



Penrhos Leisure Village

Environmental Statement Volume 1: Non Technical Summary

November 2012



**PENRHOS LEISURE VILLAGE
LAND AND LAKES (ANGLESEY) LTD
ENVIRONMENTAL IMPACT ASSESSMENT
VOLUME 1: NON TECHNICAL SUMMARY**

NOVEMBER 2012

HOW Planning LLP, 40 Peter Street, Manchester, M2 5GP
Contact Partner: Gary Halman Telephone: 0161 835 1333

CONTENTS

	Page
1. Introduction	2
2. EIA Approach and Methodology	2
3. Site Location	3
4. Alternatives and Design Evolution	4
5. Description of the Development	4
6. Construction	5
7. Planning Policy Context	6
8. Socioeconomics, Regeneration and Health	6
9. Landscape and Visual	7
10. Ecology and Nature Conservation	7
11. Archaeology and Heritage	8
12. Ground Conditions	9
13. Drainage and Flood Risk	9
14. Transport and Access	10
15. Air Quality and Dust	10
16. Noise and Vibration	10
17. Waste	11
18. Lighting	11
19. Utilities	12
20. Cumulative Impacts	13
21. Residual Impacts and Conclusions	13
22. ES Availability and Comments	14

Figure 1: Site Location Plan

Figure 2: Penrhos Masterplan

Figure 3: Cae Glas Masterplan

Figure 4: Kingsland Masterplan

1. Introduction

Land and Lakes (Anglesey) Ltd (the Applicant) is seeking to obtain outline planning permission for a leisure village and residential development located on Holy Island on Anglesey.

HOW Planning LLP has been commissioned to oversee an Environmental Impact Assessment (EIA) for the proposed development and specialist consultants were appointed to investigate the environmental effects of the proposals. An Environmental Statement (ES), which summarises the findings of the EIA, has been prepared to accompany the planning application. The ES provides the Local Planning Authority with detailed information on the potential environmental effects of the proposed development.

This document is the Non Technical Summary and is Volume 1 of the ES. It has been prepared by HOW Planning LLP in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

2. EIA Approach and Methodology

An EIA seeks to predict the positive and negative environmental impacts associated with a development proposal to provide the Local Planning Authority with sufficient information to make an informed decision on the granting of planning consent.

The need for an EIA to evaluate the potential environmental effects of the proposals was established by way of a formal 'screening' enquiry to the Isle of Anglesey County Council (IOACC). The response to this enquiry confirmed the need for an EIA on the basis of the scale of the development and the potential for environmental impacts to arise.

The range of studies required and the approach to each was established through a 'scoping' study. This involved a site walkover, initial desk based research and consultation with IOACC. A Scoping Report summarising the findings of these investigations was submitted to IOACC, who confirmed that the environmental topics that required further assessment as part of the EIA were as follows:

- Socioeconomics, Regeneration and Health
- Landscape and Visual Impacts
- Ecology and Nature Conservation
- Archaeology and Heritage
- Geology and Land Contamination
- Drainage and Flood Risk
- Transport and Access
- Air Quality
- Noise
- Waste
- Lighting
- Utilities
- Sustainability
- Cumulative Impacts

Officers from IOACC and a range of stakeholders and consultees provided comments on the proposed methodology for the EIA by way of a scoping opinion issued in March 2012. This allowed the approach to be refined to be in accordance with the Council's requirements.

The results of the assessments are presented to IOACC in the ES. The chapters assessing the environmental topics set out the planning policy context, the methodology for the

assessment and the existing environmental conditions on the site before predicting the potential impacts during both the construction phase and once the development is completed.

The EIA has identified and assessed the significance of potential environmental impacts relating to the topics listed above. The assessment of 'significance' of impacts has been undertaken for all potential effects to determine their importance. The following criteria have been used to determine the significance of impacts:

- Magnitude (size of effect);
- Spatial extent (size of the area affected);
- Duration (short, medium or long term);
- Nature of the effect (direct or indirect, reversible or irreversible);
- Sensitivity of the surrounding environment and receptors;
- Inter-relationship between effects;
- International, national or local standards; and
- Relevant planning policy.

