Oxalis Planning

Prosperity Parc, Anglesey

Green Infrastructure Statement

December 2024

1.0 Introduction

Introduction and Purpose

This Green Infrastructure (GI) Statement has been prepared by FPCR Environment and Design Ltd on behalf of Anglesey Land Holdings to accompany an outline planning application for the redevelopment Prosperity Parc, Holyhead, Anglesey, on the former Penrhos Aluminium Works site. The proposals include retaining existing areas of green space, boundary planting and wet areas, with enhancement opportunities provided within the scheme.

The planning application seeks permission for the development of a Technology Parc that would include data centres (B8), research & development and office space (B1). The scheme will include the retention and enhancement of green and blue space, including the retention of boundary planting. Opportunities for on-site landscaping will also be explored.

In accordance with Planning Policy for Wales (Edition 12), the purpose of this GI Statement is to demonstrate how GI has been incorporated into the proposal. The GI statement demonstrates the positive multi-functional outcomes of the proposed development. The proposals are informed by and evaluated in the context of the Building with Nature standards.

The Redevelopment of Prosperity Parc

The proposed site is located north of the A55 on the south-eastern edge of Holyhead. It is contained to the north by the A5 London Road, with the coastline of Penrhos Bay nearby to the north. The Holyhead Retail Park forms the site's western boundary.

The site is largely derelict following the closure of the Aluminium Works in 2009. Many of the former Aluminium Works buildings have now been demolished, including the former chimney.

The outline planning application for the comprehensive redevelopment of the Prosperity Parc site for new employment uses to deliver a new 'Technology Park'. This will consist of datacentres (B8 use class), with office and research and development buildings (use class B1).

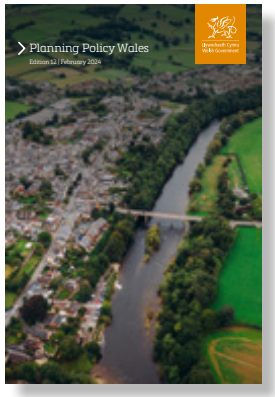
Figure 1: Site Location

Application boundary

2.0 Planning Context

Planning Policy Context

- Key national and local planning policies which have informed the development of the GI proposals for the Wern Nature Reserve are set out below. The GI proposals provide opportunities to address relevant landscape policies:
- Planning Policy Wales (PPW) Edition 12 - (February 2024)
- Planning Policy Wales (PPW) Technical Advice Notes (TAN) (March 2016)
- Environment (Wales) Act 2016
- The Anglesey and Gwynedd Joint Local Development Plan (July 2017)
- Landscape Supplementary Planning Guidance (SPG) (April 2019)



Green Infrastructure

Green infrastructure is defined within PPW Edition 12 as ' ...the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. At the landscape scale, green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands.'

The new PPW places strong emphasis on taking a proactive approach to GI covering cross boundary considerations, identifying key outputs of GI assessments, the submission of proportionate GI statements with planning applications and signposting Building with Nature standards.

The PPW also places further clarity on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort and the need to consider enhancement and longterm management at each step. The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.

