CHAPTER 5: THE PROPOSED DEVELOPMENT

Introduction

5.1 This chapter defines the development objectives and provides a detailed description of the proposed development. The description of the proposed development should be read in conjunction with the Supporting Planning Statement (HOW Planning, 2012), the Design and Access Statement (Planit-IE, 2012) and the planning application drawings, which accompany the planning application.

5.2 The planning application package, which includes this ES, defines the outline application area, the maximum quantum and scale of development per land use type within the application area and means of access. This chapter describes the key physical components of the development proposals that have been assessed by the EIA.

Description of the Development

5.3 The planning application seeks outline approval with all matters reserved except means of access for the development of three separate but interrelated sites referred to as Penrhos, Cae Glas and Kingsland. Penrhos and Cae Glas are to be developed as two components of a destination leisure village and Kingsland is to be developed for residential use.

5.4 Indicative masterplans for each of the three sites are shown on **Figures 5.1 – 5.3**. As the application is submitted in outline, planning permission is not sought for these masterplans; rather, they provide an illustration of the potential layout of the sites, for which the detail would be agreed in subsequent reserved matters and listed building applications. This approach has been confirmed with IOACC. In order to ensure consistency with features of the masterplan, IOACC may wish to impose planning conditions in relation to these plans.

Application Description

5.5 The proposals are defined in the planning application forms as:

An outline planning application, with all matters reserved except for means of access, proposing:

A high quality 'Destination' leisure village at Penrhos Coastal Park, London Road, Holyhead (Grid Ref SH 27044 81504) comprising:

- *up to 500 new leisure units including new lodges, cottages and conversion of the existing Estate buildings;*
- *Central new hub building comprising Reception with extensive leisure facilities including indoor sub-tropical water park, ten pin bowling and indoor sports hall, (up to 4,350 sq m) and cafes, bars, restaurants and retail (up to 650 sq m);*
- *Refurbishment and extension of key estate buildings to provide :- Central Farmer's Market, indoor children's play area, cycle and sports hire centre, Luxury Spa with gymnasium and changing facilities (up to 950 sq m), the Boathouse ruins for new café and water sports centre (190 sq m) and the Bathing House to become a new Beachside restaurant (340 sq m)*

- *Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path. Including :*

  - *Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout;*
  - *Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path.*
  - *The beach will continue to be accessible to the public providing safe access to the shallow shelving water.*

- *A Combined Heat and Power Centre (up to 500 sq m)*

Land at Cae Glas

The erection of leisure village accommodation and facilities which could be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead (Grid Ref SH 26487 80310) comprising:

- *Up to 315 lodges to be initially sub-divided to accommodate up to 2,000 construction workers;*
- *Central hub building providing reception and canteen (up to 2,000 sq m) ancillary to accommodation*
- *A Park and Ride facility comprising up to 700 car parking spaces.*
- *A new hotel (up to 75 bedrooms);*
- *A lakeside hub comprising restaurant, café, retail and bar (up to 300 sq m);*
- *New grass football pitch and cricket pitch; and*
- *A Combined Heat and Power Centre (up to 300 sq m).*

To be subsequently converted (post Wylfa B construction) into a high quality extension to the Penrhos Coastal Park Leisure Village comprising:

- *Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges);*
- *A Visitor Centre (up to 750 sq m) and Nature Reserve allowing controlled public access; and*
- *Heritage Centre with visitor parking*

Land at Kingsland

A high quality residential development comprising up to 360 residential dwellings set in high quality landscaping and open spaces at land at Kingsland, Kingsland Road, Holyhead (Grid Ref SH 24768 80686).

Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant.

Development Parameters

5.6 For the purposes of the assessment of environmental effects, a series of assessment parameters have been set, for which plans have been produced and for which planning permission is sought. Forthcoming reserved matters applications will be submitted in accordance with these development parameters, which are as shown in Table 5.1.

Table 5.1: Assessment Parameters

EIA Parameters	Purpose	Figure Reference
Outline Planning Application Boundary	Defines the extent of the site and the proposed development.	Figures 1.1
Land Use Plan	Defines the type of development permissible within the identified zones and the areas reserved for open space.	Figure 5.4 – 5.6
Building Heights Plan	Defines the maximum heights permissible within the identified zones.	Figure 5.7 – 5.9
Access and Movement Plan	Indicates the proposed points of access and pedestrian routes as well as the indicative primary vehicular route through the site.	Figure 5.10 – 5.12
Advance Planting Strategy	Indicates the areas of the site that will be subject to tree planting before built development commences on the corresponding component site.	Figure 5.13 – 5.15
Access Plans	Defines the means of access to the site, which have been applied for in detail.	Figures 5.16 – 5.18

Penrhos Proposals

5.7 The Penrhos site is comprised of several distinct component areas including the area of buildings associated with the Penrhos Estate, the Quillet, the headland and the woodlands associated with the Coastal Park.

5.8 The proposed development has been designed to reflect the existing structure and layout of the site. Accordingly, the development has been described in the following paragraphs with reference to these areas.

Penrhos Estate Hub

5.9 The central area of the site will be used as a hub for the leisure village. This will incorporate a range of facilities and services including an indoor tropical pool in a partially green-roofed feature building, which will also house a small ancillary café and retail space. The indoor pool building has been positioned at one of the lowest points on the site to minimise its visibility from outside of the site and takes it guidance on scale from the existing farm buildings in this location.