The type of effect can be adverse, negligible or beneficial; a brief description is provided below:

- **Adverse** – a negative effect on a sensitive receptor or the existing environment;
- **Negligible** – no discernable effect on a sensitive receptor or the existing environment; and
- **Beneficial** – a positive effect on a sensitive receptor or the existing environment.

In addition, the degree of significance can be minor, moderate or major; and a brief description is provided below:

- **Minor** – slight, short-term, or localised effect on a sensitive receptor or the existing environment;
- **Moderate** – a noticeable effect on a sensitive receptor or the existing environment; and
- **Major** – a substantial affect on a sensitive receptor or the existing environment.

When a significant adverse impact is identified as a result of the assessment process, measures to avoid, reduce or offset them have been proposed. Identifying and implementing mitigation measures is a key part of the EIA process. The residual impacts which remain after mitigation measures have been implemented are then set out and their significance stated.

3. Site Location

The site comprises approximately 207.5 hectares of land located on Holy Island. It is split into three component parcels of land referred to as Penrhos, Cae Glas and Kingsland. The site location and boundaries are shown on the plan in Figure 1.

Penrhos covers 80 hectares of land to the north west of the A5 and the south/west of the coastline. It is occupied by the Penrhos Coastal Park, which offers permissive access to the public to footpaths through woodland, meadow and coastal environments managed by the landowner, Anglesey Aluminium Metal Ltd (AAM). Penrhos is also occupied by the buildings and farmland associated with the Penrhos Estate and Farm. Penrhos is also home to a cricket pitch, football pitch and several residential properties.

Cae Glas is located to the south of the A55, west of the Inland Sea and north of Trearrdur Bay. It is made up of undulating farmland with areas of rocky outcrops and

large areas of woodland. The only built form on Cae Glas is the remains of and old farmstead known as Tre' Gof. The area in the north east of the site is a former AAM landfill that has been capped and closed to public access. Cae Glas covers a total area of 109 hectares.

Kingsland comprises 18.5 hectares of agricultural land located between the Holyhead Leisure Centre and Holyhead Golf Course.

4. Alternatives and Design Evolution

A requirement of national planning policy for development in Areas of Outstanding Natural Beauty is that applicants demonstrate that there are no suitable alternative sites outside of the designated area that would be suitable for the development proposals. Alternative sites in coastal locations on Anglesey and mainland North Wales but outside the AONB were therefore considered by the Applicant during the early stages of design. These sites were discounted on the following basis:

- They did not offer suitable transport links for holidaymakers (or in the short term for nuclear workers travelling to the New Wylfa construction site);
- They were not available or could not be purchased;
- They were too small;
- They were constrained by existing features such as the Valley RAF Base and Wylfa nuclear power station.

The EIA considered the implications of the development not coming forward. This identified that the declining economic conditions in and around Holyhead would continue without the investment proposed. It was also noted that in the absence of the development, AAM could potentially cease to manage and permit public access to the Coastal Park as the costs of doing so are prohibitive without production at the smelting works. Therefore the area would fall into disrepair as the significant landscape and ecological enhancement and management works would not be forthcoming. It was also noted that the listed buildings on site, of which many are in poor condition, would continue to deteriorate and lose their heritage value rather than being restored and brought back into use. It is considered by the Applicant that the potential benefits of the scheme significantly outweigh any adverse impacts identified.

Alternative designs were considered in the formulation of the proposals. These included variations of the overall number of units, the layout of the headland lodges at Penrhos, the retention of publicly accessible areas of the Coastal Park and the height and scale of buildings across the site to take account of the sensitivity of the landscape. The various options were revised based on the potential environmental effects identified during the EIA process and the results of public and stakeholder consultation. Accordingly, it can be said that mitigation for identified environmental effects has been designed into the proposals in many instances.

Where environmental mitigation measures have not been integrated into the proposals through design, it is expected that all other necessary mitigation measures will be secured by appropriate planning conditions and a commitment is made by the developer to implement these measures. These have been identified where appropriate in each technical chapter of the ES.

5. Description of the Development

The proposals are illustrated on the indicative masterplan included at Figure 2 and consist broadly of the following:

Penrhos

- up to 500 new leisure units including new lodges, cottages and conversion of the existing Estate buildings;
- a central hub building comprising reception, leisure facilities including indoor sub-tropical water park, Farmer's market, gymnasium, spa and changing facilities, ten pin bowling, indoor sports hall, children's play area, cycle and sports hire centre; cafes, bars, restaurants and retail;
- the conversion of the Boathouse to a café and water sports centre and the Bathing House to a restaurant;
- A Combined Heat and Power Centre; and
- Enhancements to the Coastal Path and provision of up to 29 hectares of high quality, landscaped publically accessible areas.

