



## Wylfa Newydd Project

### 8.29 Phasing Strategy

PINS Reference Number: EN010007

---

Application Reference Number: 8.29

---

12 February 2019

Revision 3.0

Examination Deadline 5

Regulation Number: 5(2)(q)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

[This page is intentionally blank]

# Contents

Executive Summary .....	
1 Introduction .....	1
1.1 Purpose .....	1
2 Wylfa Newydd DCO Project - Indicative Construction Timeline and Trigger Definitions .....	3
2.1 Indicative Construction Timeline .....	3
2.2 Key Triggers and Pre-Delivery Restrictions .....	5
2.3 Definitions of Triggers .....	8

## List of Tables

Table 2-1 Key Mitigation Triggers.....	5
Table 2-2 Definition of Triggers .....	9

## List of Figures

Figure 2-1 Indicative Construction Timeline .....	3
---	---

[This page is intentionally blank]

## Executive Summary

The Wylfa Newydd DCO Project comprises construction works across multiple sites. This includes the Associated Developments which are required to facilitate the construction programme and mitigate the likely effects arising during construction.

This Phasing Strategy has been prepared to set the triggers by which key mitigation will be delivered. The Phasing Strategy contains Horizon's commitment to relevant pre-delivery restrictions prior to the delivery of certain key mitigation. These commitments are made to minimise environmental and socio-economic effects until the key mitigation is delivered and to provide assurances as to the timely delivery of such key mitigation.

This Phasing Strategy is secured through Requirement PW2 in the Draft DCO. The Requirement states that Horizon should inform the Local Authority when the mitigation has commenced and when it has been delivered.

Table 2-1 sets out the triggers and the pre-delivery restrictions.

# 1 Introduction

## 1.1 Purpose

- 1.1.1 The Wylfa Newydd DCO Project includes a number of key mitigation measures to minimise the likely significant effects that may arise from the construction phase of the Wylfa Newydd DCO Project. These key mitigation measures are incorporated into the Draft DCO as "authorised development" and as such are embedded mitigation.
- 1.1.2 This Phasing Strategy sets out the triggers for the delivery of the key mitigation. This Phasing Strategy is secured through Requirement PW2 in the Draft DCO. The Requirement states that Horizon should inform the Local Authority when the mitigation has commenced and when it has been delivered.
- 1.1.3 The key mitigation measures are as follows:
- Ecological Compensation Sites;
  - the Logistics Centre at Parc Cybi;
  - the A5025 Off-line Highways Improvements;
  - the Park and Ride at Dalar Hir;
  - the Marine Off-Loading Facility (MOLF);
  - Landscape Mounds within the WNDA; and
  - the Site Campus (including the Site Campus Medical Centre) at the Wylfa Newydd Development Area ('WNDA').
- 1.1.4 These key mitigation measures have been identified in the Integrated Traffic and Transport Strategy [APP-107], Workforce Accommodation Strategy [APP-412], the Environmental Statement and the other assessments, as key mitigation to manage the effects (i.e. traffic and socio-economic) related to the Wylfa Newydd DCO Project.
- 1.1.5 A description of the Site Campus, Landscape Mounds, MOLF and Ecological Compensation Sites is set out in Volume D Chapter 1 of the Environment Statement [APP-120] and the Construction Method Statement ("CMS") [APP-136]. A description of the Logistics Centre is set out in chapter H1 of the Environment Statement [APP-355]; the A5025 Off-line Highway Improvements is set out in chapter G1 of the Environment Statement [APP-304]; and the Park and Ride is set out in chapter F1 of the Environment Statement [APP-266].
- 1.1.6 This Phasing Strategy does not set out the sequence of construction works for the Wylfa Newydd DCO Project. The CMS [APP-136] describes in greater detail the strategic construction programme, indicative detailed construction phases, activities and techniques that could be undertaken for construction of the Wylfa Newydd Development Area Development. This Phasing Strategy should be read alongside the CMS. The indicative construction timeline for the Wylfa Newydd DCO Project is set out in chapter A2 of the Environmental Statement [APP-056].