The Spa and Manor House

5.10 The proposals for the Penrhos Estate Manor House are for the creation of a Spa within the existing structure and the retention of the ruinous elements within a feature garden. The historic elements would be supplemented by modern contemporary glazed additions. A high quality restaurant would be created in the remaining building associated with Home Farm in this location.

The Market Place

5.11 Between the Hub and the Manor House will be an area used as a farmer's market. Historically on this part of the site were farm buildings that created two distinct courtyards but which were demolished in the mid-20th century. The buildings be erected in this location will be of a similar scale to form the new 'market' and retail area. The buildings will create an open courtyard that will be used to house farmers markets and other events as part of the year-round offer of the site. Small-scale catering will also take place, and outdoor dining may take place in this location.

Estate and Kitchen Garden Cottages

5.12 To the south of the Hub and Market Place is a collection of estate cottages, which are to be aligned in a linear fashion. The design of the estate and walled garden lodges is influenced by the form of traditional estate structures, and in-particular the glass-houses and lean-to structures which would have abutted the tall perimeter walls.

5.13 Within the grounds of the former Penrhos House, the lodges are orientated to maintain a view of what would have been the garden front of Penrhos House. The lodges within the formal gardens draw upon the scale and form of garden structures, in a semi-formal layout. They are mono-pitched (except where situated back-to back), and adjoin the historic walls, which will be repaired and conserved.

5.14 The lodges will be of timber frame with stone cladding, render and glass, with timber 'fins' and pergolas providing privacy and seating areas.

5.15 Further south of the estate cottages, the lodges at the former kitchen gardens will be based upon the structure of historic glass-houses. The lodges would be set within an attractive productive garden environment with raised allotment beds, growing frames and glasshouses.

Headland and Edge Lodges

5.16 At the headland on the northernmost portion of the site, lodges will be built in U-shaped arrangements, which will allow all lodges to have sea views whilst maintaining green corridors on the headland that soften views from the coastal path.

5.17 The lodge concept is based upon a simple pitched form. The lodges are clad in timber boards or shingles, which are untreated and will turn silver over time. Many lodges in this area will incorporate shingle or green roofs to minimise the effect on views from Arthur's Seat on the headland to the east and from the Coastal Path. The larger lodges have a small annexe, the most prominent of which will also have natural grass roofs.

5.18 Internally the lodges are 4 or 5 bedroom, with smaller 3 bedroom clusters nearer the hub. The design concepts for the smaller lodges is guided by their orientation, they are staggered to maximise views, with projecting eaves and balconies to provide privacy.

5.19 Lodges positioned closest to the Coastal Path are referred to as Edge Lodges. These have lower roof heights, use mono-pitched green roofs and earth embankments to partially hide lower floors. This design minimises the visibility of the lodges from the Coastal Path.

5.20 A substantial amount of planting is to be incorporated into the headland lodge area. This will include advanced planting which will ensure that some screening is established before lodge development commences. Planting will be carried out in accordance with a detailed method statement which will ensure that new planting is not damaged by the often strong prevailing winds.

Quillet and Woodland Lodges

5.21 The lodges in the Quillet and woodland are based upon a simple, pitched form. The lodges are predominantly timber frame clad in timber boards and shingle roofs. The timber will be a mixture of treated and untreated to provide variety that blends with the woodland setting.

5.22 It is suggested that the accessible lodges would be largely situated in this area. The concept for these lodges includes standard pitch and dual pitch staggered roofs, with clerestories. It is envisaged that screw-piles and ground beams would be used in the woodland areas to minimise ground disturbance and disruption to tree roots.

5.23 Lodge position and arrangement will be largely guided by subsequent detailed survey and assessment of the woodland to establish appropriate areas for clearance and thinning. To maintain woodland integrity and minimise visual intrusion, a buffer zone around the edges of blocks will be established.

5.24 Ideally small groups of lodges will be created centred around the cleared or natural 'copse' within the woodland block.

5.25 Landscape treatments around the lodges would be designed to blend quickly with the surrounding woodland. Areas of native shrubs, wildflower and bulbs would be introduced to create a robust layered structure to the woodland planting and also draw the woodland character into the development allowing the lodges to 'sit' into their context.

The Bathing House

5.26 The concept for this part of the project is to create a high-end restaurant which will cater for visitors from the leisure village and local residents alike.

5.27 The concept for the bathing house restaurant is derived from the rock formations emerging from the sea, with the expressed stratification of the rock below. The shape and materiality ensure that the visual impact is significantly reduced from the current white rendered building.

5.28 It is proposed that the plinth, extending from the bedrock, would be constructed from locally sourced stone. This would support a platform and external terrace, with significant glazing to take in the wide-ranging views across the bay. Kitchens would be housed to the northward side.

The Boat House

5.29 The principle for the boat house café/restaurant is to reinstate a contemporary version of the original design over the remaining plinth, provide a terrace over the slipway adjacent, then provide a sweeping, curved extension, following the natural contours of the land, to the West. The extension would be earth-sheltered, minimising impact from the headland.

5.30 The café restaurant would provide a facility open to the public and a pleasant stopping point for those walking along the coastal path, as well as visitors to the leisure village.

The Coastal Park

5.31 A key element within the Penrhos Development is the creation of a publicly accessible Coastal Park. These works include the creation of a number of new public facilities and high quality walking and cycling routes.

5.32 29 hectares of land is to be made available to the public and maintained by Land & Lakes together, comprising 15 hectares of woodland and over 7km of paths provided for leisure uses.

