



Mr E Gwyndaf Jones  
Chief Planning Officer  
Isle of Anglesey County Council  
Llangefni  
Anglesey  
LL77 7TW

Ein Cyf/Our ref: qA1053934/1  
Eich Cyf/Your ref: 46C427K/TR/EIA/ECON  
Dyddiad/Date: 7 March 2014

Dear Mr Jones

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL IN REQUEST  
TOWN AND COUNTRY PLANNING (NOTIFICATION) (WALES) DIRECTION 2012  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(WALES) ORDER 2012**

**OUTLINE PLANNING APPLICATION FOR THE PROPOSED DEVELOPMENT AT  
PENRHOS, CAE GLAS AND KINGSLAND, HOLYHEAD, ANGLESEY  
APPLICATION NO. 46C427K/TR/EIA/ECON**

1. I refer to your letter dated 19 November 2013 to the Welsh Ministers notifying the application for planning permission referred to in the title of this letter under the Town and Country Planning (Notification) (Wales) Direction 2012. The Welsh Ministers also received requests for application no. 46C427K/TR/EIA/ECON to be called in for their determination. Likewise, they received requests for the final decision on application no. 46C427K/TR/EIA/ECON be left to the Council to make.
2. Section 77 of the Town and Country Planning Act 1990 enables the Welsh Ministers to direct that an application shall be referred to them instead of being dealt with by a local planning authority. This power falls within the portfolio of the Minister for Housing and Regeneration, Carl Sargeant AM.
3. The Welsh Government's policy on calling in planning applications is set out in *Planning Policy Wales (PPW) (Edition 6, February 2014)*. The Welsh Government considers that local planning authorities, as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance.



4. To assist the Minister in his consideration of whether the application raises issues of more than local importance policy colleagues within the Welsh Government were consulted for their views. Their responses are contained at Annex 1 to this letter.
5. National planning policy in relation to Areas of Outstanding Natural Beauty (AONBs) is set out in PPW at paragraph 5.5.6 and states that:

"In National Parks or AONBs, special considerations apply to major development proposals which are more national than local in character."

Paragraph 5.5.6 states that applications for major developments should not take place in AONBs except in exceptional circumstances and sets out the assessments that should be included in the consideration of such applications.
6. PPW advises that call-in is generally only considered appropriate where an application raises planning issues of more than local importance and that it could be considered appropriate where, for example, proposals are in conflict with national planning policies. In considering whether an application for planning permission should be called in the Welsh Ministers are concerned with whether the local planning authority has identified the planning issues and the relevant planning policies, and how the authority has assessed those issues and policies. It therefore does not follow that just because a proposal is more national than local in character that it will automatically be called in for determination by the Welsh Ministers.
7. As the application is for major development within the Anglesey AONB the Council has identified that paragraph 5.5.6 of PPW is relevant and has considered and assessed the application against it. The question of call-in is essentially about who should be the decision maker on an application for planning permission and not whether planning permission should be granted or not. Call-in is not concerned with whether the Welsh Ministers agree with the weight that the local planning authority has attached to the policies when determining an application; that is a matter entirely for the local planning authority and cannot be considered as part of the call-in process. Whilst it is for a local planning authority to reach its own conclusions on the issues raised in relation to the potential impact on the Anglesey AONB however, the Welsh Ministers would expect to see details of the evidence and assessments on which the conclusion was based.
8. The Council Officer's Report identifies that the planning application is considered to be major development and should not take place in an AONB except in exceptional circumstances. It is clear from the Council Officer's Report that the local planning authority in considering the application has had regard to the assessments listed in paragraph 5.5.6 of PPW for the consideration of applications for major developments in AONBs.
9. The Minister is of the view that the Council has identified the relevant planning issues and planning policies, and that the assessments undertaken by the Council relating to the impact on the Anglesey AONB are adequate. He also considers that the Council Officer's Report does provide consideration of the advice from NRW.

