

**WELSH MINISTERS
2021**

Transport and Works Act 1992

**Transport and Works (Applications and Objections Procedure)
(England and Wales) Rules 2006**

THE MORLAIS DEMONSTRATION ZONE ORDER

Conditions Changes Tracker

Condition Number	Comments	Amendments
Various	Typographical errors corrected	Various conditions (5, 10, 11, 14 & 23) amended to provide consistency in referring to Isle of Anglesey County Council as the 'Planning Authority' throughout. Condition 2 has been amended to remove an unnecessary bracket.
Condition 3	Additional text added to clarify for the avoidance of doubt that Natural Resources Wales will be consulted upon any information that is within their statutory remit to approve (e.g. matters relating to European Sites or visual impact).	New text inserted (italics) that reads: <i>The Planning Authority will consult Natural Resources Wales prior to approving any CoCP that contains procedures and information that is pertinent to their statutory obligations. Once approved, the construction of each phase of the development will be carried out in accordance with the relevant CoCP.</i>
Condition 4	Additional text added to clarify that Natural Resources Wales will be consulted upon the Pollution Prevention and Management Plan.	New text inserted (italics) that reads: Prior to the commencement of development, a Pollution Prevention and Management Plan (PPMP) substantially in accordance with the outline PPMP submitted alongside the TWAO application, will be submitted to and approved in writing by the Planning Authority, <i>following consultation with Natural Resources Wales</i> . The construction of the development will be carried out in accordance with the approved PPMP.

Condition Number	Comments	Amendments
Condition 5	A new Planning Condition that requires the Applicant to demonstrate to Isle of Anglesey County Council that J Tubes will only be used should all reasonable alternatives via Horizontal Directional Drilling have been exhausted.	<p>New condition worded as follows: <i>No works which comprise the installation or laying of cables externally up the cliff face at the proposed landfall shall be undertaken until:</i></p> <ul style="list-style-type: none"> a) <i>a written report has been submitted to and approved by the Local Planning Authority explaining why it is not feasible for such cables to be installed by horizontal directional drilling or other trenchless technique. The report shall include details of any testing and previous attempts at such installation and the reasons (if any) why those attempts have been unsuccessful. The report shall also include or be accompanied by a certification from a suitably qualified independent engineer, who has been agreed in writing with the Local Planning Authority prior to appointment, that the approach taken to testing and attempting to use horizontal directional drilling or other trenchless techniques meets normal industry standards; and</i> b) <i>a CoCP related to the proposed external installation works in accordance with the requirements of condition 3 has been submitted to and approved by the Planning Authority; and</i> c) <i>a landscape management plan related to the proposed external installation works in accordance with the requirements of condition 7 has been submitted to and approved by the Planning Authority</i> <p><i>The works shall be undertaken in accordance with the approved details</i></p>

Condition Number	Comments	Amendments
Condition 7	Inclusion of the requirement for biodiversity enhancement measures to address impacts upon the Holy Island Coast SPA. This will be on land above the cliff face of Abraham's Bosom.	<p>New text inserted (italics) that reads: Prior to the commencement of construction of the development, and substantially in accordance with the outline Landscape Master Plan submitted alongside the TWAO application, details of both hard and soft landscape works will be submitted to and approved by the Planning Authority. <i>This shall include:</i></p> <ul style="list-style-type: none"> a. Hard landscape details shall include boundary details, means of enclosure and hard surfacing areas including materials; b. Soft landscape details shall include planting plans, written specifications including soil depths, and cultivation associated with plant and grass establishment and schedules of plants noting species, planting sizes and proposed numbers and densities c. <i>Details of biodiversity enhancement measures on land above the cliff face of Abraham's Bosom; and</i> d. A final Landscape Management Plan. <p><i>The Planning Authority will consult Natural Resources Wales prior to approving this condition and the construction of the development will be carried out in accordance with the approved landscape details.</i></p>
Condition 10	An additional Planning Condition to address comments raised by NRW during the Planning Inquiry.	<p>New condition worded as follows:</p> <p><i>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.</i></p>

Condition Number	Comments	Amendments
Condition 25	Amendments to the refer to the temporary nature of the development	<p>New text inserted (italics) that reads:</p> <p><i>Within three months of the cessation of the commercial operations of the Morlais offshore tidal project, and at least six months prior to any onshore decommissioning works commencing, a written scheme of decommissioning must be submitted to and approved in writing by the Planning Authority. The written scheme of decommissioning is to include a Code of Construction Practice (CoCP) and the approved scheme must be implemented as approved in the carrying out of any decommissioning works or relevant part of it.</i></p>