5.33 Features within the park will include:

- The retention and enhancement of Grace's pond, the Pet Cemetery, the Scout Pond, the Picnic Area, the Pump House and the Lily Pond;
- Viewing platforms, bird feeding stations, picnic areas, bird hides, educational and bilingual interpretation signage will be created throughout;
- A new woodland sculpture trail and boardwalk nature trails will be provided. The Coastal Park will also connect to the Coastal Path maintaining and enhancing this important route;
- A habitat island will be created which will have restricted public access to promote birds and other wildlife;
- Public access to the beach will be retained enabling access to the water feature; and
- A visitor centre and Nature Reserve at Cae Glas will also be publically accessible.

5.34 In addition to the enhancement of the main park area, the proposals include a range of improvements to the whole of the coastal pathway around the site, with new all-weather surfacing, widening of routes and verges, new planting and boundaries, management of coastal habitats and new viewpoints/seating areas. New signage and interpretation material, will be introduced where appropriate.

Treatment of Historic Features

Bailiff's Tower and Home Farm

5.35 The bailiff's tower and home farm will be central to the new 'hub' area, the views to the bailiff's tower are key on the approach. The farm buildings will be sensitively conserved and converted into small retail/food/coffee outlets. Between the home farm and the tower/dairy/house will be a new building to house a significant proportion of the retail provision on the site.

Betting Stand

5.36 The betting stand will be conserved 'as is'.

Candle Tower and walls adjoining remains of Penrhos House

5.37 The candle tower and walls will be stabilised, some of the tree-growth removed, and conserved and form a garden adjoining the new spa facility. We propose some free-standing treatment 'pods' within the walls, which will be entirely separate structures.

Water Tower

5.38 The water tower will be preserved as a 'look out' feature or potentially converted into a unique holiday accommodation unit.

Garden

5.39 The gardens will be conserved where possible and extant garden features retained. The proposed development will seek to reinstate some of the key views through the site, particularly towards the new spa building at the site of the Penrhos Estate.

Penrhos House

5.40 It is proposed to use the footprint of the house to develop a new spa building using the existing plinth. This will allow the reinstatement of some of the key vistas, drive and the parterre gardens.

The Tower, Penrhos

5.41 The Tower and dairy will form the entrance to the new spa and the home farm house will form a new restaurant once it has been fully repaired.

Movement, Access and Highways

5.42 Movement and access proposals for the site are shown on Figure 5.10. The detailed access drawing is presented at Figure 5.16.

5.43 The primary access to the Penrhos site will be via a new three-arm roundabout junction on the A5. The northern arm of this roundabout will extend in a northerly direction between the gatehouse and the existing water body. Pedestrian crossing facilities will be incorporated into the roundabout via a splitter island on the western arm of the roundabout.

5.44 There is the potential for the future creation of a fourth arm to connect to a private route which would then pass over the existing bridges spanning the railway line and the A55 and onto the Cae Glas site. However, this does not form part of the proposals and the applicant has no control over this land.

5.45 An additional access point into the site will be via the existing Penrhos Beach Road priority junction, which will be retained in its current form. Vehicles arriving at Penrhos from the east are likely to use the roundabout access therefore this access will mainly accommodate vehicles exiting the site or using it as a secondary arrival point.

5.46 With regard to pedestrian and cycle access, there will be multiple access points into the development from the A5 and from the Coastal Park/Path to the north and east of the development.

5.47 To facilitate access and movement around the development an extensive network of high quality footways and cycle ways will be provided on site as shown on the masterplan and Figure 5.10.

5.48 External connections are also available in the form of an informal pedestrian link from the Penrhos site to the Cae Glas site via the bridge over the A55 and railway line. The Penrhos Coastal Path also provides opportunities for long distance walkers to travel further afield and explore other parts of Anglesey.

5.49 As part of the development proposals, the existing Coastal Park and footpath network that is currently maintained by AAM will be enhanced and upgraded and maintained for public access in the long term.

5.50 There is an existing traffic-free cycle route passing through the site, which is part of National Cycle Route 8 connecting Holyhead to Cardiff. The cycle route in the site connects to a further traffic-free section which exists on the causeway connecting Holy Island to Anglesey Island.

5.51 As part of the development proposals, the cycle route through the site will be improved and realigned. The proposals will also link to the proposed IOACC improvements to the Sustrans cycle link following the A55 to the west of the site. Cycle parking will be provided on site and there will be opportunities for visitors to rent bicycles.

5.52 Finally, a green shuttle bus is to be provided that links the three component parts of the site with Holyhead centre, railway station and ferry terminal.

Woodland Strategy

5.53 A key aspect of the vision for Penrhos is the provision of high quality lodge accommodation set within the existing estate woodland environment.

5.54 Where this is indicated on the masterplan, it will be designed to minimise impact on the current tree stock. New structures will, where possible be sited to avoid existing trees or locate to areas made available by management regimes/ clearance.

5.55 Foundations will utilise mini-piling to minimise the development footprint and access roads will use a 'floating' construction where there is likely to be conflict with existing trees. Consideration of root zones will also be undertaken for detailed design of service runs to lodges.

5.56 Felling to accommodate development will be kept to a minimum, although some will be required. Where trees are of appropriate age to be relocated (such as the Quillet) these will be retained on site and replanted in more suitable locations.