Cae Glas

- Up to 315 lodges for temporary use by nuclear workers and long term use as a holiday village;
- Central hub building providing reception and canteen for nuclear workers then facilities for holidaymakers;
- A Park and Ride facility comprising up to 700 car parking spaces;
- A new hotel of up to 75 bedrooms;
- A lakeside hub comprising bar and café;
- Grass football pitch and cricket pitch;
- A Combined Heat and Power Centre;
- A Visitor Centre and Nature Reserve allowing controlled public access; and
- A Heritage Centre;

Kingsland

- Up to 360 houses.

6. Construction

The ES includes an evaluation of the anticipated construction programme and the methods likely to be required in delivering the development. The construction process is anticipated to commence in 2014 and run for 8 years in total, concluding in 2022.

Construction at Kingsland and Penrhos is expected to commence in 2014, with completion of the areas around the hub, coast and central areas of the site being completed in 2016/2017, when the Penrhos Leisure Village will open at approximately 50% capacity. The remaining lodges will be completed over the following three years and the facility will open at 100% capacity in 2020.

It is anticipated that the construction at Cae Glas will commence in 2015 with occupation by nuclear workers in 2016, although this depends on the progress of the Wylfa New Build project. From 2021, the refurbishment works at Cae Glas will be undertaken to deliver the second part of the leisure village, which will open at full capacity in 2022.

At Kingsland, an average of approximately 50 homes will be completed per year between 2016 and 2022.

The EIA evaluated the potential environmental impacts of the construction stage of the development and proposed measures that would reduce or offset these effects. The key method of mitigating construction impacts is the implementation of a Construction Environmental Management Plan (CEMP), which collates best practice for construction

sites with specific measures designed to reduce the identified impacts. The Applicant has invited IOACC to ensure the delivery of the CEMP through the application of appropriate planning conditions.

7. Planning Policy Context

The ES identifies and sets out the relevant planning policy context against which the residential development proposals should be considered. All of the relevant planning policies which form part of the statutory Development Plan for the area have been identified in addition to relevant National planning policy guidance. The core policy documents of relevance to the planning application are Planning Policy Wales, the Isle of Anglesey Local Plan and Stopped Unitary Development Plan (UDP), as well as a series of additional local policy documents on specific topics such as transport, landscape and sustainable development.

8. Socioeconomics, Regeneration and Health

A socioeconomic assessment has been undertaken to evaluate the effect that the development may have on local public services, the local economy and other social facilities. Holyhead currently has high levels of unemployment and suffers from significant levels of out-migration, with many young people in particular leaving to find employment outside of the area.

The assessment identified that during the construction phase there will be a significant benefit to the community through the creation of 420 construction related jobs. The effect on the supply chain for construction materials and other services was also considered to represent a significant benefit for the local economy.

Once the development is completed, it is anticipated that the residents of the new homes will generate a local spend of around £7.7m per year that will support the local economy. It was also assessed that the development will generate around 465 jobs within the leisure facilities, which is a major benefit for the local community. This will have a secondary effect of helping to keep local communities together by reducing the need to travel or migrate for employment.

The proposed development at Kingsland will generate additional demand for healthcare and education services. It is understood that there is a shortage of General Practices in the area and therefore this could represent a negative effect and additional facilities may need to be provided. In contrast, there is a significant amount of spare capacity at local schools and the potential increase in population and pupil numbers associated with Kingsland will be beneficial to local schools.

The provision of leisure and recreation facilities within the whole development will significantly improve access to sports and leisure for the local community. This is seen as a significant benefit to the health of local residents.

The development is considered to have a positive effect on the Welsh language. The provision of job opportunities locally will enable Welsh speakers to remain on Anglesey rather than travelling outside for work. Furthermore, the development will aim to provide a Welsh cultural experience for its guests, with Welsh being spoken on-site, dual language signage and the use of local products in building and dining.

