1.0 EXECUTIVE SUMMARY

1.1 General

1.1.1 This report forms part of an outline planning application which seeks consent for the re-development of the former aluminium works at Penrhos, Holyhead, Anglesey.

1.1.2 The site is located to the south of the A5 (London Road) and to the east of Penrhos Industrial Estate.

1.1.3 The site currently comprises redundant buildings, site roads and paving etc from the former industrial complex together with areas of vegetation, extending in area to approximately 87.9Ha.

1.2 Flood Risk

1.2.1 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.

1.2.2 The area of Flood Zone 3 is shown to be prone to flooding from the sea.

1.2.3 The site is not shown to lie in an area which could be affected by reservoir flooding.

1.2.4 Flood risk mitigation measures will need to be incorporated in the design of the new development to address the risk from flooding.

1.2 Surface Water Disposal

1.2.1 There is a requirement within the Welsh Government's Planning Policy and Guidance: National Policy to provide a sustainable urban drainage system (SuDS) to mitigate flood risk and pollution posed by surface water run-off from the proposed development.

1.2.2 Various SuDS are available for consideration, the provision of which is to address the four pillars of SuDS. Constraints within the site, land availability, ground water levels and the site layout may be influencing factors for the design of an appropriate drainage system incorporating SuDS components.

1.2.3 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.

1.2.4 Ground conditions are therefore not suitable for infiltration as the method for disposal of the surface water run-off from the development.

1.2.5 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.

1.2.6 It is proposed that surface water run-off from the development will utilise the existing outfall.

1.2.7 On this basis there would be no requirement for any storage of surface water to be provided for the new development.

1.2.8 The surface water drainage design will need to include an allowance of 40% for climate change (more detail can be found within Section 7).

1.3 Foul Water Disposal

1.3.1 It is proposed that foul water run-off from the new development will be conveyed to the existing public sewer network and subsequently to the foul water pumping station, which is located in the Northwest of the development site.

1.4 Further Information

1.4.1 Details of the new buildings and infrastructure serving the development will be required to enable the surface water and foul water drainage designs to be undertaken.

1.4.2 The site will need to be developed with separate foul water and surface water drainage systems.

1.4.3 Details of any trade effluent disposal requirements, if relevant, will need to be established and agreement reached with Welsh Water regarding the disposal of any such effluent. However, at this outline planning stage end-users and occupiers, and the details of their activities, are not known or confirmed.