Advance Planting

5.57 It is proposed that a significant area of advance planting be undertaken on the headland prior to lodges being sited, in order to ensure that the new buildings are not commenced until suitable screening begins to establish. Advance planting is shown on Figure 5.13.

5.58 This will transform the centre of the existing grazed fields into species rich coastal grassland, with new traditional stone faced earth banks, marshy areas, native shrub stands, and woodland blocks. This will create numerous new habitat opportunities, as well as provide an attractive setting for the new lodge buildings.

5.59 To help preserve the open, agricultural character of the coastal path, a buffer strip of grazed grassland will be maintained around the edge of the headland, with stock fencing and stone walls forming the boundaries.

Boundary Treatments

5.60 Boundary treatment between the woodland lodges and the public woodland areas in the Coastal Park will utilise a secure fence system used as the woodland acts as natural screening. Primary access is controlled by a 2.4m weld mesh fence set back from public routes with a minimum depth of buffer planting of 8m. Path edges may be defined by 1.2m stone faced bank or dry stone wall to provide a secondary informal defence line.

5.61 Boundary treatments to the north-eastern corner of the site will be of similar specification to those in the woodland although buffer planting depth is increased to reflect the added sensitivity of the location.

5.62 Along the boundary to the A5 the existing woodland provides a natural buffer to the fence line. Access is controlled to this western boundary by 2.4m high timber acoustic fence or weld mesh. Fencing is to be set a minimum of 8m from public routes with buffer planting to minimise visual intrusion.

5.63 Boundaries around the headland are located in a visually sensitive location and, therefore, layers of soft boundaries including 1.2m stock fence, planting and ditch systems and grazed agricultural buffers are proposed. This replicates the existing site condition to help minimise any visual impact, whilst also benefiting from overlooking/ natural supervision from the lodges.

Cae Glas Proposals

5.64 The Cae Glas proposals are for up to 315 lodges, a 75-bed hotel, hub, bar/restaurant facilities, football and cricket pitch and a nature reserve with visitors centre. This component site will be used temporarily as accommodation for nuclear workers during the construction of Wylfa New Build.

The Hub

5.65 The primary hub building will be located centrally on the site, adjoining a new lake and arterial road, which will link the new access from Parc Cybi to the rest of the site. This siting is key for the operation of the site, particularly when the nuclear workers are accommodated here. This building will, initially, provide the primary dining and focal point for the workers accommodation. Latterly, once Cae Glas becomes part of the leisure offer, the building will be modified to provide dining facilities and, in a variety of different forms, leisure and other activities for the guests.

5.66 The hub will sit within a natural landscape setting with extensive new areas of wildflower meadow and native shrub planting surrounding it. Areas of decking will allow internal areas to spill out into the surrounding grassland and meadow.

5.67 To the front of the main block will be the bus/coach drop off point and arrival waiting point for cars. During nuclear worker occupation the building will form the secure 'airlock' to the site with access to the drop off area directly from the building. For subsequent leisure use, the building will form the arrival reception and control access to the adjacent secure woodland parking area.

5.68 The hub building is anticipated to be of a timber-clad structure, to reflect the wider context and lodge development. Significant tree planting is also proposed to blend the area into the woodland.

The Hotel

5.69 The 75-bed hotel will be focussed around the site of the former Tre-Gof farm. The tall boundary wall will remain in-situ, as will the stone barn with arched openings.

5.70 The concept design for the hotel retains these elements, worked into the scheme. The boundary wall forms the edge of a new courtyard, with reception, restaurants and public spaces. These open onto a courtyard with the 3 storey bedroom block beyond. The restaurant section is single storey.

5.71 The hotel is conceived as a light-weight structure, utilising timber, render and glass, within the historic stone walls. The former barn could form a separate bar or coffee house.

Lodges

5.72 The lodges on the Cae Glas site have to function as accommodation for the nuclear workers initially, then evolve to become holiday lodges. The concept is for the shell of the lodge and its service connections to be retained and adapt to the new use. The internal 'pods' forming the workers accommodation would be removed for re-use elsewhere, to be replaced with a new fit-out for the holiday lodges.

5.73 Initially each lodge will house between 4 and 8 workers per lodge over 2 floors. Each floor comprises between 2 and 4 ensuite bedroom 'pods' with a small shared kitchenette.

5.74 When the lodges become leisure accommodation it is anticipated that the same footprint can provide a variety of different configurations, from 4 no. 2 bedroom 'lakeside apartments' to 3 and 4 bedroom stand-alone lodges.

5.75 It is envisaged that the lodge buildings will sit within small woodland clearings created by new and existing planting, with lodges grouped into small 'copse' areas.

Lakeside Bar

5.76 The form of the Lakeside Bar is conceived to match with the agricultural style of the main hub. A single glazed elevation will maximise the views over the lake with decking and projecting roof canopies extending the bar space outside.

Nature Reserve

5.77 The eastern portion of the site will be retained as a new nature reserve facing onto the Inland Sea.

5.78 Development will be restricted to the construction of a new visitor centre facility together with low impact pathways, boardwalks and bird hides.

5.79 Access into this area will be managed to ensure that the development and raised visitor numbers do not impact on the delicate environment. A comprehensive management plan will be created to maximise opportunities for habitat creation and enhancement. Access with dogs will not be permitted to avoid disturbance of nesting birds.

5.80 To the western edge of the reserve is an area of woodland that would be opened up to general public access. This would form an extended coastal route linking the Cae Glas and Penrhos sites.

