

Town & Country Planning Act 1990 Section 77 Anglesey County Council Planning Application by Anglesey Boat Company Ltd.

Gallows Point Marina Report L6805/
X/00/513782

Inquiry Documents

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General Documents

G1 Letter of notification of inquiry and addressees.

G2 Daily lists of persons attending inquiry.

G3 Notes of Pre Inquiry Meeting circulated to parties.

G4 Site visit itinerary - 3 and 4 August 2000.

Core Documents

CD 1 - Planning Guidance (Wales): Planning Policy - First Revision - Welsh Office - April 1999.

CD 2 - Planning Guidance (Wales): Technical Advice Notes (Wales) - Welsh Office - Number 5 - Nature Conservation and Planning - November 1996 - Number 14 - Coastal Planning - March 1998.

CD 3 - Draft Regional Planning Guidance for North Wales - Revised. Consultation Edition - North Wales Regional Planning Group - January 2000.

CD 4 - Gwynedd Replacement Structure Plan - Former Gwynedd County Council - Approved with modifications October 1993.

CD 5 - Ynys Môn Local Plan - Ynys Môn County Council - Adopted December 1996.

CD 6 - Ynys Môn Unitary Development Plan (Consultation Draft) - Ynys Môn County Council - May 2000.

CD 7 - Draft Supplementary Planning Guidance for Visual and Sensory Landscape - Ynys Môn County Council - May 2000.

CD 8 - Draft Supplementary Planning Guidance for Biodiversity and Landscape - Ynys Môn County Council - May 2000.

CD 9 - Environmental Statement - CES - March 1999.

CD 10 - Supplementary Environmental Statement - CES - October 1999.

CD 11 - Review of Environmental Statement - Enviros Aspinwall - September 1999.

CD 12 - Review of supplementary information to the Environmental Statement Enviros Aspinwall - November 1999.

CD 13 - Agreed Statement - Development Proposal.

CD 14 - Agreed Statement - Processing of application.

CD 15 - Agreed Statement - Planning Policies.

CD 16 - Agreed Statement - Site designations.

CD 17 - Agreed Statement - Site description.

CD 18 - 3C Initiative, 1998, Celtic Coastal Cruising Application Summary .

CD 19 - Marine Institute, 1997, Profile of Boating in the Irish Sea.

CD 20 - BWM (Blue Water Marine) 2000, Pwllheli Employment Figures (2000).

CD 21 - PP (Pwllheli Partnership), 1998, Impact of marine based developments on the economy of Pwllheli.

CD 22 - Edwards, J. A. 1995. Proposed Clovelly Bay Marina Development Economic Impact analysis.

CD 23 - Copy of planning application:

(i) Application forms, certificates and covering letter.

(ii) Drawing Number: 1892/2000/01 - Site Plan.

(iii) Drawing Number: 1892/1000/01 - Layout Plan.

(iv) Drawing Number: 1892/200/01 - Facilities building.

(v) Brochure - character of landscape and buildings in the vicinity.

Applicant's Documents

ABC 1 Proof of evidence of Mr E H Davies - economic issues.

ABC 1.2 Summary proof of evidence of Mr E H Davies.

ABC 1.3 Supplementary proof of evidence of Mr E H Davies.

ABC 1.01 Adroddiad Ymchwil Marchnad Ffon Defnyddwr Hafan Pwllheli 1998.

ABC 2 Proof of evidence of Ms M O'Connor - landscape impact issues.

ABC 2.1-2.11 Ms O'Connor's submitted documents.

ABC 2.12-2.15 Documents with Ms O'Connor's supplementary evidence.

ABC 2.16 Summary of Ms O'Connor's proof of evidence.

ABC 2.17 Supplementary proof of evidence of Ms O'Connor.

ABC 3 Proof of evidence of Dr K Conlan - ecological impact issues.

ABC 3.1 Map of nature conservation designations adjacent to Gallows Point.

ABC 3.2 Summary of Dr Conlan's evidence.

ABC 3.3 Supplementary evidence of Dr Conlan, response to evidence submitted by CCW, NW&NWSFC and Friends of the Earth.

ABC 3.4 Supplementary proof of evidence of Dr Conlan, including Appendix 1 – Gallows Point Marina - Environmental Scoping Report, July 1998.

ABC 4 Proof of evidence of Professor J Muir - impact on mussel fisheries in Menai Straits.

ABC 4.1 Supplementary proof of evidence of Prof J Muir.

ABC 4.2 Summary of Prof Muir's evidence.

ABC 5 Proof of evidence of Mr G Powys Jones - planning policy and economic issues.

ABC 5.1 Supplementary proof of evidence of Mr G Powys Jones.