10. In relation to NRW's concerns whether the Council's committee should have resolved to approve the application prior to the finalising of the Section 106 Agreement, the Council has indicated that the resolution by the Planning Committee was to endorse authority to Officers at the Council to negotiate matters further with the applicant and stakeholders only. The Minister is of the view that NRW's concerns can be addressed through other mechanisms, such as continued negotiation of the Section 106 Agreement, other than through the call-in regime. In considering whether to call-in a planning application the Welsh Ministers are unable to take the planning merits of the proposed development into account which also applies to whether a Section 106 Agreement is adequate or not. The Heads of Terms as drafted are not detailed but it is anticipated that the detailed provisions will be a matter for negotiation between the applicant and your Council.
11. Having considered the issues associated with the application in the light of the Welsh Government's policy on call-in and the advice provided by the consultees, it is the Minister's view that the Council has balanced the environmental, economic and other policy considerations in coming to its view on the application, and has had regard to the assessments required for major development proposals in an AONB as set out in PPW. In view of this he is of the opinion the issues raised by the application are not of more than local importance. The Minister therefore does not consider the application should be called in for determination by the Welsh Ministers and it is now for your Council to determine the application as it sees fit.
12. In reaching his decision the Minister did not consider the planning merits of the proposed development and his decision not to call in the application should not in any way be taken as a reflection on the planning merits of the proposal.
13. I am directed by the Minister to refer to the Direction contained in the letter dated 11 December 2013 made under Article 18 of the above Order, in respect of the above application. The Direction was issued to stop the Council from granting planning permission for this application or any development of the same kind as that which forms part of or includes the site to which the application relates. The Direction was issued in order to allow the Welsh Ministers time to consider whether the planning application should be called in for their determination.
14. As the Minister has concluded that the application should not be called in, in exercise of his powers under Article 31 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Minister for Housing and Regeneration hereby cancels the Direction dated 11 December 2013 made under Article 18 of the Order.
15. Your Council has jurisdiction for deciding whether environmental impact assessment is required for this proposal and this matter has not been considered. Any screening opinion will need to be made available for public inspection.

16. It would assist us if a copy of any planning decision which your Council issues could be sent to my colleague, John Saunders (Ext 3878).

Yours faithfully,

[Redacted]  
**Andrew Ward MRTPI**  
Decisions Manager  
Planning Division

Signed under authority of the Minister for Housing and Regeneration,  
one of the Welsh Ministers

## ANNEX 1 – Policy Colleagues’ Responses

### i) Welsh Government Planning Policy Branch with responsibility for national planning policy on: flood risk development issues

*“It is noted that a small part of the application area is identified as being within Zone C2 of the TAN15 Development Advice Map. TAN15 identifies that the proposed development of holiday chalets would be classified as Highly Vulnerable Development, and therefore should not be permitted in Zone C2 as identified in Section 6 of TAN15.*

*However as the Zone C2 designation affects only a small area of the application it is necessary to have regard to paragraph 11.1 of TAN15. This states that where a site falls partially within Zone C it will be a matter for the planning authority to judge whether to apply Section 6, although it is probable that an assessment in accordance with Section 7 and Appendix 1 will be required.*

*Paragraph 11.1 also identifies that the Environment Agency [now NRW] will assist planning authorities in coming to their decision on whether the consequences of flooding are acceptable.*

*It is noted that a Flood Consequence Assessment (FCA) has been prepared by Capita Symonds in support of the application. Whilst I have some reservations about the lack of modelling to support the assertions made in the FCA, and the format of the document not clearly covering the requirements set out in paragraph A1.5 of TAN15, I acknowledge that NRW’s response has indicated that they are satisfied with the level of detail in the FCA.*

*Consequently, on balance and in regard to paragraph 11.1 of TAN15, it is not possible to conclude that the proposed development would be contrary to national planning policy on flood risk. Therefore intervention on flood risk grounds is not recommended.”*

### ii) Welsh Government Planning Policy Branch with responsibility for national planning policy on: residential development issues

*“This is an outline application for a “leisure village” at Penrhos Coastal Park, Holyhead providing up to 500 new leisure units on three sites (Kingsland, Cae Glas and Penrhos), including lodges, cottages and conversion of existing buildings. It is proposed that the accommodation would initially be used as temporary housing for the construction workers for Wylfa B power station. The units at the Cae Glas site would subsequently be converted into holiday lodges and those at Kingsland would be sold as market and affordable housing (in 2027-29).*

*The Kingsland element of the proposal is largely within Holyhead under the (unadopted) UDP. Other parts of the three sites are in the open countryside or allocated for employment, recreation and community facilities. The Cae Glas and Penrhos sites are in an AONB and part of the Cae Glas site is in a green wedge.*

*The construction of Wylfa B is a decision of the UK Government and the Council has recognised in a Position Statement the need to accommodate the construction workers.*

