



**Cyfoeth
Naturiol
Cymru**
**Natural
Resources
Wales**

Marine Licence with introductory note

The Marine and Coastal Access Act (2009)

Licence Holder: Mr Mark Llewellyn

35 Pwllcrochan Ave
Apartment 1
Colwyn Bay
Conwy
LL29 7BW

Roof overhang of a new dwelling together
with the associated works to an existing sea
wall.

Licence Number:

CML2519v1

Roof overhang of a new dwelling together with the associated works to an existing sea wall

Marine Licence number: CML2519v1

Introductory note

This introductory note does not form a part of the marine licence

The main features of the marine licence are as follows.

The project includes the demolition of an existing dwelling and the construction of a replacement dwelling to include works to the existing sea wall.

Demolition of existing dwelling: *The demolition of the existing dwelling will be carried out from land and is entirely seaward of Mean High Water Springs (MHWS).*

Construction of a replacement dwelling: *A new contemporary home is to be built behind the sea wall. The construction of the replacement dwelling is yet to be designed, however is likely to be of load bearing masonry with steel frames where required. Two small areas (totalling approximately 4m²) of roof overhang. Only these overhang sections are seaward of MHWS. The rest of the dwelling is located landward of MHWS.*

Seawall consolidation works and extension: *The existing sea wall is to be consolidated using standard grouting techniques to ensure its long term structural integrity. The wall will also be extended vertically as per sea defence requirements. An estimate of 35m of sea wall is to be affected.*

The status log of the marine licence sets out the marine licence history, including any subsequent marine licence variation(s)

Status log of this marine licence		
Description	Date	Comments
Application	21 May 2025	Application received and considered to be duly made
Date licence determined	10 July 2025	Determination date
Marine licence variation CML2519v1	23 September 2025	Marine Licence variation to extend the licence expiry date by 12 months.

The Licence CML2519v1 supersedes Licence CML2519 in its entirety.

Related marine licences or applications under determination

Not applicable

End of introductory note.

MARINE LICENCE, NUMBER CML2519v1

1 LICENCE DETAILS

1.1 Marine Licence

This is a licence granted by the Licensing Authority in respect of an application numbered **CML2519** and duly made on **21 May 2025** and authorises the Licence Holder to carry out activities for which a licence is required under Part 4 of the Marine and Coastal Access Act 2009, (2009 Act). This licence should be interpreted in accordance with **Section 4**.

1.2 Licence Holder

The Licence Holder is the person set out below:

Person name: Mr Mark Llewellyn
Address: 35 Pwllcrochan Ave, Apartment 1, Colwyn Bay, Conwy,
LL29 7BW

1.3 Licence Validity

Licence Start Date	23 September 2025
Licence End Date	31 July 2028
Licence Issue Date	23 September 2025

1.4 Conditions

This licence is subject to the conditions set out in **Section 3**.

Signed:



Dr. Emmer Litt – Marine Licnesing Team Leader

For and on behalf of the Licensing Authority

2 LICENSED ACTIVITIES

2.1 Project

Roof overhang of a new dwelling together with the associated works to an existing sea wall.

The following Licensed Activities can be conducted within the Licence Period, within the Licensed Area and in accordance with the Approved Application and the Approved Supporting Documents:

Table 1 Licensed Activities

Activity 1 Dwelling Overhang	
Type of Licensed Activity	Construction
Description	Two small areas (totalling 4m ²) of roof overhang is to extend beyond the seawall.
Material types to be removed or deposited	Timber, Iron/Steel and Concrete
Activity 2 Seawall	
Type of Licensed Activity	Construction
Description	The existing sea wall is to be consolidated using standard grouting techniques. The seawall will also be extended vertically. The maximum increase in height to the seawall which now accommodates the external fire pit area is 3.14m. This is limited to a length of 16m. All other lengths of the seawall are to be increased in height by 2.14m.
Material types to be removed or deposited	Timber, Iron/Steel and Concrete