9. Landscape and Visual

Landscape effects associated with a development relate to changes in the character and quality of the landscape and how it is experienced. Visual effects concern changes in the character of views. The assessment of visual effects takes account of people's perception and sensitivity to changes in views, particularly in terms of new elements that cause visual intrusion or new features that obstruct views.

The assessment identified that the character of the three sites would be subject to a degree of change. This is to some extent unavoidable where a change of land use is proposed. The potential landscape impacts have been minimised as far as possible through the development of a detailed understanding of landscape quality and value within the three sites, protection and careful integration of any special features into the masterplan wherever possible, and creation of new features of typical local character and value.

In terms of visual effects, the assessment notes that construction effects are largely associated with the presence and movements of machinery, and the view of houses under construction on the Kingsland site. Hoardings will be erected around the site to provide some screening to activities although parts of some machinery and partially constructed buildings are likely to be visible above it. The intention is for the proposed modular formed lodges to be located on Cae Glas and Penrhos to be constructed off site in order to minimise construction phase impacts.

Views of the three sites, and in particular long range views, are generally restricted by the topography of the land, and the presence of trees and hedgerows. However, in order to assess the potential effects on views of the site, a series of viewpoints were selected in consultation with IOACC and Countryside Council for Wales (CCW) from which photos were taken and the potential effects of the proposed development were evaluated. For the views considered to be most sensitive to any change, photomontages including computer generated images of the proposed development were produced to illustrate the potential effects.

The potential visual effects of development have been minimised through careful attention to the scale, massing, layout and nature of the proposed development on each of the three sites. In addition, the masterplans aim to integrate any proposed development into the existing landscape through the creation of a strong landscape strategy for each of the three sites, and retention of existing vegetation wherever possible. Although the visual impact of a development of this scale on an undeveloped site cannot be avoided altogether, these measures combine to minimise the negative visual impacts of the proposals as far as possible.

10. Ecology and Nature Conservation

An ecology and nature conservation assessment has been undertaken, which describes the baseline ecological conditions currently at the site and provides an explanation of their value. To inform the assessment a range of studies and surveys have been undertaken to gather ecological information relating to the site. These included a desk study, an overall site appraisal and protected species surveys for breeding and wintering birds, badgers, bats, reptiles, amphibians, water voles, red squirrel, vegetation and trees. With the exception of great crested newts, all surveys confirmed that these species are using parts of the development site and that some areas of vegetation and woodland are of value.

Where ecological receptors were considered to be of more than local importance based on the findings of these targeted surveys and published guidance they were subject to an

ecological impact assessment. This assessment process identified that the development had the potential to affect some of the protected species identified on the site and that mitigation would be required to enhance the site for ecology.

The potential long term management of the site is considered to offer a significant benefit to local ecology. Trees will be planted that are optimal for local species such as red squirrel and nesting birds and badgers that are currently located within the development area will be relocated to a new sett. These measures will ensure that there are no adverse effects on protected species.

The development within the woodland has the potential to adversely affect the trees on the site. The assessment identified that with the amount of replacement planting proposed and the potential to manage the woodland for ecological benefit, the overall quality of the woodland would improve. It has also been identified that some hedgerow will be lost, although extensive replacements have been incorporated into the scheme along site boundaries.

The Holy Island Coast Special Area of Conservation (SAC) is an important local habitat for that is protected by European law. The increase in the number of visitors to the SAC as a result of the proposals has the potential to increase trampling and damage to this area. However, the Applicant has confirmed that visitor's access to these areas will be controlled by conducting guided tours via shuttle bus to ensure that numbers are limited and impacts are reduced.

11. Archaeology and Heritage

The archaeology and heritage study included a desk based assessment, a geophysical survey (using large scale below ground metal detecting equipment), trial trenching and an assessment of the historic landscape to characterise the site in terms of its historic past and to determine if proposed development has the potential to result in unacceptable harm to any historic features.

The desk based assessment identified that there were several Scheduled Monuments in the vicinity of the site. These include the Trefignath Burial Chamber, which is on the Cae Glas site but which will be retained in its current setting within the development proposals.

There are six Grade II Listed Buildings located within the Penrhos site that are to be retained and restored as part of the proposals. Therefore the proposals will ensure the future maintenance of the buildings and promote greater interaction with them.

