

NON TECHNICAL SUMMARY
Morfa, Trearddur Bay, Anglesey, LL65 2TY

Eaden Homes Limited

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1 Non Technical Summary

Application type: Tier 2 bespoke application for a Standard rules SR2010No7_50Kte environmental permit

Site identifier: Land at Morfa, Trearddur Bay, Anglesey, LL65 2TY

Applicant: Eaden Homes Limited

National Grid reference: 225863 379158

1.1 Summary of operations

1.1.1 The site currently comprises open ground. The site was granted planning permission for the construction of dwellings in 1983. To date only preparatory works in respect of the construction of the dwellings has taken place.

1.1.2 As part of the development and in accordance with the planning permission for the site it is necessary to raise ground levels to 3.4m above Ordnance Datum (AOD) in order to mitigate the risk posed by flooding to the consented development. In order to raise ground levels at the site to 3.4mAOD it will be necessary to import approximately 20,000m³ of material. Assuming a conversion factor of 1.7 this volume equates to approximately 34,000 tonnes.

1.1.3 It is proposed that this material comprises locally sourced inert waste which will be deposited in accordance with the Standard rules SR2010No7_50Kte environmental permit for Use of Waste in Construction (up to 50,000 tonnes). This permit will take the form of a Tier 2 Bespoke Permit as a result of the site's proximity to the Beddmanarch-Cymyran Site of Special Scientific Interest (SSSI) to the north east.

1.1.4 The works are necessary to comply with the planning permission for the site. The undertaking of the land raising works as a waste recovery activity will use waste materials in place of primary or secondary materials which would otherwise have to

be used to achieve this purpose, hence will conserve natural resources and move the waste materials up the waste hierarchy.