*According to the Officer’s Report, the “legacy” housing at the Kingsland site is not required to address housing need as Anglesey currently has a 5.8 year housing land supply (as at 1 April 2012). However, the use of this accommodation for market and affordable housing is not envisaged until 2027-29 and therefore falls outside the current five-year housing land supply timeframe and could therefore be factored into future decisions on other housing proposals. The Officer’s Report also states that there is little scope for locating the temporary accommodation elsewhere.*

*Under national policy, the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development, including aligning jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car (Planning Policy Wales, paragraph 7.1.3). National policy also states that major developments should not take place in AONBs except in exceptional circumstances. This may arise where there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way (Planning Policy Wales, paragraph 5.5.6). National policy also includes a presumption against inappropriate development in green wedges, except in very exceptional circumstances where other considerations outweigh any harm which such development would do to the green wedge (Planning Policy Wales, paragraph 4.8.15).*

*The Officer's Report provides a detailed assessment of the above issues and recommends that the application be approved as it is considered that the proposal will provide significant economic benefits.*

*Based on the information available, the proposal does not appear to be contrary to national policy and therefore **call-in is not recommended.***

- iii) Welsh Government Planning Policy Branch with responsibility for national planning policy on: minerals and landfill issues

*"There do not appear to be any issues of more than local importance in relation to minerals or land contamination. On this basis of these issues, non intervention is recommended."*

- iv) Welsh Government Planning Policy Branch with responsibility for national planning policy on: economic development and retail issues

*"This is an outline application for a major "leisure village" development at Penrhos Coastal Park, Holyhead providing up to 500 new leisure units on three sites (Kingsland, Cae Glas and Penrhos), including lodges, cottages and conversion of existing buildings. Other uses spread over the three locations include, a central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall and cafes, bars, restaurants and retail; new Farmer's Market building; Central new spa and leisure building; and a new café and water sports centre at the site of the former Boathouse; a Combined Heat and Power Centre at Cae Glas; a Park and Ride facility comprising up to 700 car parking spaces; a new hotel; a lakeside hub comprising restaurant, café, retail and bar; new grass football pitch and cricket pitch*

*The application proposes that the accommodation would initially be used as temporary housing for the construction workers for Wylfa B power station. The units at the Cae Glas site would subsequently be converted into holiday lodges and those at Kingsland would be sold as market and affordable housing (in 2027-29).*

*The Kingsland element of the proposal is largely within Holyhead under the (unadopted) UDP. Other parts of the three sites are in the open countryside or allocated for employment, recreation and community facilities. The Cae Glas and Penrhos sites are in an AONB and part of the Cae Glas site is in a green wedge.*

*The construction of Wylfa B is a decision of the UK Government and the Council has recognised in a Position Statement the need to accommodate the construction workers.*  
***National Planning Policy***

*Planning Policy Wales (PPW) Chapter 7 paragraphs 7.1.1 and 7.1.2 define economic development as development of land that generates wealth, jobs and incomes. Paragraph 7.1.2 explains that it is essential that the planning system makes provision for the needs of the*

entire economy and not just those defined as B-B8. PPW (7.1.3) states that the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development, including aligning jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car.

Local planning authorities should adopt a positive and constructive approach to applications for economic development. Local planning authorities should take account of the likely economic benefits of the development (PPW 7.6.1). Local planning authorities should consider numbers and types of jobs created; whether the development will address economic disadvantage or support regeneration priorities; and contribute to wider spatial strategies such as the growth and regeneration of certain areas.

In addition local planning authorities should look favourably on proposals for new onsite low carbon energy generation (PPW 7.4.1).

PPW Chapter 11 indicates that tourism is vital to economic prosperity and job creation in many parts of Wales and can be a catalyst for environmental protection, regeneration and improvement (PPW 11.1.1). Sustainable tourism is encouraged where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, and recognises the needs of visitors and local communities. Appropriate tourist-related commercial development in new destinations should be encouraged. In rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy. It can contribute to the provision and maintenance of facilities for local communities (PPW 11.1.7).

The Report recognises that all three sites sit within an AONB and that major developments should not take place except in exceptional circumstances. PPW (5.5.6) states that such exceptional circumstances may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. The Report is of the view that taking into account the national policies in PPW in respect of economic development, need is demonstrated.

### **Officer Report**

The Officer Report (referred to as the Report) considers the economic benefits of the proposal to be of significance and should be given considerable weight. The Report makes extensive reference to PPW in its assessment, particularly Chapter 7 Economic Development.