The geophysical survey was undertaken for all areas to be developed that were free from obstructions such as woodland or buildings. This identified several areas where below ground remains could be found and a programme of trench excavation was undertaken on this basis. The scope of work was agreed with IOACC's archaeological advisor.

The trial trenching work identified features of interest at Kingsland, where the remnants of a possible roundhouse were identified. Before built development commences it is recommended that further excavation and recording of potential finds is undertaken.

The development of the site could result in the destruction of any surviving below ground remains through ground works such as the laying of foundations and services. Accordingly, it is proposed to establish the nature and extent of any archaeological remains before development commences.

12. Ground Conditions

The assessment of geology and land contamination evaluated the suitability of the site for the proposed development. It is based on a review of historic records of the site and its surrounds and a field survey, which were used to evaluate the risks involved with the development of the site.

It was identified that the sites have been predominantly in agricultural use for as long as maps have been produced for the area. However, there is some built development in the area in and around the Penrhos Estate.

There is a former landfill on the Cae Glas site, adjacent to the Inland Sea. Although this is the only source of contamination on the site, there are no proposals to build in this area or disturb the underlying material.

The assessment considered the potential impacts that the construction phase could have on contamination of the site. It was identified that accidental spillages or leaks, damage to soils, potential contamination of groundwater and potential impacts on health of site workers were all of negligible significance when standard mitigation measures were considered. These mitigation measures will be set out in the CEMP and will include secure storage of materials, washing wheels of site vehicles, the use of filters to stop contaminated liquids entering watercourses and the use of personal health and safety equipment.

Once operational the development could have a minor adverse effect on designated sites of geological value. However, the potential for contamination of surface water from accidental spillages, effects on groundwater, the potential for harm from the landfill or ground gas were all negligible.

13. Drainage and Flood Risk

The assessment of drainage and flood risk identified that the Penrhos site is located partially within an area that is at risk from sea flooding during extreme high tides. In particular this relates to the area in and around the Penrhos Coastal Park car park. The majority of the site is not at risk from flooding with the exception of some marshy areas on Cae Glas and Kingsland which can become waterlogged during periods of sustained rainfall.

No development is proposed within the areas at risk of flooding and it is proposed to mimic the existing drainage conditions within the proposals. This will involve draining the majority of the Penrhos and Cae Glas sites to the sea, ponds/lakes or to the ground through infiltration. In both cases, surface water will be drained via appropriate filtration to avoid pollution of these waters. At Kingsland, surface water will be drained to an existing pond in the northern part of the site or to the existing drainage network.

In order to minimise the potential for creating flood risk at the site, the development will seek to minimise the amount of hard surfacing. Where surfacing is required, a large proportion will be natural or permeable to allow water to seep into the ground. Opportunities to store and use rainwater within the development will also be investigated.

14. Transport and Access

The traffic and transportation implications of the proposed development have been assessed and are based on the detailed Transport Assessment which has been submitted as part of the planning application.

As part of the development, one new access point for each of the three sites is proposed. For Penrhos, this will be in the form of a three arm roundabout on the A5, for Cae Glas a junction off the Parc Cybi access road and for Kingsland a new junction off Kingsland Road.

During the construction phase it is anticipated that although there will be an increase in the amount of vehicles, this will be significantly below the capacity of the road network. However, an appropriate traffic management plan will be developed and approved by IOACC to help minimise any disruption caused by these works.

Once the development is completed and occupied, there would be an increase in vehicles on the local highway network as a result of the increase in the number of residents and visitors. However, even when other developments with planning permission are included, the development would not result in any junction exceeding its capacity. Therefore improvements to the surrounding highways network are not required.

In order to minimise the effects of the development on the highways network, a Travel Plan has been prepared which makes recommendations for increasing the use of sustainable means of transport. It proposes a range of measures aimed at promoting walking, cycling, car sharing and the use of public transport for residents, nuclear workers, holidaymakers and Leisure Village staff. These include an aspiration to provide a green shuttle service linking Holyhead and the three development sites, the provision of a park and ride facility, the use of coaches for nuclear workers rather than private vehicles and implementing a car sharing scheme. The Travel Plan also sets out how these measures will be delivered and makes recommendations for monitoring the success of each initiative.

15. Air Quality and Dust

A qualitative assessment of the potential impacts of construction impacts identified that during construction works there was the potential for dust to arise. Accordingly, a number of methods to reduce the potential for dust generation were proposed, which will be included in a CEMP. These include actions such as damping down the site and erecting dust screens.