2.2 Licensed Area

The Licence Holder is authorised to conduct the activities described in Table 1 in the vicinity of the Menai Strait bounded by the coordinates specified in Table 2,3 and 4, and as indicated in the plan attached at Appendix 1:

Table 2 Working Area Coordinates

Latitude	Longitude
53.218546	-4.165027
53.218651	-4.165040
53.218653	-4.165398
53.218610	-4.165692
53.218542	-4.165685
53.218512	-4.165632
53.218546	-4.165639
53.218589	-4.165644
53.218605	-4.165537
53.218626	-4.165396
53.218625	-4.165082
53.218556	-4.165075
53.218544	-4.165072

Table 3 Seawall Coordinates

Latitude	Longitude
53.218544	-4.165072
53.218556	-4.165075
53.218625	-4.165082
53.218626	-4.165396
53.218605	-4.165537
53.218589	-4.165644
53.218546	-4.165639
53.218512	-4.165632
53.218512	-4.165628
53.218589	-4.165388
53.218620	-4.165390
53.218620	-4.165235
53.218622	-4.165195
53.218619	-4.165087

Table 4 Overhang Coordinates

Latitude	Longitude
Overhang 1	
53.218628	-4.165321
53.218631	-4.165358
53.218628	-4.165359
Overhang 2	
53.218627	-4.165391
53.218630	-4.165458
53.218616	-4.165460

In the event of any discrepancy between the coordinates set out above in Table 2 and the plan attached at Appendix 1, the coordinates shall take precedence.

2.3 Approved Supporting Documents

Title/Description of Document	Date Submitted
CML2519 - Hen Felin_ML Application	26 June 2025
CML2519 - Hen Felin_MLWA1_Rev C	26 June 2025
CML2519 - Hen Felin_Lat Long	26 June 2025
CML2519 - D-1422-PLANNING ISSUE - FINAL	24 February 2025
CML2519 - Hen Felin_SMP and Coastal Squeeze Screening	16 April 2025
CML2519 - Hen Felin_CEMP	24 February 2025
CML2519 - Hen Felin_Source Receptor Pathway 12	24 February 2025
CML2519 - Hen Felin_WMNP Signposting	24 February 2025
CML2519 - Hen Felin_WFD Impact Assessment	24 February 2025
CML2519 - Hen Felin_WFD Scoping	24 February 2025
CML2519v1 – Application form	12 September 2025

3 CONDITIONS

Notification and Inspection

3.1 Notification of Commencement

- 3.1.1** The Licence Holder must notify the Licensing Authority no less than **10 days** before the commencement of the Licensed Activities, or an individual phase of the Licensed Activities, is expected to commence.
- 3.1.2** The Licence Holder must notify Welsh Government Marine & Fisheries Division (Control & Enforcement Branch) no less than **10 days** before the commencement of the Licensed Activities, or an individual phase of the Licensed Activities, is expected to commence.
- 3.1.3** The Licence Holder must ensure that local mariners and fishermen's organisations are made fully aware of the Licensed Activities through local notices to mariners **10 days** prior to the commencement of the Licensed Activities.

3.2 Notification of Vessels and/or Vehicles

The Licence Holder must ensure that the details of the vessels and/or vehicles utilised to undertake the Licensed Activities are submitted to the Licensing Authority and Welsh Government Marine & Fisheries Division (Control & Enforcement Branch) at least **24 hours** prior to the commencement of the Licensed Activities.

3.3 Notification of Agents/Contractors/Sub-contractors

The Licence Holder must ensure that details of any agent(s), contractor(s) or sub-contractor(s) utilised to undertake the Licensed Activities are submitted to the Licensing Authority at least **24 hours** prior to the commencement of Licensed Activities.

3.4 Notification of HM Coastguard

The Licence Holder must ensure that HM Coastguard is made aware of the Licensed Activities at least **24 hours** prior to commencement by contacting The National Maritime Operations Centre at **zone31@hmcg.gov.uk**.