The Report explains that the development plan for Anglesey comprises the Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Local Plan (adopted December 1996). The Report recognises that PPW advises that "Where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications.

The Report presents the views of the Economic Development Unit which states that a proposal of this scale on Anglesey is a unique opportunity to transform the socio-economic fortunes of the Island (potentially for generations). The Island has over recent years suffered the lowest GVA in the UK, endured outward migration of 16-24 year old and increased economic inactivity. This proposal (along with other major energy related development) will hopefully change this trend and this point needs to be made explicit.

The Report explains that the need for the development is an important consideration in determining the planning application. The Construction worker's accommodation is required to deliver a nationally important infrastructure project supported by the UK and Welsh Government. Sole reliance on either existing residential or tourism accommodation on the

*Island cannot deliver the required number of accommodation units and that a mixed approach in accordance with the Position Statement would provide a feasible and viable approach.*

*The Report expresses the opinion that failure to provide an appropriate site for workers' accommodation in accordance with the council's Position Statement on workers accommodation, could delay or prolong the build period of Wylfa B which is likely to have negative impacts on the local economy.*

*The Report considers that the need for additional employment in Holyhead and the surrounding area to try to reverse the adverse impacts of recent major job losses is undisputed. The development represents a potential investment of a significant level of capital into the local economy, during both construction and operation, assisting to diversify the local economy and providing an important complementary development to other public and private sector regeneration projects for the area. The applicant considers that if permission is refused, there will be no new long term job creation nor will any of the other benefits of the scheme be delivered. The acute need for economic growth and regeneration, and major intervention to significantly improve the economic prospects for the local community will remain unfulfilled and are likely to become more acute.*

*In relation to PPW section 7.6.1, the Report estimates the proposal will create up to 420 jobs per year in the construction sector; and 465 FTE operational jobs (rising to 615 FTE once multiplier effects are considered). Planning Officers acknowledge that the proposals represent a 'step change' in the economy of Anglesey.*

*The Report considers that policy in PPW (7.1.3) regarding aligning jobs and services with housing for sustainability reasons weighs in favour of the proposed development in terms of the proposed nuclear workers accommodation at Holyhead, given the services available and the sustainability credentials of the settlement of Holyhead. It is also considered to weigh in favour of the provision of a significant tourism/leisure facility.*

*The Report identifies policy in PPW (7.1.4) which states that economic development should be steered toward the most appropriate locations rather than preventing or discouraging development, and considers the application is broadly in accordance with this aim.*

*The Report states that there is a national need for tourism proposals such as this. Tourism Partnership North Wales has stated that "The Land and Lakes 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."*

*As part of the submission a Regeneris Report which accompanied the application assessed likely socio economic impacts of the development. In response, the council commissioned URS to undertake an assessment of the anticipated impacts of the Land and Lakes development (which includes assessment of the Regeneris Report).*

### **Recommendation**

*Based on the information provided the local planning authority appears to have had due regard to both national and local planning policy and carried out a detailed assessment of the application and its issues. It has considered the potential benefits of the economic, social and environmental elements of the application together with its potential impacts. From an economic development perspective the proposal does not appear to be contrary to national policy and therefore call-in is not recommended."*

v) Welsh Government Planning Policy Branch with responsibility for national planning policy on: issues surrounding Welsh language

*"National planning policy on the Welsh language is contained in Planning Policy Wales, and supplemented by guidance in Technical Advice Note (TAN) 20. This was recently updated and it advises local planning authorities that consideration should be given to impacts on the Welsh language when preparing a development plan. It also provides guidance for applying mitigation measures to address or reduce the impact of proposals on the language.*

*In considering this request I have read the relevant reports prepared by the local planning authority and am satisfied that they have given due consideration to national planning policy on the Welsh language. The Language Impact Assessment report prepared by the applicants has been scrutinised by the Joint Planning Policy Unit with appropriate regard given to national planning policy and to the authority's own planning policies and guidance. Their analysis recognises opportunities and threats to the Welsh language arising from the proposed development, and makes clear that effective mitigation measures will be expected as part of the development.*

*For these reasons, I **do not recommend** that the application is called in."*

vi) Welsh Government Development Management Branch with responsibility for planning issues associated with Hazard Installation Control Zones and airfield safeguarding

*"The application covers three separate development sites: Penrhos, Cae Glas and Kingsland. The Penrhos and Kingsland sites both fall outside the Plan A area and do not meet the consultation criteria for Plan B. Therefore they do not need to be considered further for the purposes of this response.*