An assessment of the potential impacts during the operational phase was undertaken to predict the changes in pollutant concentrations that would occur due to traffic generated by the proposed development. The results showed that the proposed development would cause insignificant increases in the level of pollutants due to the extremely low background concentrations. No mitigation measures are therefore required in relation to the completed development; however, it should be noted that sustainable modes of transport, for example walking, cycling and public transport, are encouraged as part of the development to reduce the number of car journeys associated with the proposed development.

16. Noise and Vibration

The noise and vibration impacts that could arise as a result of the proposed development have been assessed. The study evaluated the potential noise impacts during the

construction phase, the suitability of the noise environment for the proposed development and the potential impacts of traffic noise associated with the proposed development.

During the construction phase, the assessment notes that for nearby residential uses some noise and vibration disturbance is likely to occur in relation to activities such as piling. In order to address this, a range of mitigation measures have been proposed that will form part of the CEMP, the final details of which will be approved by IOACC. This will include locating any noisy plant further from local residents, the erection of site hoarding, setting of acceptable working hours and other quiet working methods. In terms of vibration, it is recommended that methods which cause less vibration are used and that the works are monitored and stopped should vibration levels become unacceptable.

The noise study assessed the suitability of the sites and the noise environment for residential properties and the proposed leisure uses. It notes that with the incorporation of double glazing and appropriate ventilation systems to properties facing the leisure centre, levels of noise that comply with best practice guidance can be achieved in new houses at Kingsland. At Penrhos, noise from the Aluminium Powder Company (Alpoco) and the A55 contributes to areas that are quite noisy. These noise sources near to the site have necessitated the positioning of lodges further from the southern site boundary than was initially planned to ensure acceptable noise levels are maintained within and around the lodges.

The noise assessment also evaluated the effect of the potential increase in traffic on the noise environment. This identified that there would be a slight increase in the amount of traffic noise as a result of the proposed development. As stated above, sustainable modes of transport, for example walking, cycling and public transport, are encouraged as part of the development to reduce the number of car journeys associated with the proposed development.

17. Waste

The assessment of waste generation identified that the proposed development will inevitably result in the generation of waste material during the construction phase. However, a series of best practice measures to minimise waste arisings during construction have been proposed and will be submitted to IOACC for approval. Furthermore, a Site Waste Management Plan (SWMP) will be prepared to guide site activities throughout the construction phase. This will set out the means by which waste reduction and recycling targets will be met and will ensure that waste related impacts are minimised.

When completed the development has the potential to generate household and commercial waste. This has been calculated to be 102 tonnes per year at Kingsland and 408 tonnes at Penrhos/Cae Glas once recycling has been taken into account when the development is completed. This represents a 0.23% increase in municipal waste and a 0.29% increase in commercial and industrial waste in Anglesey. It is recommended that recyclable waste storage and sorting space is provided within the houses during the detailed design stage to encourage higher rates of recycling.

18. Lighting

The assessment of lighting was undertaken as the site is located within an AONB and a Dark Skies area. The study involved the testing of light levels on the sites to understand the actual lighting conditions at the local level.

The results of this testing identified that the sites were typical of a rural location close to a town centre but with open views across dark areas. This indicates that there is little or no light coming from the sites themselves but that there is some light pollution from the nearby settlements.

Based on the identified conditions, recommendations were made in relation to the type of lighting that should be installed on the three sites. This includes the specification of lighting that aims downwards to minimise light pollution to the sky and neighbouring properties. It also recommends that all lighting strategies to be designed at the detailed design stage should be tested to confirm that they comply with best practice guidance. If these recommendations are complied with then no significant impact on light in the area is anticipated.

19. Utilities

An assessment was undertaken to identify the capacity in the existing utilities infrastructure at the site. This included water supply, electricity, gas, sewerage and telecommunications.

The desk based assessment identified that there is a high pressure gas main running parallel to the A55 on the Cae Glas site and an underground electricity line crossing Penrhos. An overhead electricity line runs through the north-eastern part of the Kingsland site.

The consultation process identified that there is capacity in the networks to provide all necessary services to the site and that connections to the utilities infrastructure could be achieved. This consultation process also identified that the waste water treatment plant adjacent to the AAM plant has capacity to accept the waste water from the completed development.