ABC 5.2-5.9 Appendices to supplementary proof of evidence of Mr G Powys Jones.

ABC 5.10 Summary of Mr G Powys Jones's evidence.

ABC 6 Section 106 Agreement - 4" Draft 03/08/00

Council Documents

YMCC 1 Proof of evidence of Mr D G Lloyd - economic development and tourism.

YMCC 1.1-1.16 Appendices to Mr Lloyd's evidence.

YMCC 2 Proof of evidence of Mr J R W Owen and summary - highway issues.

YMCC 2.1-2.10 Appendices to Mr Owen's evidence.

YMCC 3 Proof of evidence of Mr J R Woodcock and summary - planning policy.

YMCC 4 List of Draft Planning Conditions.

Countryside Council for Wales Documents

CCW 1 Proof of evidence of Mr J R Ratcliffe, including appendices 1-5 and summary - nature conservation.

CCW 2 Proof of evidence of Mr R I S Edwards.

CCW 2.1 Text appendices to Mr Edwards' evidence.

CCW 2.2 Illustrations A-E to Mr Edwards' evidence.

CCW 2.3 Supplementary illustrations and appendices to Mr Edwards' evidence.

CCW 2.4 Written response by Mr Edwards to supplementary proof of evidence of Mr G Powys Jones (received 11/08/00)

CCW 3 Summary of Mr Ratcliffe's evidence.

CCW 4 Summary of Mr Edwards' evidence.

CCW 5 Countryside Commission and CCW Policy Document - Areas of Outstanding Natural Beauty.

CCW 6 Photographs of views of Gallows Point along A545 - put to Mr Edwards in cross examination.

CCW 7 CCW Guidance Note - The Conservation (Natural Habitats &c) Regulations 1994 - The Appropriate Assessment (Regulation 48).

Mussel Fisheries Documents

MF 1.1 Proof of evidence of Mr T Jones on behalf of 4 Mussel Farming Companies, Deepdock Ltd, Gannet Seafoods Ltd, Myti Mussels Ltd and Ogwen Mussel Partners.

MF 1.2 Proof of evidence of Mr A Wilson, operator of mussel lay Area 4.

MF 1.3 Written statement of Dr E Edwards, representing the Shellfish Association of Great Britain and Bangor Mussel Growers.

MF 1.4 The views of ABC/YMCC on mussel fishers' rights under the Menai Strait Oyster & Mussel Fishery Order 1962 put in cross-examination.

MF 1.5 Letter of 02/11/89 from Camper Nicholsons (Marinas) Ltd to Aberconwy Planning Officer re: use of on-board toilets in Conwy Marina, put in cross-examination.

MF 1 Outline of research study into mussel cultivation and productivity.

MF 2 UK Fish Industry Annual Statistics 1999.

MF 3 Shellfish Cultivation in the UK - The Way Forward, Nick Lake, Aquaculture Development Manager, Seafish Industry Authority.

MF 4 Sea Fisheries (Shellfish) Act 1967 - revised 31 October 1978.

MF 5 EC Council Directive 79/923/EEC, 30 October 1979 on the quality required of shellfish waters.

MF 6 Menai Strait Mussel Fishery and its Potential Future, Technical Information Paper 98/03 - North Western & North Wales Sea Fisheries Committee.

MF 7 The UK Shellfish Cultivation Industry - A Strategy for Development, January 2000, Dr N C H Lake, Seafish Industry Authority Aquaculture.

MF 8 Evaluation of the Socio-Economic Importance of the Menai Strait Mussel Fishery and Proposed Marina Development at Gallows Point, Beaumaris - A Report Prepared for the NW&NWSFC by Dr D J Fletcher, October 1999.

MF 9 Water sampling of Gannet Seafoods lays 1992-2000.

MF 10 Letter of 6 June 2000 from Toller Beattie Solicitors to Mr T Jones Gannet Seafoods re: Shellfish Waters Directive designation maps.

MF 11 None.

MF 12 Gallows Point Marina Project - Environmental Impact Assessment, John Coppock April 1998.

MF 13 Productivity of Area 4 - response to Prof. Muir's evidence.

North Western & North Wales Sea Fisheries Committee Documents

(Written submissions only)

SFC 1 NW&NWSFC written representations to the Gallows Point Marina Public Inquiry. June 2000.

SFC 2 The Menai Strait Oyster and Mussel Fishery Order 1962 (SI 1962 No. 705)

SFC 3 The Menai Strait Oyster and Mussel Fishery (Amendment) Order 1964 (SI 1964 No.550)

SFC 4 Map Illustrating Marina location, Fishery Order Boundary, and location of Several Areas.