*Parts of the Cae Glas development site, however, fall within the ambit of Plan A for the RAF Valley safeguarding zone.*

*The outline planning application does not specify the height of any part of the proposed development, however, based on the description it is assumed that the 45.7 metre consultation height will not be exceeded. In any case the Ministry of Defence has been consulted and are content.*

*In view of the above, there does not appear to be any safeguarding issues that would warrant this application being called-in."*

vii) Welsh Government Resource and Delivery Branch with responsibility for planning issues associated with recreation, leisure and tourism

*"I have considered this application in accordance with RAD Branch's responsibilities for tourism and recreation planning policy, and offer the following observation.*

*The development proposal is an application for development of three separate sites. One of the sites proposed for development involves removal of public access to privately owned land, currently used for recreational purposes. Whilst I note that the application proposes some level of mitigation and enhancement of associated rights of way, the loss of access to land and the provision of members-only access to recreational and leisure opportunities developed as part of the proposal do not in my view accord with the thrust of PPW 11.1.11 or TAN 16.*

*I note the support of the North Wales Tourism Alliance, which takes the view that the development proposal is of "national significance" for the tourism industry in Wales. The development proposal would fill a quality niche in the tourism sector in the North Wales area, and offers associated inward investment and economic development opportunities. Whilst I*

concur with the Alliance that the development would provide an enhanced tourism offer in the region, the impact of the increase in tourism revenue, directly and indirectly associated with the leisure/tourism development is identified as a significant consideration in the officer's report, and I do not consider that the more-than-local impact on tourism increase is of itself a sufficient justification to recommend call-in.

*On the balance of the above I do not recommend that we recover this application for the Minister's decision."*

viii) Welsh Government Network Management Branch with responsibility for planning issues associated with transport

*"Prior to use of the Cae Glas site 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 and approved by the highway authority in writing .*

*The Welsh Government Transport Division has no objection in principal with the application."*

ix) Cadw with responsibility for planning issues associated with the historic landscape

*"The proposal is located with the vicinity of the following scheduled ancient monuments:*

*Cae Glas:*

*AN011 Trefignath Burial Chamber within boundary.*

*AN092 Tre-Arddur Hut Group & An012 Ty Mawr Standing Stone outside but near to boundary.*

*Kingsland:*

*AN012 Ty Mawr Standing Stone,*

*AN034 Porth Dafarch Hut Circles*

*AN033 Plas Meilw Hut Circles nearby but nor directly affected.*

*The proposed development is also in the vicinity of the following listed buildings:*

*Milestone*

*Candle Tower and walls adjoining remains of Penrhos House*

*Tower, walls and courtyard buildings*

*Bailiff's Tower with boundary wall, gates and attached outbuildings at Penrhos Home Farm*

*Barn and cart sheds, Penrhos Home Farm*

*Water tower*

*The Betting Stand (aka Rotten Tower)*

*The Battery*

*Stanley Tollhouse*

*In Cadw's opinion the scheduled areas and intervisibility of the above monuments would be largely unaffected and would raise no particular concerns in respect of the listed buildings. The normal planning application process should be adequate to ensure the details of the scheme are appropriate and Cadw, therefore, would not support call-in."*

x) Natural Resources Wales with responsibility for planning issues associated with Site of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty (AONB's) and Woodland Grant Schemes

"1. Thank you for your letter of 7 November requesting our views on whether the above application should be called in. NRW are of the opinion that this application should be called in for the following reasons:

- The current proposal and associated s.106 agreement does not adequately address the concerns raised by NRW or reflect the advice given.
- Prior to approval of the application, we would have expected to see considerable progress on the detailed mitigation proposal, with clear reference to our advice to the Isle of Anglesey County Council (IoACC).
- The need for a determination as to whether there is a national need for the application in its current form in an AONB, in line with the provisions of PPW.