Taking all of these findings into account, the assessment identified that the development will have no significant effect on utilities infrastructure.

20. Sustainability

The development was tested against a series of sustainability criteria based around the following objectives set out in the Sustainability Appraisal for the Anglesey and Gwynedd Joint Local Development Plan:

- Maintain and enhance biodiversity interests and connectivity;
- Promote community viability, cohesion, health and wellbeing;
- Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures;
- Conserve, promote and enhance the Welsh language;
- Conserve, promote and enhance cultural resources and historic heritage assets;
- Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities;
- Provide sustainable housing, including affordable housing that meets local needs;
- Value, conserve and enhance the plan area's rural landscapes and urban townscapes;
- Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling;
- Promote and enhance good transport and internet links to support the community and the economy; and
- Safeguard water quality, manage water resources sustainability and minimise flood risk;

This process identified that the development contributed positively to all of these objectives, particularly in relation to economic and social effects. The applicant will seek to achieve Code for Sustainable Homes Level 4 and BREEAM Excellent standards for the proposed development, which would ensure that the buildings are sustainable, energy and water efficient and well adapted for climate change.

21. Cumulative Impacts

The first stage of a cumulative impact assessment involves consideration of how the impacts of the proposed development may interact with impacts associated with other development proposals in the surrounding area. For this assessment the potential environmental effects of the Parc Cybi, Biomass Plant and Holyhead Waterfront schemes were considered alongside those for the proposals.

The areas where cumulative impacts were considered possible were primarily in relation to traffic generation and the subsequent impact of traffic related noise and effects on air quality. The transport assessment included the Parc Cybi development in its calculations of future traffic levels and these figures were used to calculate the effect on noise and air quality. The cumulative effects of development were therefore fully accounted for in the assessments and the impacts were found to be acceptable when appropriate mitigation was considered.

There were no cumulative effects associated with drainage and flood risk, ground conditions or utilities.

The developments combined will create an increased volume of household and commercial waste. However, this has been evaluated in terms of the capacity of waste sites and the cumulative impact is negligible.

Beneficial impacts were identified in relation to socioeconomic effects, where the combined effect of the developments on the local economy was found to be beneficial in terms of the temporary construction jobs, additional spending of new residents on local goods and services and the provision of employment opportunities. Overall, it is considered that the cumulative socioeconomic effects of the developments are positive.

The combined/synergistic assessment of impacts has focused on whether potential construction and development use effects would combine to generate a significant adverse impact on sensitive receptors. The cumulation of aspects such as traffic, dust, noise and visual intrusion caused by construction activities has been considered together. The assessment has identified that impacts may be significant in areas immediately surrounding the site but that these will be mitigated through the application of standard best practice procedures to be outlined in the CEMP.

22. Residual Impacts and Conclusions

Thorough assessments of the potential impacts of the construction and operational phases of the proposed development have been undertaken and the adverse environmental impacts have been minimised wherever possible through scheme design and by using appropriate mitigation measures.

Potentially adverse impacts have been identified in relation to the construction works. These include temporary increases in noise, dust and traffic and will be mitigated through the production and implementation of a CEMP that will be subject to approval by IOACC and a programme of monitoring.

The significant change to the scale of development on the site means that there will be an unavoidable impact related to the visual impact of the proposed development although the development is considered to contribute positively to the objectives of the AONB.

Despite the impacts, the majority of the assessments in the EIA identified that impacts would be of negligible or beneficial significance. In particular, it has been determined that there will be significant social and economic benefits associated with the development. It is therefore concluded that when the proposals are considered as a whole that they constitute a sustainable development opportunity with significant potential benefits to the people of Anglesey.

23. ES Availability and Comments

The Non Technical Summary, Environmental Statement and Appendices are available to view at the Planning Department at Isle of Anglesey County Council.

Further copies of the ES and Technical Appendices are available on CD ROM at a cost of £25 from HOW Planning LLP. Copies of the Non Technical Summary are available free of charge.