Football and Cricket Pitches

5.81 A new football pitch will be provided within the Cae Glas private site. This will be available for use by local sports groups as well as guests of the Leisure Village and nuclear workers in the short term.

5.82 A new cricket pitch will be provided to the south of the Leisure Village area of Cae Glas. It will include a new pavilion with changing facilities and car parking.

The Visitor Centre

5.83 The visitor centre will provide the focus for the nature reserve. Visitors will arrive at the nature reserve, where there will be interpretation, catering and education rooms.

5.84 The visitor centre will be an exemplar sustainable building, with an 'organic' design to reflect the surrounding landscape of projecting rock, heather and grassland.

5.85 The initial design concept is to use sustainable timber framing, rubble stone and grass roofs to create a low-impact, naturalistic structure.

Parking Areas

5.86 The proposals include a secure parking area adjacent to the main entrance building. Located on existing meadow grassland, it is proposed to establish a significant new woodland buffer to the edges of the parking area. When linked to wider new woodland planting that runs across the centre of the site, this buffer will mature to screen long range views from the western field area and Trearddur.

5.87 The southern parking area is located within existing woodland and will thus be screened from external views. All new parking areas will by 'light touch' with a range of permeable surfacing opportunities combined with SUD's systems and margin native planting.

5.88 The northern upper parking area is envisaged as a park and ride facility to supplement the main parking areas. This will be operated by the leisure operator in the long term and the nuclear workers facilities managers in the short term. To reduce the overall impact of the bays, the parking is arranged in a series of terraces that follow the slope of the existing field. Between the terraces will be earth banks and native planting that form multiple green 'layers' that will gradually filter the view through.

5.89 A small parking area will be provided for the new cricket pitch, adjacent to the proposed pavilion.

Movement, Highways and Access

5.90 Movement and access proposals for the site are shown on Figure 5.11. The detailed access drawing is presented at Figure 5.17.

5.91 The primary access to the Cae Glas site will be via the infrastructure that has been installed as part of the Parc Cybi employment development. At the terminus

of the Parc Cybi spine road there is a roundabout beyond which extends a single lane carriageway. This road will be developed and partially realigned to provide highway access into the Cae Glas site.

5.92 There is the potential for informal pedestrian access to the Cae Glas site via the bridge over the A55 and the railway, although this is outside the ownership of the applicant. There is potential for future access to the Cae Glas site via the proposed Penrhos roundabout and over the bridge but this does not feature within this planning application.

5.93 Primary highway connections between the Penrhos and Cae Glas sites will be via the main highway network consisting of the A5 – A5153 – Parc Cybi spine road.

5.94 As with the Penrhos site, it is envisaged that a proportion of visitors will not use their car after they arrive at the site. However, to accommodate the vehicles it is envisaged that around 680 parking spaces will be provided.

5.95 Of these 680 spaces, 400 will form the main car park for people who are staying at the lodges and employees. 180 spaces will form the woodland visitor parking area and will be accessible to anyone visiting the nature reserve. The remaining 100 spaces will be associated with the hotel.

5.96 In addition to the above spaces a remote parking area is proposed in the short to medium term. This will provide parking for the nuclear workers and may act as a park and ride facility.

5.97 Pedestrian linkages to the surrounding area will also be enhanced so that tourist destinations such as the Inland Sea, proposed nature reserve and football and cricket pitches are accessible. There will also be a pedestrian link connecting to the Penrhos site via the bridge over the A55 and the railway.

5.98 There are approximately 2m wide mandatory cycle lanes on the existing Parc Cybi spine road, which leads to the main access point for the Cae Glas site. These cycle lanes connect to further lanes which exist for the full length of the A5153 between Kingsland Road and the A5. Therefore, there is existing cycle infrastructure connecting the site to the immediate surrounding area. There is also a potential informal connection to the Penrhos site via the bridge over the A55. The proposed shared footway/cycleway by IOACC on the A5 will further increase the potential for cycle travel between the site and the wider area.

5.99 As stated above, a green shuttle bus is to be provided that links the three component parts of the site with Holyhead centre, railway station and ferry terminal.

Advance Planting

5.100 In Cae Glas, advance planting will be undertaken along the northern boundary, around the proposed parking areas in the north-western corner and the centre of the site, and around the new cricket and football pitches. Advance planting is shown on Figure 5.14.

Boundary Treatments

5.101 The majority of the boundary treatment between the public and private areas at Cae Glas will comprise 2.4m weld mesh fence set back from public routes with a minimum depth of 5m buffer planting. Existing woodland will be used to screen

fencing. Path edges may be defined by 1.2m stone faced bank or dry stone wall to provide a secondary informal defence line.

5.102 To the northern boundary, adjacent to the A55, access will be controlled by a 2.4m high timber acoustic fence or weld mesh set back a minimum of 8m from the lodges to minimise visual intrusion. A 1:3 grass/planted slope with screen planting act as a visual barrier to the adjacent road.

5.103 An area of the eastern public/private boundary of Cae Glas will be treated with layers of soft boundaries using a combination of stone clad earth banks and ditch systems in keeping with the local character. A 2.4m security fence will be offset a minimum of 2m from the ditch to provide a secure boundary.

5.104 The boundary to the parking area in the north-west of the site will be treated with 'layers' of soft boundaries using buffer planting and ditch systems where possible to be in keeping with the local character. A 1.2m stock fence will be set back a minimum of 6m to the car park with buffer planting acting as a visual barrier.