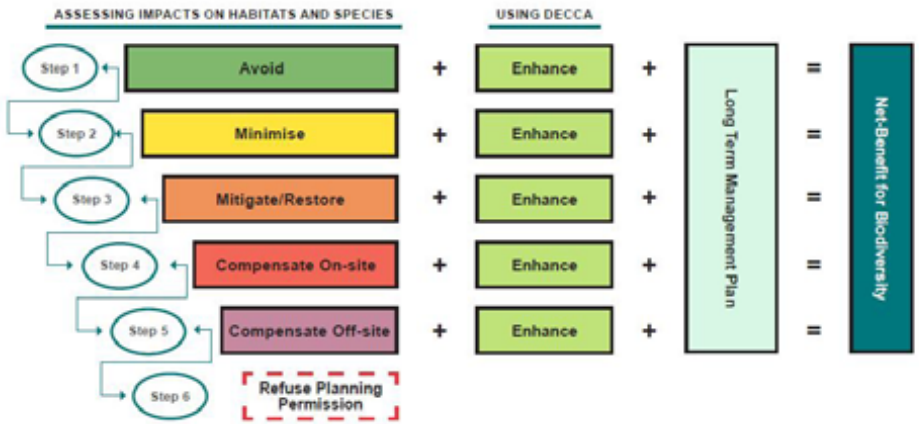


Figure 2: Step-wise approach

3.0 Site Context

Site and Surroundings

This section describes the application site and its surroundings and sets out the surveys undertaken, which have informed the design proposals.

The proposed site is located north of the A55 on the south-eastern edge of Holyhead. It is contained to the north by the A5 London Road, with the coastline of Penrhos Bay nearby to the north. The Holyhead Retail Park forms the site's western boundary.

The site is largely derelict following the closure of the Aluminium Works in 2009. Many of the former Aluminium Works buildings have now been demolished, including the former chimney. This forms part of work to prepare the site ahead of redevelopment, and to address any areas of known contamination within the site. The site has also been subject to landscaping maintenance and management after many years of neglect. The AMG Apolco industrial facility is outside of the application site, but sits within the wider site of the former Works.

The site is well located for redevelopment due to its proximity to the strategic road network, and given its relationship with the town of Holyhead and other existing commercial and employment areas.

The proposal is to access the site via the existing site accesses from London Road (A5).

Figure 3: Site Context

Application boundary | Retail Park | A5 Road | A55 North Wales Expressway Road

Landscape and Visual Appraisal

A Landscape and Visual Appraisal (LVA) for the proposed development has been prepared by FPCR Environment and Design Ltd. LANDMAP Wales divides the landscape into distinct geographical districts and provides five spatial datasets - Geological, Landscape Habitats, Visual and Sensory, Historic and Cultural.

At a national level, the site is located within National Landscape Character Area (NCLA) 01 'Anglesey Coast'. This NLCA stretches from encircles the entire island of Anglesey and includes Holy Island.

The Anglesey Landscape Strategy provides an update of the Landscape Character Areas for the Isle of Anglesey, which were identified within the original LANDMAP landscape assessment study for Anglesey published in 1999. It subdivides the landscape into 18 Landscape Character Areas (LCA). The character assessment identified the area of the Site as being part of the LCA 2 'Holy Island'.

Part of the description of the area states: *"There are a number of important habitats - dry heaths, coastal and intertidal - often within a larger matrix of improved grassland. However many of these 'islands' of habitat value are designated as SSSIs. Holyhead and Trearddur form the main settlement axis. Holyhead, centred on a Roman town, has become a major port with associated industries. In more recent years the arrival of the A55 has increased this. Part of the town is designated as a Conservation Area… Notwithstanding this, the LCA represents a landscape character that is quite distinctive –rural, wild, exposed, coastal – with the main detractor being aircraft noise from the adjacent RAF Valley airfield".*

The site is partly covered by the Isle of Anglesey AONB. The main purpose of the AONB designation is in protecting the natural features and scenic value of the Anglesey coastline.

Most of the previously developed land within Prosperity Parc, is relatively flat at 7 to 8m AOD, with the main access off the A5 London Road at about 5m AOD. There is some mounding up to 15m AOD, including the northern boundary with the A5, the western boundary with Holyhead Retail Park, and along the southern boundary with the railway line and A55 North Wales Expressway.

Ecology and Trees

A Phase 1 Habitat survey of the site has been undertaken. This has determined the ecological conditions and value of habitats within the site. In tandem with this, surveys for protected species such as bats, badges and birds have been carried out. The application site predominantly comprises previously developed land associated with the former industrial activity on the site, and this land has very little or no value in terms of habitats and species. Surrounding the previously developed land there are boundary trees and woodland, including a couple of TPO areas, with vegetation and scrubland. The boundary woodland, including the TPO areas, are being retained as part of the development. There is one hedgerow towards the north of the site on the edge of the previously developed land. Within the north-east there is an area of semi-improved grassland and wetland which is proposed to be retained and enhanced in the scheme.

