



**Cyfoeth
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Wales**

Marine Licensing Variation Decision

The Marine and Coastal Access Act (2009)

Applicant: **Mr Mark Llewellyn**

Variation application reference no: **CML2519v1**

Treborth, Bangor

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

23 September 2025

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The Marine and Coastal Access Act 2009

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ANNEX 1: Conditions and Reasons

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OUR DECISION

Based on all the information available, and having regard to all relevant considerations NRW has decided to grant the variation to the Existing Marine Licence (see Annex 2) sought by the Variation Application.

This decision document:

- explains how the Variation Application has been determined, having regard to the relevant legal framework outlined in section 4;
- explains how relevant considerations have been taken into account and how each of the legal requirements have been considered in determining the Variation Application;
- provides a record of the decision-making process; and
- sets out the reasons for any conditions imposed in connection with any marine licence granted pursuant to the Variation Application.

1 APPLICATION DETAILS

1.1 The Variation Application

Applicant name and address	The Licence Holder is the company set out below: Company Name: Mr Mark Llewellyn Address: 35 Pwllcrochan Ave, Apartment 1, Colwyn Bay, Conwy, LL29 7BW
Variation Application reference number	CML2519v1
Existing Marine Licence reference number	CML2519
Date Variation Application was duly made	12 September 2025
Description of variation	Marine Licence variation to extend the licence expiry date by 12 months.
Proposal[s] covered by the Variation Application	Roof overhang of a new dwelling together with the associated works to an existing sea wall (the Project)
Licensable marine activities	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. (the Proposed Activities)
Marine Plan area	Welsh inshore region and Welsh offshore region
Variation Application documents:	CML2519 - Hen Felin_ML Application

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	CML2519 - Hen Felin_MLWA1_Rev C
	CML2519 - Hen Felin_Lat Long
	CML2519 - D-1422-PLANNING ISSUE - FINAL
	CML2519 - Hen Felin_SMP and Coastal Squeeze Screening
	CML2519 - Hen Felin_CEMP
	CML2519 - Hen Felin_Source Receptor Pathway 12
	CML2519 - Hen Felin_WMNP Signposting
	CML2519 - Hen Felin_WFD Impact Assessment
	CML2519 - Hen Felin_WFD Scoping
	CML2519v1 – Application form

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2 VARIATION APPLICATION PROCEDURE

2.1 The Variation Application

The Variation Application was accepted by Natural Resources Wales (**NRW**) considered duly made on **12 September 2025**. This means we considered it was in the correct form and contained sufficient information for us to begin our determination, but not that it necessarily contained all the information we needed to complete that determination, and the documents considered may therefore include documents provided after the Variation Application was first made.

2.2 Documents considered

In reaching its decision, NRW has considered the documents listed in section 1 of this decision document along with such other information provided by the Applicant or received during any consultation, that NRW considered relevant.

2.3 Commercial Confidentiality

The Applicant made no claim that any information forming part of the Variation Application was subject to commercial confidentiality and we have not received any information in relation to the Variation Application that appears to be commercially confidential.

2.4 Publicity and advertising

The application sought to extend the licence end date to allow additional time for the licenced activity to take place. The licenced activities remain the same as within the existing consent therefore no notice was given to Local Authorities and no Public Notice was advertised for this Marine Licence variation.

2.5 Environmental impact Assessment

Council Directive 2011/92/EU (as amended) on the assessment of the effects of certain public and private projects on the environment aims to protect the environment and the quality of life by ensuring that projects which are likely to have significant environmental effects by virtue of their nature, size or location are subject to an environmental impact assessment (EIA) before permission is granted.

The Marine Works (Environmental Impact Assessment) Regulations 2007 ("the Regulations") transpose the EIA Directive in Wales and England for marine licence applications.

Having considered the Variation Application NRW has determined that it does not constitute a development requiring EIA under the Regulations.

3 CONSULTATION

3.1 Consultees

As there were no changes to the licensable activities no additional impacts are expected above that which were considered during the determination of **CML2519**, NRW did not consider it appropriate to reconsult on this occasion.

4 Conclusions and Recommendations

Based on all the information available, and having regard to all relevant considerations including consultation responses, NRW's decision is to grant the variation to the Existing Marine Licence sought by the Variation Application. We have reached this decision having had regard to the relevant legal framework outlined in section 4 and have also explained in section 4 how each of the legal requirements have been considered. NRW has determined that a Marine Licence for the Proposed Activities should be granted.

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Conditions have been attached to the Marine Licence as set out in Annex 1. The reason for the inclusion of each condition is set out with the conditions.

AUTHORISATION

Report by: Chris Roscoe Position: Marine Licencing Officer	Date: 22 September 2025	Signed: 
Authorised by: Emmer Litt Position: Marine Licensing Team Leader	Date: 23 September 2025	Signed: 

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ANNEX 1

The licence end date has been changed in Section 1.3 of the Marine Licence from **31 July 2027** in **CML2519** to **31 July 2028** in **CML2519v1**.