3.5 Inspection of Licensed Activities

The Licence Holder must allow Marine Enforcement Officers or any other person authorised by the Licensing Authority to inspect the Works at any reasonable time.

3.6 Notification of Completion

- 3.6.1** The Licence Holder must notify the Licensing Authority within **10 days** of completion of the Licensed Activities.
- 3.6.2** The Licence Holder must notify Welsh Government Marine & Fisheries Division (Control & Enforcement Branch) within **10 days** of completion of the Licensed Activities.

3.7 Accident or Emergency

3.7.1 If, by reason of force majeure any substances or articles are deposited otherwise than as permitted as part of the Licensed Activities or in the Licensed Area full details of the circumstances shall be notified to the Licensing Authority within **48 hours** of the incident occurring.

3.7.2 If it is necessary for the Licence Holder to recover or remove any equipment, plant or machinery used to undertake the Licensed Activities that have been dropped as a result of an accident or emergency, the Licence Holder is permitted to do so provided that the methodology for such recovery or removal has been approved by the Licensing Authority.

3.8 Distribution of Copies of this Licence

The Licence Holder is required to ensure that a copy of this Licence is given to:

- All agent(s), contractor(s) and sub-contractor(s) whose names have been provided to the Licensing Authority under condition 3.3 and
- The Masters of any vessels and transport managers responsible for the vehicles employed in accordance with this Licence whose details have been submitted to the Licensing Authority under condition 3.2.

3.9 Inspection of Documents

Copies of this Licence shall be made available at the following locations:

- at the address of the Licence Holder specified in section 1.2;
- at any site office, located at or adjacent to the Licensed Area, used by the Licence Holder or its agent(s), contractor(s) or sub-contractor(s) responsible for the loading transportation or deposit of any substances or articles permitted as part of the Licensed Activities;
- on board each vessel or vehicle carrying out Licensed Activities.

The documents referred to in this Condition shall be available at all reasonable times for inspection by officers appropriately authorised by the Licensing Authority and authorised Marine Enforcement Officers at the locations stated in that paragraph.

Vessels, Plant and Equipment

3.10 Notified Contractors, Vessels and/or Vehicles only to Carry out Licensed Activities

Only those agent(s), contractor(s), sub-contractor(s), vessels and/or vehicles whose details have been notified to the Licensing Authority may operate under the terms of this Licence. Any changes must be notified to and be approved by the Licensing Authority in writing prior to any such agent, contractor, subcontractors or vehicles carrying out any Licensed Activities pursuant to or otherwise operating under this Licence.

3.11 Refuelling of Plant and Equipment

The Licence Holder must ensure that plant, vehicles and machinery are not refuelled on the foreshore or in the sea.

3.12 Equipment, Structures and Access

The Licence Holder must ensure that all equipment, temporary structures, access tracks, waste and/or debris associated with the Licensed Activities are removed on completion of the Licensed activities.

Safety

3.13 Removal of Deposited Material

If the Licensing Authority considers it necessary or advisable for the safety of navigation, the Licence Holder must remove any deposit specified by the Licensing Authority or Marine Enforcement Officers within one month of notice being given by the Licensing Authority, and shall not replace such material until the Licensing Authority has given its written approval.

Pollution control

3.14 Pollution Prevention

The Licence Holder must ensure that pollution prevention best practice is adhered to at all times. Any incidents must be reported to the Licensing Authority as soon as possible using the hotline number **0300 065 3000**.

3.15 Spillage of Pollutants

The Licence Holder must employ bunding, storage facilities and spill kits to contain and prevent the release of fuel, oils and chemicals associated with the plant, refuelling and construction equipment into the marine environment. Secondary containment must be used with a capacity of **no less than 110%** of the container's storage capacity

3.16 Prevention of Disposal of Man-made Debris

The Licence Holder must ensure that all reasonable precautions are taken to prevent the disposal of man-made debris to the marine environment. Such material must be removed immediately and be disposed of appropriately. If it is not possible to prevent manmade debris from entering the marine environment during the Licensed Activities, the Licensed Activities must cease immediately.