There is one site of national importance in close proximity to the site, the Beddmanarch-Cymyran SSSI which is approximately 500m from the site. Given the site's coastal proximity, there is also the Holy Island SSSI, SPA and SAC approximately 2.5km from the site.

There is evidence of birds, invertebrates and badgers on site but through appropriate and best practice mitigation the impacts will be limited.

An Arboriculutral Impact Assessment has been undertaken for the site and notes that the site includes a mixture of species including Sycamore, Beech, Alder, English Oak, Willow and Birch. There are a range of categories of trees but there are no category A trees within the site.

Surface Water and Flooding

The application site is mostly situated in Flood Zone 1 (lowest risk of flooding). There is a small portion of the site close to the frontage with the A5 road shown to lie in Flood Zone 3 (high risk of flooding). However, no built development is proposed in that area which will be retained as part of the on-site green infrastructure and landscaping provision. The area of Flood Zone 3 is shown to be prone to flooding from the sea.

Various Sustainable Drainage features (SUDS) are available for consideration, the provision of which is to address the four pillars of SuDS. The British Geological Survey map shows the local geology to compose superficial deposits of Till, Devensian – Diamicton overlaying bedrock comprising New Harbour Group – Mica, Schist and Psammite. Ground conditions are therefore not suitable for infiltration as the method for disposal of the surface water run-off from the development.

The surface water run-off from the former industrial development discharged directly to Holyhead Bay at an unrestricted rate of discharge via twin 1800mm diameter pipes. It is proposed that surface water run-off from the development will utilise the existing outfall.

4.0 Green Infrastructure Proposals

Green Infratructure Proposals

The key objectives of the GI proposals for the redevelopment of Prosperity Parc are to secure and enhance opportunities to deliver biodiversity gain on the site through preserving boundary features, green and wetland areas, additional boundary planting to the southern edge and, the creation of new habitat space within the development area. With the proposals being at the outline stage, the Parameters Plan secures the areas which will be retained for green and wet space around the development plots. The detail for landscaping within the development plots will come forward through reserved matters applications in due course. However, the GI proposals provide a framework for the delivery of green infrastructure at the detailed design stage. A summary of the proposals is set out below.

The proposals would make effective and efficient use of the previously developed site by delivering a contemporary development which delivers a modern Technology Park campus and which responds to the local landscape character and topography of the area. In addition to providing landscape and visual enhancements, the GI will create new habitats for protected species.

The existing retained landscape and site features including boundary planting, green space and wet areas will form the basis of an enhanced green infrastructure framework. However, some trees and ruderal vegetation and scrub will be removed following management and space for the development of the brownfield site. Retained features will be supplemented by new habitats which utilise opportunities for protected species such as birds, invertebrates and badgers by incorporating native tree and shrubs, species rich grassland, butterfly banks and scrub fringe for foraging . The retention and enhancement of boundary planting and mounding, including the existing TPO areas, will assist with the integration of the built development.

A 3 ha 'belt' of additional boundary planting along the southern edge is proposed which will provide approximately 7,500 new trees on the site. This new tree 'belt' will help mitigate the loss of trees included within the development and also provide opportunities for new habitats, as well as helping to screen the proposals.

The creation of additional water habitats within the development plots will be explored during the detailed design stage of the scheme. The scheme will also look to include landscaped green space and planting that provides 'break-out' areas, as well as trim trails for employees of the site.

The existing main access to the site would provide an attractive gateway. The gateway will be designed to create a distinctive entrance into the development for safe and convenient use.

The landscape and green infrastructure (GI) proposals will establish an attractive framework within which to integrate the proposed employment development with the retaining of existing landscape features and new additional features providing opportunities to strengthen local landscape character, access to the countryside and biodiversity.