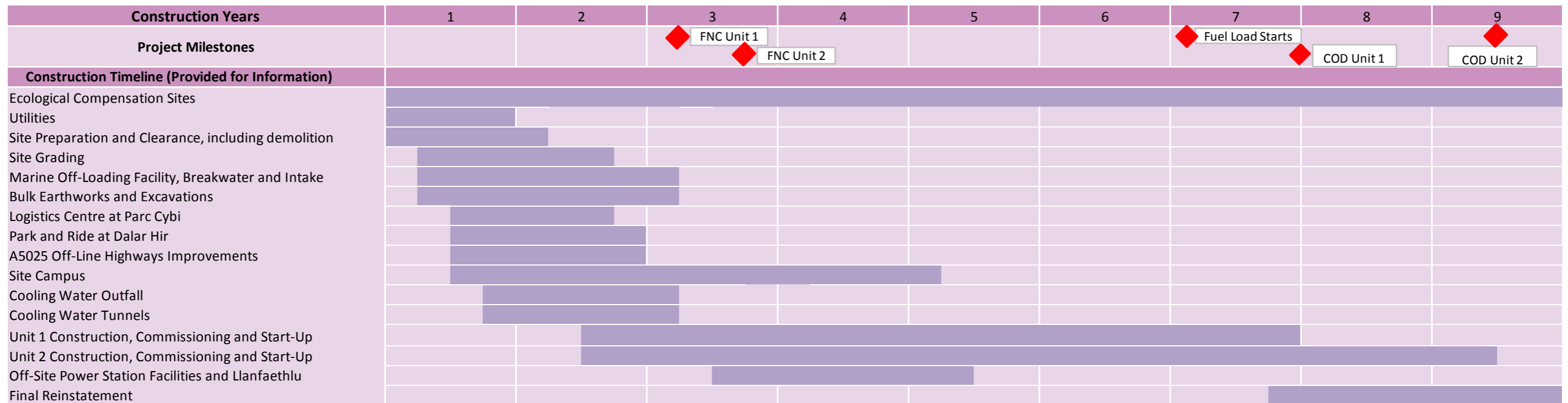
[This page is intentionally blank]

## 2 Wylfa Newydd DCO Project - Indicative Construction Timeline and Trigger Definitions

### 2.1 Indicative Construction Timeline

2.1.1 Figure 2-1 below sets out the indicative construction timeline. It is taken from the Construction Method Statement and illustrates the key Project milestones, including First Nuclear Construction (FNC) and Commercial Operation Date (COD), and the indicative construction timeline for the Wylfa Newydd DCO Project. It represents in broad outline the indicative construction timescale. It is provided in this Phasing Strategy for information and to give an indication of how the delivery of key mitigation would fit within the indicative construction timeline for the Wylfa Newydd DCO Project.

Figure 2-1 Indicative Construction Timeline





[This page is intentionally blank]

## 2.2 Key Triggers and Pre-Delivery Restrictions

2.2.1 Table 2-1 sets out the trigger for each key mitigation measure. Where appropriate this Phasing Strategy contains Horizon's commitment to relevant pre-delivery restrictions prior to the delivery of certain key mitigation. These commitments are made to minimise environmental and socio-economic effects until the key mitigation is delivered and to provide assurances as to the timely delivery of such key mitigation. Reasons for each mitigation can be found in the Mitigation Route Map [REP2-038].

**Table 2-1 Key Mitigation Triggers**

Key mitigation	Timing for Delivery (Triggers)	Pre-delivery Restriction
Ecological Compensation Sites	Cors Gwawr and Cae Canol-dydd to be commenced during the first two years following DCO commencement. Ty Du will be commenced and completed within the first two years following DCO commencement.	As secured by ECS4 of the Draft DCO (REP2-022), Horizon will need to complete hydrological and hydrogeological monitoring and need to provide details of the design before works can begin on Cae Canol-dydd or Cors Gwawr.
Logistics Centre at Parc Cybi	To be delivered prior to the first nuclear construction date for Unit 1.	Prior to the A5025 Off-line Highway Works Improvements opening to traffic, Horizon commits to limit the number of HGV movements by road on A5025 at Valley so as not to exceed a maximum of 22 HGV deliveries (44 movements) per hour.
A5025 Off-line Highways Improvements	To be delivered prior to the first nuclear construction date for Unit 1.	Prior to the A5025 Off-line Highway Works Improvements opening to traffic, Horizon commits to limit the number of HGV movements by road on A5025 at Valley so as not to exceed a maximum of 22 HGV deliveries (44 movements) per hour, 160 HGV deliveries (320 movements) per day, and 2,500 HGV deliveries (5,000 movements) per month.