5.105 The boundary to the proposed nature reserve will be controlled by a 1.2 - 1.5m stock fence which replicates the existing site conditions to help minimise any visual impact. Fencing will be set a minimum of 8m from routes with buffer planting to minimise visual intrusion.

Temporary Uses

5.106 Prior to the site commencing activities as a leisure village, it will be used as accommodation for construction workers employed on the build of the Wylfa New Build development.

5.107 The objective for the temporary use is to create a secure site with controlled access for around 2,000 workers. It is envisaged that the site will be used as workers accommodation for around five years, with the date of commencement depending on the progress of the construction of the Wylfa project but which is expected to begin in 2016.

5.108 Access to the site will be restricted to the entrance through Parc Cybi. Workers arriving for the first time would be dropped off by bus at the main arrival hub or park private vehicles in the secure parking areas.

5.109 Workers will subsequently be registered and collected from the main hub building and taken by coach to Wylfa for each shift. After each shift finishes the workers will be dropped off back at the arrival hub and walk from there to their lodges.

Kingsland Proposals

5.110 The proposals for Kingsland are for 360 dwellings (Use Class C3) of a mix of size, type and tenure, a proportion of which will be affordable housing.

5.111 There are a variety of house types proposed for Kingsland to provide a diverse mix. These include terraced houses, farmhouses, cottages and barn-style detached units. The concept designs comprise areas of render, timber panelling and stone, large areas of glazing maximise views, to key corners and out over the open landscape. The forms of the units and the terraced blocks also use mono-pitched sections.

5.112 A play area will be provided towards the western end of the site, adjacent to the public footpath. In addition to the play area, the residential area will also

incorporate informal areas of open space and play throughout. These areas will be provided off major routes to provide good natural surveillance from houses, roads and pathways.

Character Areas

5.113 Various character areas have been defined in the Design and Access Statement (Planit-IE, 2012), which accompanies the planning application, which are described in the following paragraphs.

Central Lane

5.114 The primary route through the development is conceived as a gently winding country lane with a mix of house types and boundary conditions. At key junctions small public squares will be formed with paved surfaces and stone boundary walls. Islands of new tree planting will offer breaks to the housing and provide opportunity for recreation. Key features of this area will include:

- Mix of 3 bed detached and semi-detached housing.
- On curtilage parking - either between properties or garage, with limited on street provision.
- Wide verge areas will be planted with native shrubs and wildflower to further soften the carriageway and promote a rural character.
- Gardens will vary - typically 2-6m - units pushed forward to road edge around junctions.
- Key junctions designed as shared spaces.

Kingsland Road Frontage

5.115 At the Kingsland frontage of the site, terraced and detached properties with generous front gardens have been positioned. These properties will be accessed from the rear via private driveways. Existing hedges will be retained where possible to maintain the existing character of the street. Key features include:

- Mix of detached and terrace properties.
- Edge units orientated to front onto Kingsland, accessed by smaller semi-private driveways designed as home zones from the rear.
- Parking within curtilage/ between properties/ garage.
- Large verge space to Kingsland Road, with traditional stone and planted boundaries.

The Heart

5.116 The area of the development adjacent to the leisure centre is referred to as the heart. The area is characterised by a tighter urban grain by using mews style streets and an increase in the number of terrace housing typologies. These typologies concentrate the density next to the existing development to the north and create a focal heart to the development. Side streets from the Central Lane are proposed with parking and planting areas helping to reduce traffic speed. Key features include:

- Focus on Terrace housing types.
- Minimum setbacks to street or directly fronting pavement.
- Parking predominantly accommodated on street in mews.
- Streets designed as home zones - tree planting provides structure and defines public/ vehicle routes.

Village Lanes

5.117 The village lanes make up the bulk of the western housing area and are conceived as a settlement edge character, with narrow winding lanes, green verges and filtered views out to the surrounding countryside. Houses will utilise a range of materials including green roof elements to reflect the more sensitive location. Key features include:

- A mix of detached and semi-detached housing.
- Mix of on street and curtilage parking.
- Streets designed to minimise impact of roadway, streets will have pedestrian priority with surface treatments to reduce appearance of the highway
- Smaller SUDs areas incorporated into front verge areas
- Tree planting and hedgerows define private spaces
- Properties with smaller front garden space typically 5-6m
- Home zone treatments considered for junctions and turning areas

Rural Edge

5.118 To the western edges of the site is proposed a significant new woodland park that wraps around and into the housing area. The house types on the edges of this space will be varied to respond to the rural character whilst breaks in the blocks and green links will allow filtered views into the development. Key features include:

- Larger detached properties within larger plots to reduce density along the development edge.
- Properties to face onto public open space
- Access provided by private driveways or rural courtyards
- On curtilage parking with large front garden spaces.

Movement, Highways and Access

5.119 Movement and access arrangements are shown on Figure 5.12. The detailed access drawing is presented at Figure 5.18.

5.120 It is proposed that Kingsland is primarily accessed via a new access point approximately 45 metres to the south of the existing access. This junction takes the form of a new priority controlled junction with right turning ghost island.

5.121 The access will also incorporate pedestrian crossing facilities across the southern arm of the junction, a new footway on the western side of the carriageway and two new bus stops.

5.122 In addition to the main access point, there will also be a secondary vehicular access at the northern boundary of the site, for use in the event of an emergency. It will be controlled to prevent general vehicular access although pedestrian and cycle access will be permitted to gain access to the adjacent sports centre. This will involve access over IOACC land.