2. The primary issue for NRW is that there will be a significant adverse impact on the Anglesey Area of Outstanding Natural Beauty (AONB). This is accepted by both the applicant and by the IoACC Planning Officer in his report recommending approval. We consider that impact on the adjacent SSSIs can be appropriately mitigated or compensated for, but for the AONB there will be a significant residual impact that planting and landscaping can reduce in the long term but not wholly eliminate. The local planning authority assessed those issues and came, via the Environmental Impact Assessment (EIA) process, to roughly similar conclusions about impacts.
3. However, the extent of that impact remains uncertain. The matter is complicated because the application is in outline and the details, and therefore the extent of the impacts, are the subject of ongoing discussions, which it is hoped will be resolved in the Section 106 provisions and conditions applied to the permission. (**Your question 1 refers**)

CCW (NRW's predecessor body) previously objected to this proposal as it was not satisfied that the applicant had considered the implications on the AONB and the provisions of Planning Policy Wales (PPW), and a concern that the landscape assessment and EIA did not fully recognize the extent of the adverse impacts. Following extensive discussions with the developer, and reassurances that necessary mitigation would be developed through the s.106 agreement, NRW withdrew its objection. Understood that as the application was in outline, the design detail would be the subject of future reserved matters applications, and would be the subject of ongoing discussions with the developer. We stated that our concerns over the impact on the AONB remained and we proposed a number of amendments to the design that could form part of such discussions and that we believed were necessary to alleviate impacts.

4. Our position is summarised in the IoACC Planning Officers Report to the Committee of 2nd November, Page 91;

"It is noted that NRW have concerns over the overall impact of the development on the AONB. It is also noted that they are not objecting and it is considered that provided the mitigation is undertaken, which will be subject to a section 106 agreement and appropriate conditions, then the effect on the environment can be moderated appropriately and the AONB qualities preserved and enhanced."

5. Their report is accurate up to the word 'moderated'. While we consider that "the effect on the environment can be moderated" by conditions and amendments to the details of the proposal, it is not our view that they can be appropriately moderated for the AONB or that the overall AONB qualities will be preserved and enhanced. "Moderated appropriately" relates to the impacts on the SSSI and not the AONB. IoACC appears to conflate our view that the impacts on the SSSI can be moderated appropriately with our concerns about the AONB. (See paragraph 2 above for an accurate summary of our response.)
6. Our strong advice was that the consequent issue for the IoACC, in accordance with the provisions of PPW, was therefore whether it could be demonstrated that there was an overriding public need for the development and that refusal would be severely detrimental to the local economy and that there was no potential for locating the development elsewhere or meeting the need in some other way, **(Your question 3 refers)**

**NRW's current position.**

7. It is clear that the current proposal, in its current form, will cause an adverse impact, the extent of which is yet to be fully determined, on an AONB. It is still not clear from the information we currently have whether our concern over the residual impacts have been resolved.
8. In relation to your question 5, we have to date given strong and detailed advice on the significance and importance of the AONB, the scale of impacts, and the importance of adhering to the provisions of Para 5.5.6 of PPW. We have also advised on the conditions needed to minimize impacts.
9. NRW has had no indication of any progress in implementing the conditions we consider necessary to minimize adverse effect. However, we note that many of the conditions attached to the IoACC Planning Officer's original report of 2 October are unenforceable, as they provide no indication of when the various schemes/information are to be submitted for approval by the authority, or whether and when the approved details should be implemented.
10. Under these circumstances there is likely to be significant residual adverse effects on the AONB, which can only be justified on the basis of overriding public need. Both the applicants and the IoACC Planning Officer consider that there is a national need for the proposal, in particular because of the accommodation needs produced by construction of the Nuclear Power station proposed.
11. Given that the justification for and objections to the proposal are both national in character, it is our view that the proposal should be called in.

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For completeness we have provided summary answers to the specific questions you raise, listed below.

**(i) What do you consider to be the issues raised by the application which are relevant to your remit?**

There will be an adverse impact on the AONB which can be minimized but not wholly mitigated.

**(ii) Has the local planning authority identified those issues in its consideration of the application?**

Yes

**(iii) Has the local planning authority identified the national planning policies and legislation/directives relevant to those issues?**

Yes

*(iv) Has the local planning authority assessed those issues in an appropriate manner? Here we are not asking whether or not you agree with the conclusions of the authority on the merits of the issue – that is not something we can take into consideration – but whether the authority's assessment has been made in a reasonably robust way, using up-to-date methodology and knowledge.*

*Although the LPA has identified the issues in their report, their assessment and how they have reached their conclusions is vague in part, and does not demonstrate that a robust and transparent approach has been taken, particularly regarding the issue of alternatives and why the application has been aggregated into a whole.*

*(v) Does your consideration of these issues lead to you to conclude that the application is one which should be determined by the Welsh Ministers rather than the local planning authority? It would be appreciated if you would give your reasons for your conclusion.*

*See the last 2 paragraphs in the section on NRW's current position above."*