3.17 Cleanliness of Equipment

The Licence Holder must ensure that equipment, machinery and PPE are washed with freshwater and/or thoroughly airdried before deployment and before moving between locations.

Activity-specific Conditions

3.18 Use of Render and Concrete

3.18.1 The Licence Holder must ensure that no waste concrete slurry or wash water from the use of concrete or cement are discharged into the marine environment. Concrete and cement mixing and washing areas should be contained and sited at least **10 metres** from any watercourse or surface water drain to minimise the risk of runoff entering a watercourse.

3.18.2 The Licence Holder must ensure that if concrete is to be sprayed in the vicinity of the marine environment (e.g. bridges, retaining walls, etc.), suitable pollution prevention measures are taken to prevent rebounded or windblown concrete from entering the water environment.

3.19 Concrete Cure Time

The Licence Holder must ensure materials used are suitable for use in the marine environment and works should be timed to ensure maximum concrete cure time.

4 INTERPRETATION

In this Licence terms are as defined in section 115 of the Marine and Coastal Access Act unless otherwise stated.

- (a) **"2009 Act"** means the Marine and Coastal Access Act 2009;
- (b) **"Approved Application"** means the Marine Licence Application Form together with the Approved Supporting Documents;
- (c) **"Approved Supporting Documents"** means the documents supporting, or supplementary to, the Approved Application, submitted prior to the Licence Issue Date, listed in the Table at paragraph 2.3 above;
- (d) **"Commencement"** means the first undertaking of any Licensed Activities;
- (e) **"Force majeure"** may be deemed to apply when, due to stress of weather or any other cause, the master of a vessel determines that it is necessary to deposit the substances or articles because the safety of human life and/or of the vessel is threatened;
- (f) **"Licensed Activities"** means the activities authorised by this licence as specified in 2.1;
- (g) **"Licensed Area"** means the area within which Licensed Activities are authorised by this licence as specified in section 2.2;
- (h) **"Licence Holder"** means the person(s) or organisation(s) named in section 1.2 to whom this licence is granted;
- (i) **"Licence Period"** means the period beginning with the Licence Start Date and ending on the Licence End Date;
- (j) **"Licensing Authority"** means Natural Resources Wales acting on behalf of the Welsh Ministers;
- (k) **"Marine Enforcement Officers"** means the relevant officers appointed by Welsh Ministers under section 235 of the 2009 Act, contact details for whom are provided in section 5;
- (l) **"Marine Licence Application Form"** means the application form forming part of the application referred to in paragraph 1.1;
- (m) **"Method Statement"** means the Method Statement(s) forming part of the Approved Application or Approved Supporting Documents;

- (n) **“Works”** means any construction activities comprised in the Licensed Activities and, where the context permits, includes any plant, equipment or materials used to carry out those activities or operations but excludes monitoring, minor routine maintenance or other ongoing operational activities following completion of any construction activities;
- (o) all times shall be taken to be the time in Greenwich Mean Time (GMT) on any given day;
- (p) all co-ordinates shall be taken to be latitude and longitude decimal degree (WGS 84);
- (q) in the event of any discrepancy between the coordinates listed in paragraph 2.2 and the plan attached at Appendix 1, the coordinates shall take precedence.

5 CONTACTS

Except where otherwise indicated, the primary point of contact with the Licensing Authority and the address for returns, correspondence and requests for variations of the licence is:

Marine Licensing Team
Natural Resources Wales
Welsh Government Offices
Cathays Park
King Edward VII Avenue
Cardiff
CF10 3NQ
Tel: 0300 065 3000
Email: marinelicensing@naturalresourceswales.gov.uk

Welsh Government Marine Enforcement Officers may be contacted at:

Welsh Government
Suite 3
Cedar Court
Haven's Head Business Park
Milford Haven Pembrokeshire
SA73 3LS

Tel: 03000253500
Email: MarineLicencingEnforcement@gov.wales

Appendix 1 – Map of Working Area