5.123 A clear hierarchy of street typology sections are proposed in the masterplan that reflect the location usage and proposed character of the route.

5.124 The primary route into and through the site is from the Central Spine. This route has been designed to respond to other similar routes in the local area, which share the characteristic of being linear whilst retaining an informal rural feel created by low stone walls and hedges along its length.

5.125 The primary route moves through the development and forms a continuous loop at its north western end, allowing for easy access for refuse vehicles. The provision of hedging along this route defines private spaces. Formal footways will be provided along the 5.5m carriageway.

5.126 The secondary routes are provided by 'Green Lanes', which branch off of the central spine. These routes will have 'lane' characteristics with level surfaces and pedestrian priority. Two way movement is permitted but pinch points and gateways could restrict movements to one vehicle only. Pedestrian movement will be dominant across the whole space.

5.127 Private driveways providing access to individual properties will serve up to 5 dwellings only.

5.128 It is proposed that there is a 20mph speed limit on all roads within the proposed development. This will be enforced by layout and alignment constraints such as raised tables, on-street parking bays, planting and curvature of the carriageway.

5.129 The existing public footpath through the site will be retained as part of the development proposals and the new vehicular access arrangement will include pedestrian crossing facilities and a new footway on the western side of Kingsland Road. Pedestrian access will also be enhanced by ensuring that there are connections onto the existing public right of way passing through the site, onto Mill Lane to the north of the site and connections to the adjacent leisure facilities.

5.130 It is proposed that two new bus stops are constructed on the B4545 in the vicinity of the existing site access. These stops will benefit from the existing services which pass the site including numbers 4, 4a, X4 and 23.

5.131 As stated above, a green shuttle bus is to be provided that links the three component parts of the site with Holyhead centre, railway station and ferry terminal.

Advance Planting

5.132 Advance planting at Kingsland will be around the periphery of the site on all sides. In particular, this will be along the south-eastern boundary with the golf course, where a substantial woodland belt is proposed. Advance planting is shown on Figure 5.15.

<u>Public Realm Strategy</u>

5.133 Buildings, squares and entrances will be of a mix of traditional and modern paved materials to reflect the character of the new and reused buildings.

5.134 For roads and vehicular access, main drives will be of traditional asphalt estate road construction and kerbing, with secondary access routes in informal, permeable bound surfaces with soft verges.

5.135 Parking areas will be low impact permeable bound gravel (or similar) surfacing with drainage linked to swales and attenuation pools. Formal parking areas associated with the accessible parking, the Manor & Spa may be bound gravel to reflect the existing character.

5.136 Pedestrian and cycle routes will be constructed of low impact compacted stone surfaces with timber edging. Widths will be varied to suit site conditions but

minimum 3m width should be achieved where combined uses are anticipated. In particularly sensitive locations or where access is occasional, mown pathways through the wildflower/grassland may be appropriate. In areas of high ecological sensitivity it may also be appropriate to utilise raised decked pathways.

Energy Strategy

5.137 Two Energy Strategies have been produced by WSP, which have been based on an assessment of the energy requirements of the proposed development. The first of the strategies is for the two leisure developments at Penrhos and Cae Glas and the second is for the Kingsland residential development. These have been developed separately due to differing energy demands of the proposed uses.

5.138 The assessment has identified that the majority of low or zero carbon technologies have low or no viability at the sites. However, the potential for gas-fired CHP at the Penrhos and Cae Glas sites was considered to be viable and therefore a location has been reserved for an energy centre at each of the two leisure sites.

5.139 The energy strategy for Kingsland recommends that further consideration should be given to the application of solar photovoltaics and small scale biomass boilers.

5.140 Both Energy Strategy reports identify that the preferred method of providing heating to the site is from waste heat from the proposed biomass plant on the AAM site. The facility is obliged as a condition of operation to provide pipelines to the edge of their site if any adjacent user requires a connection for waste heat. In the event that the biomass plant is delivered, Land and Lakes will carry out detailed feasibility studies for establishing a district heating system for all three sites.

5.141 Indicative routes for the pipeline carrying the waste heat have been shown on Figure 5.19. These routes have been selected based on the minimum level of potential environmental impact, making use of the already excavated corridor created by the Parc Cybi spine road. There would be no adverse environmental effects beyond standard construction noise of the installation of this pipeline.

5.142 Although the Applicant would be keen to implement this system, the connection does not form part of the planning application as there is currently no certainty of supply. It has been referred to here for illustrative purposes only to indicate potential future development.

5.143 In the event that the biomass plant does not come forward, the gas-fired CHP plants at Penrhos and Cae Glas and the combination of photovoltaic and small scale biomass at Kingsland will be implemented. The detail of the energy strategy would therefore need to be determined through future reserved matters applications once timescales for the delivery of the biomass plant have been established.

Summary

5.144 This chapter has presented a description of the proposed development which is supported by a set of parameters plans and drawings. The description and development parameters set out the basis for the assessments described in this ES.

