Planning Inspectorate
Arolygiaeth Gynllunio

Inception Meeting note

Project name	**Gwyndod Power Station**
Case reference	**EN0110040**
Status	**Final**
Author	**The Planning Inspectorate**
Date of meeting	**19 May 2026**
Meeting with	**Meeting with Great British Energy - Nuclear (GBE-N)**
Venue	**Microsoft Teams**
Circulation	All attendees

Summary of key points discussed, and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

The Inspectorate explained that the publication of the inception meeting note could be delayed by up to 6 months, or until a formal scoping request had been submitted.

1. The proposed development

- **Detailed description of the proposed development**

  The project seeks a Development Consent Order (DCO) to build a minimum of three Small Modular Reactors (SMR) at Wylfa near Cemaes, on the north coast of the Isle of Anglesey in North Wales. The Site covers approximately 225 hectares and lies to the immediate south and east of the former Wylfa Power Station that is currently being actively decommissioned. The applicant has signed a 999-year lease agreement for the site.

  GBE-N has signed a contract with Rolls Royce SMR to provide three SMR's. The DCO may seek consent for further SMR's at the site.

  The SMR consists of a Pressurised Water Reactor, three steam generators and three steam turbines which shall power generators. The output of each SMR is 470

Mwe. The modules that make up each SMR shall be fabricated in an off-site factory and delivered to site for final assembly.

Cooling water intake is proposed to be abstracted from Porth-y-pistyll.

The Rolls-Royce SMR is going through a voluntary Generic Design Assessment (GDA). The assessment is carried out by the Office for Nuclear Regulation, the Environment Agency and Natural Resources Wales. This assessment shall be concluded before the application for a DCO is submitted. The Inspectorate asked whether the assessment might delay submission of the application. The applicant explained that any minor issues identified will help inform matters for resolution. If any critical issues were identified, and a nuclear site licence were unable to be granted, then this would have the potential to delay the project.

The Inspectorate advised that the programme document should include milestones to help monitor progress and identify risks to the examination.

The existing powerline on to Anglesey and existing substation will need to be upgraded. This may be subject to a separate DCO, but the timescales for this project are currently unknown. The applicant also proposes upgrading transport infrastructure as part of the scheme, under the Town and Country Planning Act 1990.

Worker accommodation will be included in the DCO, with the siting to be developed as the scheme detail evolves.

A marine off-loading facility, breakwater and cooling water intake are likely to be required to deliver the project. These elements will be included in the DCO if needed.

The Inspectorate queried whether the applicant had considered the Secretary of State's consultation material from the original Wylfa application. The applicant confirmed that it has.

- **Early engagement with statutory bodies and local authorities, and other stakeholder engagement to date**

  Engagement has started with Natural Resources Wales (NRW), the Isle of Anglesey County Council, the Environment Agency and the Office of Nuclear Regulation.

- **Environmental constraints and issues**

  A number of sites, including architectural and heritage assets, Anglesey Coast National Landscape and the Cae Gwyn SSSI and Tre'r Gof SSSI, SPAs and SACs including Cemlyn Bay SAC and Anglesey Terns SPA are in proximity to the site. The applicant is currently engaged in looking at mitigation strategies and potentially the provision of compensation land. The applicant confirmed it was reviewing the previously proposed ecological compensation to determine where and how it can inform updated proposals. The Inspectorate highlighted that it is likely baselines

have changed and impacts may differ and this should be taken account of in considerations of appropriate compensation measures. The applicant confirmed that the DCO will be underpinned by a whole suite of fresh ecological surveys and assessments.

Two drumlins' (hills formed by glacial ice) are present at the site and are proposed to be removed and a public right of way and coastal path would require permanent diversion.