Key mitigation	Timing for Delivery (Triggers)	Pre-delivery Restriction
Park and Ride Facility at Dalar Hir	To be delivered prior to the first nuclear construction date for Unit 1.	Prior to the opening of the Park and Ride facility at Dalar Hir, the percentage of construction workers travelling daily by car to the WNDA is not to exceed the mode share target for car travel specified in Table 5.1 of the WN CoCP.
Marine Off-Loading Facility	To be delivered prior to the first nuclear construction date for Unit 1.	Prior to the A5025 Off-line Highway Works Improvements opening to traffic, Horizon commits to limit the number of HGV movements by road on A5025 at Valley so as not to exceed a maximum of 22 HGV deliveries (44 movements) per hour, 160 HGV deliveries (320 movements) per day, and 2,500 HGV deliveries (5,000 movements) per month
Landscape Mounds A	<p>Construction Mound – To be delivered prior to the first nuclear construction date for Unit 1<sup>1</sup>.</p> <p>Operation Mound - To be delivered at the end of final reinstatement.</p>	N/A
Landscape Mound B Noise Bund	<p>Construction Mound - To be delivered on or before 10 months of construction.</p> <p>Operation Mound - To be delivered at the end of final reinstatement.</p>	If the noise bund is not delivered on time Horizon will not be able to exceed the noise levels committed to in the CoCP i.e. Horizon cannot exceed 62dB LAeq,1-hour for more than eight weeks in a year at each relevant receptor.

<sup>1</sup> Please note “Landscape mounds will continue to change through construction as material is added and taken away as required.”

Key mitigation	Timing for Delivery (Triggers)	Pre-delivery Restriction
Landscape Mounds C	<p>Construction Mound - To be delivered prior to the first nuclear construction date for Unit 1<sup>2</sup>.</p> <p>Operation Mound - To be delivered at the end of final reinstatement.</p>	N/A
Landscape Mounds D	Operation Mound- To be delivered at the end of final reinstatement.	N/A
Landscape Mounds E	<p>Construction Mound-To be delivered prior to the first nuclear construction date for Unit 1<sup>3</sup>.</p> <p>Operation Mound- To be delivered at the end of final reinstatement.</p>	N/A
Site Campus	To be delivered in time for peak construction.	<p>To ensure the delivery of the trigger, Horizon would deliver the Site Campus in the following three phases:</p> <ul style="list-style-type: none"> <li>• Deliver the first 1,000 beds of Site Campus prior to exceedance of 2,200 Non-Home Based workers. This phase would include the delivery of the central amenity block.</li> <li>• Deliver further 1,000 beds prior to exceedance of 4,200 Non-Home Based workers and</li> <li>• Deliver the final 2,000 beds prior to exceedance of 6,700</li> </ul>

<sup>2</sup> Please note “Landscape mounds will continue to change through construction as material is added and taken away as required.”

<sup>3</sup> Please note “Landscape mounds will continue to change through construction as material is added and taken away as required.”

Key mitigation	Timing for Delivery (Triggers)	Pre-delivery Restriction
		Non-Home Based workers.
Site Campus Medical Centre	Phase 1 of the Site Campus ( i.e. deliver the first 1,000 beds of Site Campus prior to exceedance of 2,200 Non-Home Based workers) to include a Medical Centre at the Site Campus appropriate to the number of patients on site.	N/A

## 2.3 Definitions of Triggers

- 2.3.1 The definitions of the triggers give clarity about when these elements of mitigation will be delivered during the construction programme. Horizon is committed to delivering this mitigation to reduce any significant effects and ensuring appropriate time frames and triggers, in relation to the indicative Construction Timeline, exist to ensure that this Phasing Strategy is enforced. **Table 2.2** highlights these definitions:

**Table 2-2 Definition of Triggers**

Trigger for Mitigation Delivery	Definition of Trigger
To be delivered prior to the first nuclear construction date for Unit 1.	The date of the first irreversible construction (usually pouring of the structural concrete) for buildings with nuclear safety significance.
To be delivered in time for peak construction.	This is defined as a time by which the Wylfa Newydd DCO Project reaches the peak number of workers (i.e. 9,000 workers) that was an assumption to the ES assessment.
To be delivered at the end of final reinstatement.	This means at the end of final reinstatement (as shown on Figure 2.1 of the Construction Method Statement [APP-136])
To be delivered on or before 10 months of construction.	This means the delivery of the mitigation on or before the 10 <sup>th</sup> month of construction after DCO commencement (excluding Work No.12).

[This page is intentionally blank]