legacy use is not feasible the Council shall require that temporary buildings are removed and i. <u>the serviced land is left in a suitable, neat and tidy condition following the removal of the structures in accordance with a scheme of work submitted to and approved by the Local Planning Authority, or</u> ii. <u>all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by to the satisfaction of the Local Planning Authority.</u> <u>10a A Construction Workers Accommodation Strategy is submitted to the Councils as part of any planning application.</u> Planning permission will always only be granted subject to a time limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use. <u>Operators will be required to maintain occupancy information to facilitate the monitoring of the impacts of the</u>
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		development, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers accommodated (having regard to the requirements of data protection legislation) keep a register of all workers living in the accommodation and to make this information register immediately available, on request, to the Council.
NMC 189	7.4.23	<i>Amend to reflect changes to the Policy:</i> Homes with shared facilities are often known as houses in multiple occupation (HMOs)/ shared homes. HMOs/ shared homes are flats or houses occupied by more than one household, where each household does not have exclusive use of all cooking, washing and toilet facilities. This Policy applies to the construction of new HMOs/ shared homes as opposed to the conversion of existing buildings (which would fall under Policy TA12). This Policy applies to new build purpose built <u>temporary accommodation provided for construction workers</u> required in connection with large scale construction projects e.g. other than the Wylfa Newydd Project or any other work that requires a large number of temporary/ transient resident workforce. <u>Policy PS 9 and Policy PS 9A will apply to proposals for campus style temporary construction worker accommodation required in connection with the Wylfa Newydd Project.</u> The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.
NMC 190	New paragraph 7.4.23a	<i>Include additional text to improve clarity:</i> <u>These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.</u>
NMC 191	New paragraph 7.4.23b	<i>Include additional text to improve clarity:</i> <u>The Council favours sites located within or adjacent to the identified Centres or Services in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could</u>