

## **BREEAM Outline Pre-Assessment – Executive Summary**

1. MBA Consulting Engineers have been appointed by Anglesey Land Holdings Ltd as licensed BREEAM assessors, to carry out a preliminary assessment in support of the outline planning application for the proposed development known as Prosperity Parc for the following:

*“Outline permission for the redevelopment to include demolition of structures and buildings to allow construction of new employment floorspace including, data centres (use class B8), offices and research and development space (use class B1), and battery energy storage (Unique use). Development to include drainage arrangements, retained and new landscaping, gatehouses, and other associated buildings, infrastructure and engineering works. All matters reserved except for (retained) site accesses from the A5.”*

2. MBA Consulting Engineers have undertaken a pre-assessment exercise under the BREEAM New Construction (NC) V6.1 methodology for Shell & Core buildings to establish a pool of feasible BREEAM credits and identify the credits and rating level considered to be achievable for the proposed development.
3. The presented BREEAM pre-assessment demonstrates that the feasible pool of BREEAM credits for the proposed development is in excess of 55%, which is equivalent to a BREEAM ‘Very Good’ rating. Depending on the measures implemented, the scheme could also achieve an ‘Excellent’ rating. The projected BREEAM rating is considered suitable for the development based on the proposed design and information which was available at the time of the planning application and therefore, cannot be used as a valid strategy at this stage.
4. As this planning application relates to an Outline consent, a specific BREEAM strategy has not been set, instead the purpose of this document is to demonstrate that there is a sufficient ‘pool’ of credits made up of site-wide, best practice and other potential opportunities to allow the development to target the rating at the detailed design or reserved matters stages.
5. Any credits which had RIBA specific stages attributed to them have been actioned as necessary to enable credits to be targeted at the latter stages.