The marine off-loading facility, breakwater and cooling water intake require significant works in the marine environment. Construction of these elements will require blasting of rock; to minimise the impacts from these activities, a cofferdam shall be employed. The Inspectorate notes that this shall require a Deemed Marine Licence and asked if the applicant has been in contact with NRW. The applicant is in the process of identifying the works that are required and confirmed that surveys are underway; and confirmed that it is in dialogue with NRW.

The applicant confirmed it is looking at net benefit for biodiversity under the relevant regime in Wales.

- **EIA scoping**

The Inspectorate asked if there would be increased impacts for additional SMR's above the initial three that Rolls Royce are contracted to provide. The applicant confirmed that there would be increased impacts, particularly in regard to construction and transport matters, but that the impacts are not known at this point. The SMR's may be manufactured in an off-site factory with components being delivered to the development site, which shall have an effect on the level and type impacts.

The Inspectorate asked if the project would seek optionality in the scoping in relation to the number of SMR's proposed. The applicant confirmed that the number of reactors will be confirmed before this point.

- **Environmental surveys**

The applicant has already undertaken detailed analysis of the Examining Authority's recommendation report, environmental data and Statements of Common Ground, and other materials, that were produced in support of all stages of the application (including examination) of the Wylfa Newydd Nuclear Power Station proposed by Horizon Nuclear Power to help inform its approach. This DCO application was withdrawn in January 2021.

The Inspectorate advised that it is important to acknowledge that environmental data and policy may have changed, so it is essential to ensure the data is reliable. It was also advised that different conclusions may be reached by any examining authority that may be appointed to examine this SMR scheme for the Wylfa Newydd Nuclear Power Station examination. The applicant acknowledges this and is currently performing its own surveys.

- **Land and rights: Scope of compulsory acquisition etc powers sought and potential constraints and issues**

  The site is part owned by GBE-N, with outstanding land already secured via a 999-year lease from the Nuclear Decommissioning Authority.

- **Consultation (statutory and non-statutory)**

  The applicant confirmed that the number of reactors will be finalised for inclusion in the EIA scoping request and stage 2 consultation.

- **Welsh language**

  The Inspectorate stated that bilingual information is a requirement for this project. This was acknowledged by the applicant, who confirmed that some of the consultation and application documents will be translated.

  The Inspectorate asked, in relation to worker movement, whether the applicant had given any consideration to concerns raised during the Wylfa Newydd examination regarding safety and the potential dilution of the Welsh language. The applicant confirmed that it had. It emphasised that the Welsh language is important to the project and a key feature of its development. While it intends to recruit locally wherever possible, it acknowledged that some of the workforce will come from outside the area and may not be Welsh speaking. It also noted ongoing engagement with primary schools to promote STEM subjects, recognising the long-term opportunities associated with future construction.

- **Submission date**

  The Inspectorate noted the proposed programme, with Scoping due in Spring 2027 and submission of the application in Winter 2028 and asked whether this timetable could slip depending on progress with the GDA. The applicant indicated it did not expect delays and if they were to arise they would not be significant, noting that the GDA process is already underway and issues are being actively addressed. It explained that most key issues have been identified and are being progressed, although some matters may remain unresolved at the point of submission. The Inspectorate noted that it would be helpful for the applicant to keep it informed of any relevant developments. The applicant also confirmed that the Environment Agency and Natural Resources Wales are supportive of this approach.

Annex A

Meeting attendees

Organisation	Role
Planning Inspectorate	Operations Manager
Planning Inspectorate	Operations Lead
Planning Inspectorate	Case Manager
Planning Inspectorate	Case Officer
Planning Inspectorate	Case Officer
Planning Inspectorate	Case Officer
Planning Inspectorate	Senior Environmental Advisor
Planning Inspectorate	Environmental Advisor
Planning Inspectorate	Environmental Services - Operations Lead
GBE-N	Environmental Permissions Lead
GBE-N	Planning Manager
GBE-N	Environmental Impact Assessment Manager
GBE-N	Permitting Manager
Quod	Senior Director
Quod	Associate Director