SFC 5 Map Illustrating Detail of Encroachment of Proposed Gallows Point Marina in the Menai Strait Oyster & Mussel Fishery Order.

SFC 6 Mussel Farming in the Menai Strait: An Overview. NW&NWSFC, June 2000.

SFC 7 Menai Strait Mussel Fishery and its Future Potential. NW&NWSFC Technical Information Paper 98/03, April 1998.

SFC 8 Evaluation of the Socio-Economic Importance of the Menai Strait Mussel Fishery and Proposed Marina Development at Gallows Point, Beaumaris. A Report Prepared for the NW&NWSFC by D J Fletcher. October 1999.

SFC 9 Letter from Ynys Môn County Council to NW&NWSFC confirming the right of the NW&NWSFC to grant leases on Council land. 20th March 1998.

SFC 10 Press Cutting: 'Welsh Celebrate Local Mussels'. Fish Farming International, September 1998.

SFC 11 Press Cutting: 'Casting a Doubt Over the Gallows'. Western Mail, 5th April 2000.

SFC 12 Correspondence with Wragge & Co, representing Anglesey Boat Company, drawing attention to the existence of the Fishery Order. January 1998.

SFC 13 Letter to Chief Executive of Ynys Môn County Council with attachment, concerning the need for an ES, and suggesting that sites other than Gallows Point should be considered. 5th March 1998.

SFC 14 Ynys Môn Local Plan: Initial Appraisal of Policies with Respect to Gallows Point Marina. NW&NWSFC Report, 23rd February 1998.

SFC 15 Gallows Point Marina NW&NWSFC Statement, April 2000.

SFC 16 Letter to CES Consultants from NW&NWSFC, commenting on ES Scoping Report. 5th August 1998.

SFC 17 NW&NWSFC Submission to Ynys Môn County Council Planning Committee, August 1999.

SFC 18 Letter and comments on Supplementary ES, 29th November 1999.

SFC 19 Map illustrating boundary of proposed Menai Strait Marine Nature Reserve. From Menai Strait Proposed Marine Nature Reserve: Revised Consultation Document. Countryside Council for Wales, 1992.

SFC 20 Map illustrating boundary of areas given protection for nature conservation. From Menai Strait Proposed Marine Nature Reserve: Revised Consultation Document. Countryside Council for Wales, 1992.

SFC 21 Proposed CCW Byelaw for the protection of wildlife in the proposed Menai Strait MNR (Appendix 4). From Menai Strait Proposed Marine Nature Reserve: Revised Consultation Document. Countryside Council for Wales, 1992.

SFC 22 Objection Statement to Proposed Marina Development at Gallows Point by Anglesey Boat Company. Fax to NW&NWSFC from Andrew Wilson, leaseholder of Area 4, 21 June 2000.

Other Interested Parties/Persons Documents

IP 1 Statement by Cllr R Laurence Roberts for Beaumaris Town Council.

IP 2 Statement by Miss E R Roberts for Llangoed & Penmon Community Council.

IP 3 Statement by Mrs C Pester and Mrs B Gledhill for Menai Bridge and District Civic Society.

IP 4 Statement by Mr I Rodger for Beaumaris & District Chamber of Trade and Tourism Association.

IP 5 Statement by Mr K Coles for North West Venturers Yacht Club.

IP 6 Statement by Mr L Roberts on behalf of the Welsh Yachting Association.

IP 7 Statement by Mr J E de L Berry for the Royal Anglesey Yacht Club, Beaumaris.

IP 8 Statement by Mr D Robertson of Ye Olde Bulls Head, Beaumaris.

IP 9 Statement by Mr S Cowell.

IP 10 Statement by Mrs S Gillett.

IP 11 Statement by Mrs S Walczak.

IP 12 Statement by Mr D Stephenson.

IP 13 Statement by Mr N Crumpton for Friends of the Earth.

IP 14 Written representations by Mr M Webb BSc(Hons) MSc on behalf of the Royal Society for the Protection of Birds, North Wales Regional Office.

IP 15 Written representations from the Menai Strait Combined Regattas Committee.

IP 16 Written representations of Mr P Kay BSc(Hons) FRPS, Photographer, Marine Wildlife Photo Agency.

APPLICATION PLANS

Plan A Site Plan - Drawing No: 1892/2000/01, scale 1:2000

Plan B Layout Plan - Drawing No: 1892/1000-01, scale 1:1000

Plan C Proposed Facilities Building: Plans, Elevations & Sections - Drawing No: 1892/200-01, scale 1:200.

Plan D Architect's concept drawings, sketches and photographs in support of application.