

As a result of the United Kingdom's (UK) decision to leave the European Union (EU) and with the transition period ended on 31 December 2020, the Welsh Government is required to build a Border Control Post to service the Port of Holyhead. Welsh Government plans to develop the Border Control Post at Parc Cybi, Holyhead, to provide checks on all Sanitary and Phytosanitary ("SPS") goods entering the UK from the EU. SPS goods include plants, products of animal origin (POAO), live animals and high risk food and feed not of animal origin. At Holyhead inspections would be required on goods entering Wales from the Republic of Ireland. These checks are the responsibility of the Welsh Government. There is currently insufficient space within the port to process the required SPS checks. A functioning Border Control Post is essential in enabling the port to continue handling SPS goods.

The Welsh Government's proposed use of the site requires approval, which it is seeking under the requirements of a Special Development Order (SDO) under section 59(3) of the Town and Country Planning Act 1990. A suite of evidence has been gathered to support the drafting of the SDO and demonstrate the suitability of Plot 9 for use as a Border Control Post (BCP).

Consent is being sought for a "Rochdale" Consenting Envelope'. The "Rochdale" consenting envelope (hereafter referred to as the 'Consenting Envelope') sets out the maximum assessed parameters of the development, within which all development will be limited to. Accompanying the Consenting Envelope plan (BCP-21-006-05-00) is the SDO Limitations Spreadsheet (BCP21-006-04-00) which further details the proposed limits to mitigate the potential impacts of the development. The Consenting Envelope plan and associated limitations will ensure that the final design of the BCP does not trigger significant environmental effects, whilst also allowing an appropriate degree of flexibility in design.

The proposed scheme will be comprised of the following elements which will be realised within the parameters established by the consenting envelope;

- Inspection facilities located within portal frame steel buildings for plant, produce, small animals, large animals, horses and associated office buildings
- An internal road network including multiple vehicle parallel holding lanes ("swim lanes") and large vehicle parking
- Parking for staff
- Ancillary infrastructure such as mechanical and electrical plant, security fencing, access control, CCTV and lighting columns
- Waste management facilities
- Sustainable drainage systems (SUDs) compliant drainage; and,
- Landscaping.

The following features are essential mitigation to ensure no Significant Environmental Effects as indicated on the SDO Consenting Envelope plan (BCP-21-006-05-00).

- There will be one main point of entry/exit for vehicles coming to the site, additional entry and exit points will only be permitted for emergency use and are to be constructed with permeable reinforced grass.
- Buildings and hardstanding will be contained to the land identified as the 'developable area'. Within this area building heights will be restricted, split in to three zones, 33m AOD, 28m AOD and 23m AOD. No development of any kind will occur within the area described as 'Rocky Outcrop'
- Noise mitigation will be required, and an indicative location has been illustrated.
- The existing landscape bund with trees will be retained and enhanced.

- Additional landscaping buffers will be provided, with a minimum width of 10m from the existing landscape bund. This will comprise a densely planted woodland plantation containing native mixed tree species alongside the existing bund of trees to screen the development from West-South-West views of the site.
- An existing pond located in the south eastern corner of the site will be retained.

The Planning Report sets out the approach to the Consenting Envelope and demonstrates its compliance with relevant national and local policy. It also sets out the material considerations related to the development of the BCP and the limits required to mitigate the potential impacts of the development. The Consenting Envelope plan and the SDO Limitations Spreadsheet form the basis of the proposed SDO.

Use of a Special Development Order under the Town and Country Planning Act 1990 is not permissible if the development gives rise to significant environmental Effects under the Environmental Impact Assessment Regulations. An Environmental Report has therefore been compiled, which demonstrates how the proposed Consenting Envelope ensures that there will be no significant environmental effects as a result of the construction and operation of the BCP.

The principal of the development is supported by both National and Local policy objectives. The site is defined as land safeguarded for employment and business enterprises in the adopted development plan and the site does not conflict with any previous uses or extant planning permissions. The BCP is also considered unlikely to be of further detriment to the AONB, in which it is located, designated primarily to protect the coastal zone of Anglesey. The permanent use of the site as a BCP will not impeded on any future development of the site should a BCP facility no longer be required.

The site is currently partly landscaped and developed for a temporary HGV stacking facility which is considered comparable to the principle of the proposed use of the site to facilitate HGV movements.

Overall it should be considered the proposal is in the most appropriate available location for its purpose and is in keeping with the local development plan objectives for future development and economic growth. Therefore, it adheres to the principals of the Future Generations Act 2015 in that it provides sustainable growth, and is supported by local and national planning policy.

The assessments that have been undertaken in support of the evidence base for this SDO have concluded that there would not be any likely significant environmental effects as a result of the scheme. This is due to design and mitigation measures that have been embedded into the scheme design, presented in the Consenting Envelope and the SDO Limitations, thereby reducing environmental effects to non-significant levels. It should therefore be considered that there are no material considerations that should prevent the drafting and subsequent approval of the SDO.