All documents are available from:

HOW Planning LLP
40 Peter Street
Manchester
M2 5GP

Contact: Christopher Peacock

Tel: 0161 835 1333

Isle of Anglesey County Council
Council Offices
Llangefni
Anglesey
LL77 7TW

Contact: David Pryce Jones

Tel: 01248 750057

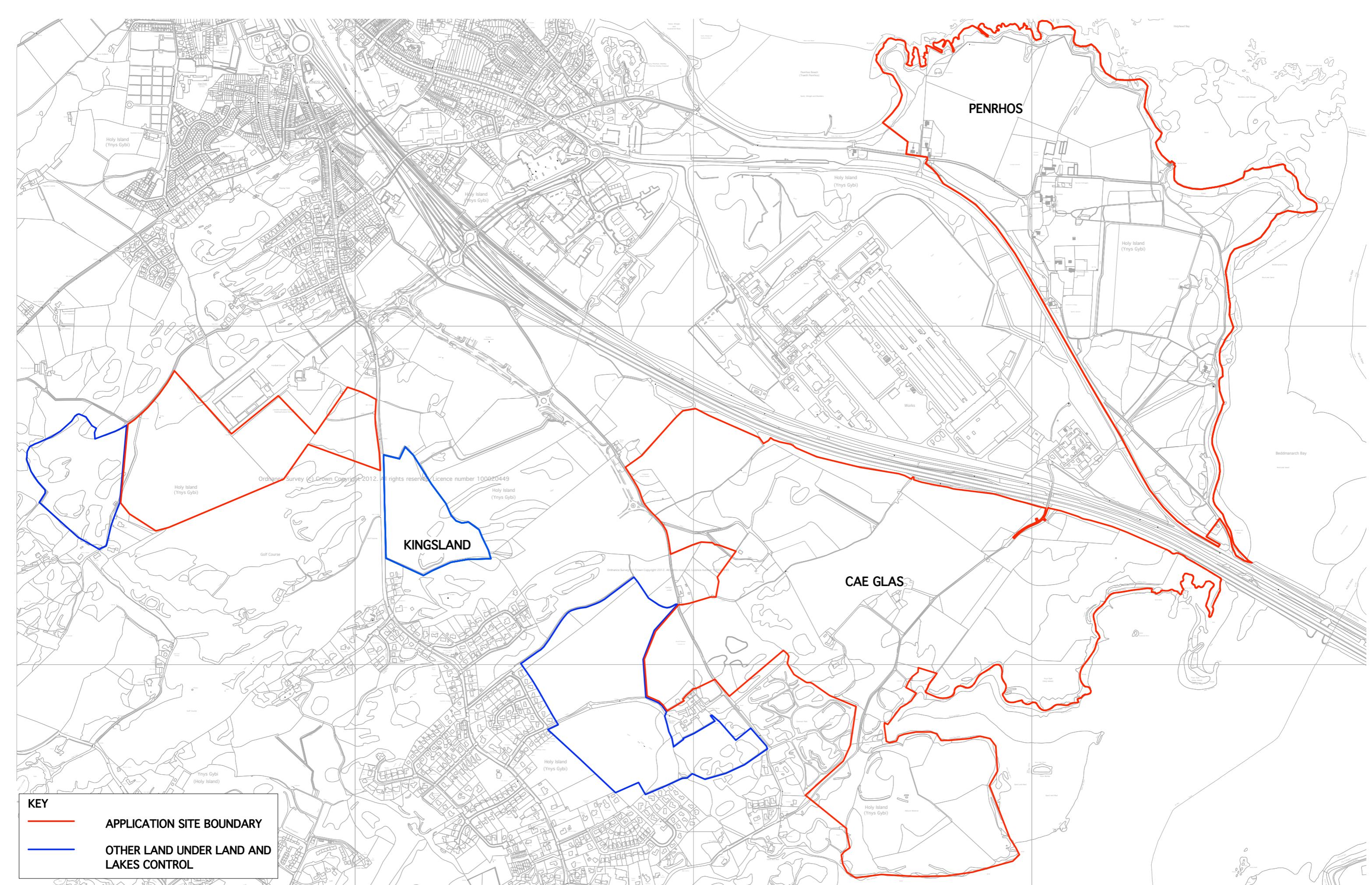


Figure 1
Site Location Plan



HOW

Figure 2

Penrhos Masterplan



HOW

Figure 3 Cae Glas Masterplan



HOW

Figure 4
Kingsland Masterplan



www.landandlakes.co.uk

