



PARC CENEDLAETHOL ERYRI
lle i enaid gael llonydd
SNOWDONIA NATIONAL PARK
one of Britain's breathing spaces

Cyfarwyddwr Cynllunio a Threftadaeth Ddiwylliannol
Director of Planning and Cultural Heritage
Swyddfa'r Parc Cenedlaethol / National Park Office
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Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Trawsfynydd Nuclear Power Station

Address Line 1

A470

Address Line 2

Town/city

Blaenau Ffestiniog

Postcode

LL41 4DT

Description of site location (must be completed if postcode is not known)

Easting (x)

269167

Northing (y)

338164

Description

Applicant Details

Reference:

Name/Company

Title

First name

Surname

c/o agent

Company Name

Nuclear Restoration Services Limited

Address

Address line 1

One Kingsway (c/o agent)

Address line 2

Address line 3

Town/City

Cardiff

Country

Wales

Postcode

CF10 3AN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference:

Name/Company

Title

Mr

First name

Mike

Surname

Southall

Company Name

Avison Young (UK) Limited

Address

Address line 1

One Kingsway

Address line 2

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 3AN

Contact Details

Primary number

02920248997

Secondary number

Email address

michael.southall@avisonyoung.com

Site Area

What is the site area?

2.97

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Demolition of the above ground ponds complex structures; the permanent retention of below-ground radioactively contaminated structures and of demolition arisings (including radioactively contaminated demolition waste) emplaced in below ground voids; and related capping and drainage works.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

A decommissioning nuclear power station.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☒ Yes

☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes

☒ No

Materials

Reference:

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Other

Other (please specify):

Capping slab

Existing materials and finishes:

Crushed slab

Proposed materials and finishes:

Concrete slab

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

TRA-3210-LA-47775 - Site Location Plan
TRA-3210-LA-24715 - PCDD Project Existing Sections From Plan On Ground Floor
TRA-3210-LA-24716 - PCDD Project Existing Site Layout Plan
TRA-3210-LA-24717 - PCDD Project Works Area Vehicle Travel Route Master Map
TRA-3210-LA-24718 - PCDD Images From Modelling Software
TRA/3210/LA/49338 Issue 01 - Drainage layout
TRA/3210/LA/49336 Issue 01 - Capping Slab - General Arrangement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Reference:

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☒ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

- a) Protected and priority species

☐ Yes, on the development site

☒ Yes, on land adjacent to or near the proposed development

☐ No
- b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☒ Yes, on land adjacent to or near the proposed development

☐ No
- c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Foul drainage is not required.

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☒ Yes
- ☐ No

If you have answered Yes to the question above please add details in the following table:

<div><div>Use Class:</div><div>Other</div><div>Existing gross internal floorspace (square metres):</div><div>6600</div><div>Gross internal floorspace to be lost by change of use or demolition (square metres):</div><div>6600</div><div>Total gross internal floorspace proposed (including change of use) (square metres):</div><div>0</div><div>Net additional gross internal floorspace following development (square metres):</div><div>-6600</div></div>

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	6600	6600	0	-6600

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

--

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

245.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

25.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☒ Yes
☐ No

Please provide the total capacity and maximum annual operational through-put of each waste management type:

Waste management type:

Other waste management

The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste):

4600

Unit:

Cubic metres

Maximum annual operational through-put in tonnes (or litres if liquid waste):

5000

Unit:

Tonnes

Please provide the maximum annual operational through-put of each waste stream:

Waste stream type:

Construction, demolition and excavation

Maximum annual operational through-put:

5000

Unit:

Tonnes

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Reference:

The Applicant has taken a proactive approach to engaging with the local community over these proposals for a number of years and recognises the importance of pre-application consultation and engagement. Accordingly, the application is supported by a Statement of Community Involvement (Avison Young Document Reference: AY/17C1000085/SCI/02) that provides a summary of the public engagement undertaken.

In addition, article 2F of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) requires the Applicant to undertake statutory pre-application publicity and consultation prior to the submission of the planning application to the Local Authority. This will be reported in a separate Pre-Application Consultation report once this exercise has been completed.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Robin

Surname

Wynne-Williams

Reference

NP5/73/287L

Date (must be pre-application submission)

31/08/2022

Details of the pre-application advice received

Reference:

A virtual pre-application meeting was held on 11 November 2022 with Robin Wynne Williams (Senior Minerals and Waste Planning Officer). The Authority's follow-up written response was issued on 05 December 2022 (LPA Reference NP5/73/287L) in which it was confirmed that the Authority will consider favourably proposals for innovative and more sustainable forms of waste management that facilitate re-use, recycling and composting, reduces the amount of waste going to landfill, and reduces the need to transport waste in line with the ethos of the waste hierarchy.

The matters raised as part of pre-application enquiry have been addressed in this Planning Statement, Environmental Statement or in supplementary documents accompanying the submission of the full planning application.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

Nuclear Decommissioning Authority

House name:

Herdus House

Number:

Suffix:

Address line 1:

Westlakes Science & Technology Park

Address Line 2:

Moor Row

Town/City:

Cumbria

Postcode:

CA24 3HU

Date notice served (DD/MM/YYYY):

05/07/2024

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Mike

Surname

Southall

Declaration Date

05/07/2024

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Reference:

Title

Mr

First Name

Mike

Surname

Southall

Declaration Date

05/07/2024

☒ Declaration made

Reference: