

Outline Energy and Sustainability Statement – Executive Summary

1. MBA Consulting Engineers Ltd. has been commissioned by Anglesey Land Holdings Ltd to produce an outline energy and sustainability strategy report in support of the Outline Planning Application for the proposed development known as Prosperity Park.

2. The planning application proposes:

“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. This report provides a review of the sustainability and key efficiency features and strategies for the development and sets out targets in terms of both sustainability and energy performance. An overview of different sustainability and energy-efficiency technologies that are likely to be appropriate for the development are also included in this statement.

3. As the design progresses, the strategies outlined in this report will be further developed and subjected to detailed designs. The environmental strategies and options outlined in this report are based on the current information available and are likely to evolve with the design.

4. To comply with planning policy and client requirements, the following targets have been established for the development:

- To install low carbon technologies in new buildings (Planning Policy Wales Edition 12 – February 2024)
- A reduction in CO2 emissions (after lean, clean and green measures are incorporated - Planning Policy Wales Edition 12 – February 2024)

- *Reduce energy demand*
- *Use energy efficiently*
- *Renewable energy generation*
- *Minimise carbon impact of other energy generation*
- *Minimise extraction of carbon intensive energy material*

Figure 1 – Energy Hierarchy for Planning

- Aspire to achieve EPC A
- BREEAM “Very Good” with the aspiration for achieve “Excellent”

6. The principal objectives are to reduce the site contribution to the causes of climate change by reducing the developments energy demand and by providing a portion of the demand through clean, renewable sources. The recommendations within this report are based on the proposed Stage 2 Design, however it is understood that the design will continue to evolve as the project progresses. The detailed design of the scheme will be secured through reserved matters applications in due course.
7. All units within the development will operate 24hours a day, 7 days a week, 365 days a year.
8. The development shall be reviewed to achieve the minimum 4no. credits required for a BREEAM (New Construction V6.1) Excellent rating under the Ene 01 credit issue. Please refer to Appendix E for BREEAM calculation results.
9. A BREEAM pre-assessment has been carried out for the development in line with policy requirements. The scheme is targeting an 'Very Good' rating as a minimum but will aspire to achieve BREEAM Excellent.