(above) The proposals have been carefully designed to allow for the retention of existing landscape features

Management and Maintenance

All landscape areas would be managed and maintained in perpetuity to ensure the successful establishment, maintenance and monitoring of new and existing habitats. This could be secured through an appropriately worded planning condition.

Figure 4: Indicative Green Infrastructure Proposals

5.0 Green Infrastructure Evaluation

Building with Nature

This section provides an evaluation of the GI proposals using the Building with Nature (BwN) standards. Taken together, the BwN standards define 'what good looks like' by offering a set of quality standards for placemaking and place-keeping, covering the themes of wellbeing, water and wildlife.

- Core Standards 1-6
- Wellbeing Standards 7-8
- Water Standards 9-10
- Wildlife Standards 11-12

1. *Optimises Multifunctionality and Connectivity*

Landscape, Ecology and Arboricultural surveys have been undertaken to identify the GI features and ecological networks within the site and its surroundings. Existing green and blue space will be retained and enhanced, including the boundary planting, with opportunities sought to provide additional areas of landscaping and planting within the site, such as along the southern boundary and within the Technology Park campus. Given the site's industrial heritage, the biodiversity on, including habitats for protected species, will be enhanced.

2. *Positively Responds to the Climate Emergency*

Once the GI has developed, the proposals are anticipated to deliver a biodiversity gain in terms of new and enhanced green and blue space with associated benefits such as reduction in surface water run off and cooling within the campus area.

3. *Maximises Environmental Net Gain*

The proposals will incorporate opportunities for new habitats and planting where appropriate, such as 7,500 new trees, species rich grassland and shrubs.

4. *Champions a Context Driven Approach*

The design process has had regard throughout to the location, surroundings and historical industrial use of the site. The layout and appearance of the new habitat and planting is influenced by its context and setting. Whilst some tree and vegetation clearance would be required for the scheme, the majority of the existing vegetation would be retained and supplemented within the site with opportunities to deliver new planting and habitat creation to help the scheme integrated with the wider landscape.

5. *Creates Distinctive Places*

The landscape proposals will establish an attractive framework within which to integrate the proposed redevelopment of the site for employment uses through retained and enhanced green space with opportunities utilised to improve existing habitats and features and inclusion of additional tree planting.

6. Secures Effective Place-keeping

The new and enhanced GI created would be managed in perpetuity (and secured through planning condition), in order to ensure the successful establishment and ongoing maintenance of new planting and habitats.

7. Brings Nature Closer to People

The enhanced habitats and new on-site landscaping, planting and blue space will provide additional features within the site, which will create new accessible connections for employees within the site – these will help to bring employees closer to nature.

8. Supports Equitable and Inclusive Places

The proposals provide for the redevelopment of Prosperity Parc which is currently largely derelict and ready for new development to come forward on the site. The scheme will therefore make a significant contribution towards the provision of new employment and investment opportunities in Anglesey. and across the whole region.

9. Delivers Climate Resilient Water Management

The proposals would create new blue space within the site as part of on-plot GI and landscaping scheme which would be submitted for approval as part of the detailed design stage (under reserved matters).

10. Brings Water Closer to People

See comment in relation to Standard 7 above.

11. Delivers Wildlife Enhancement

The proposals include opportunities for new and enhanced native planting and areas of species rich grassland within the site. An Ecology Report has been prepared to accompany the application. The reports details the proposed habitat enhancement opportunities and benefits resulting from the proposed developments at Prosperity Parc.

12. Underpins Nature's Recovery

The proposed opportunities for biodiversity enhancements include the provision of native shrubs, species rich grassland, butterfly banks and scrub fringe. As noted above, the GI proposals include also new trees (approximately 7,500 to be planted along the southern boundary) and additional blue space within the campus area. The GI detail will be delivered at the detailed design stage through reserved matters application.

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