HOW

Figure 5.1
Penrhos Indicative Masterplan

HOW

Figure 5.2
Cae Glas Indicative Masterplan

HOW

Figure 5.3
Kingsland Indicative Masterplan

HOW

Figure 5.4
Penrhos Land Use

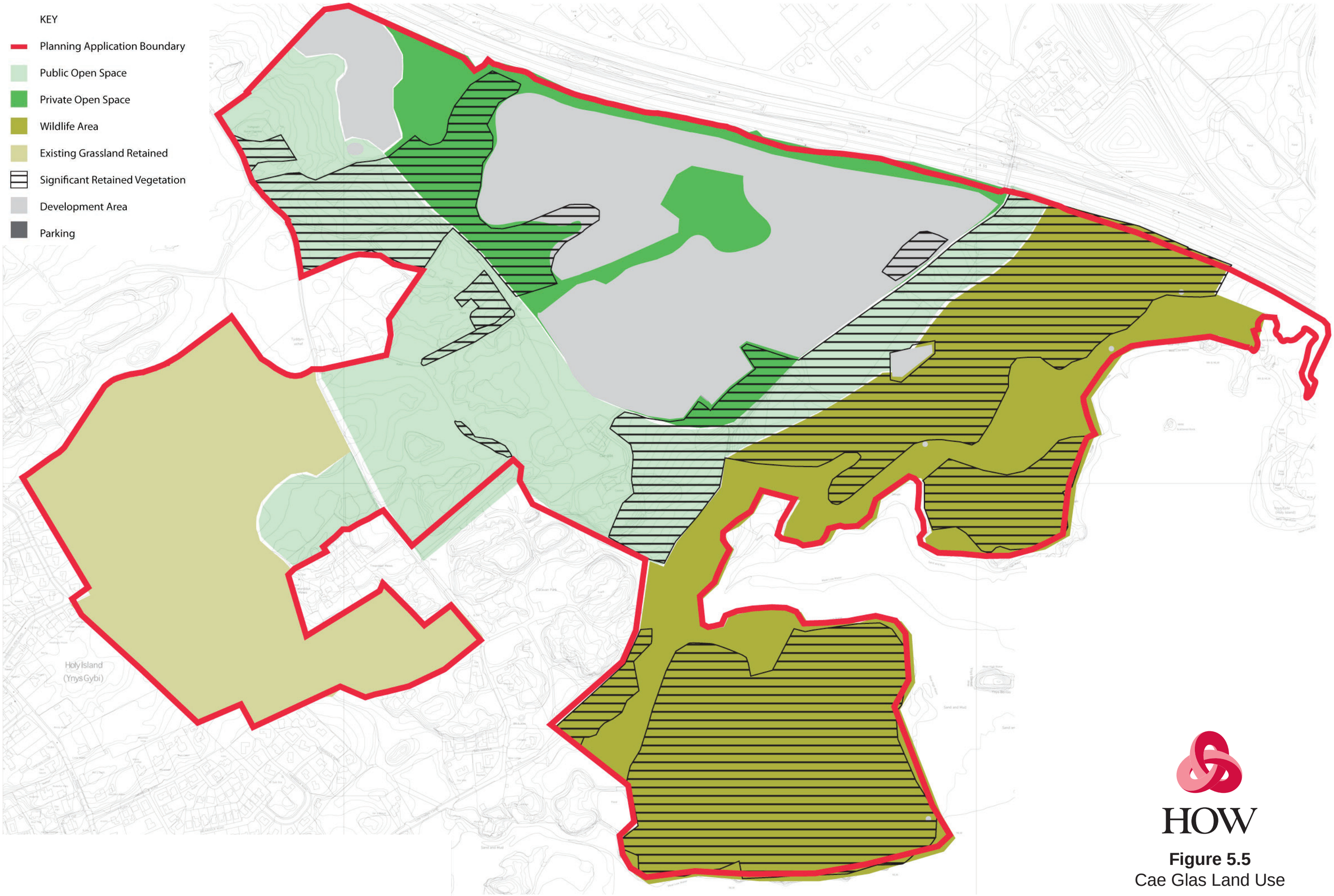

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Figure 5.5
Cae Glas Land Use

HOW

Figure 5.6
Kingsland Land Use

HOW

Figure 5.7
Penrhos Maximum Building Heights

Building Heights (from ground to ridge level)

- up to 5.5m
- up to 8m
- up to 10m
- up to 12m
- over 14m

23m wide, 4.5m high planted bund

Hub Building

lake

Woodland Block Retained & Enhanced

Entrance Hub

New Entrance Roadway

400 woodland parking spaces

100 hotel parking spaces

180 woodland parking spaces

hotel

Woodland Block Retained

Woodland Block Retained

Woodland Block Retained - New walking routes created through

Path entrance

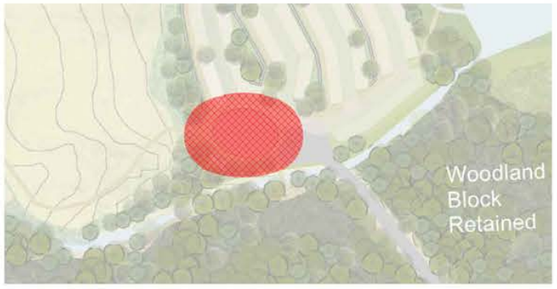
New Woodland Block with walking routes

New Woodland Edge

Cae Glas Nature Reserve

Building Heights (from ground to ridge level)

- up to 3m
- up to 5m
- up to 8m
- up to 10m
- up to 12m
- up to 14m
- over 14m
- Planted Bund



Heritage Centre

Cricket Pavilion

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Figure 5.8
Cae Glas Maximum Building Heights

Building Heights (from ground to ridge level)

up to 10m

HOW

Figure 5.9
Kingsland Maximum Building Heights

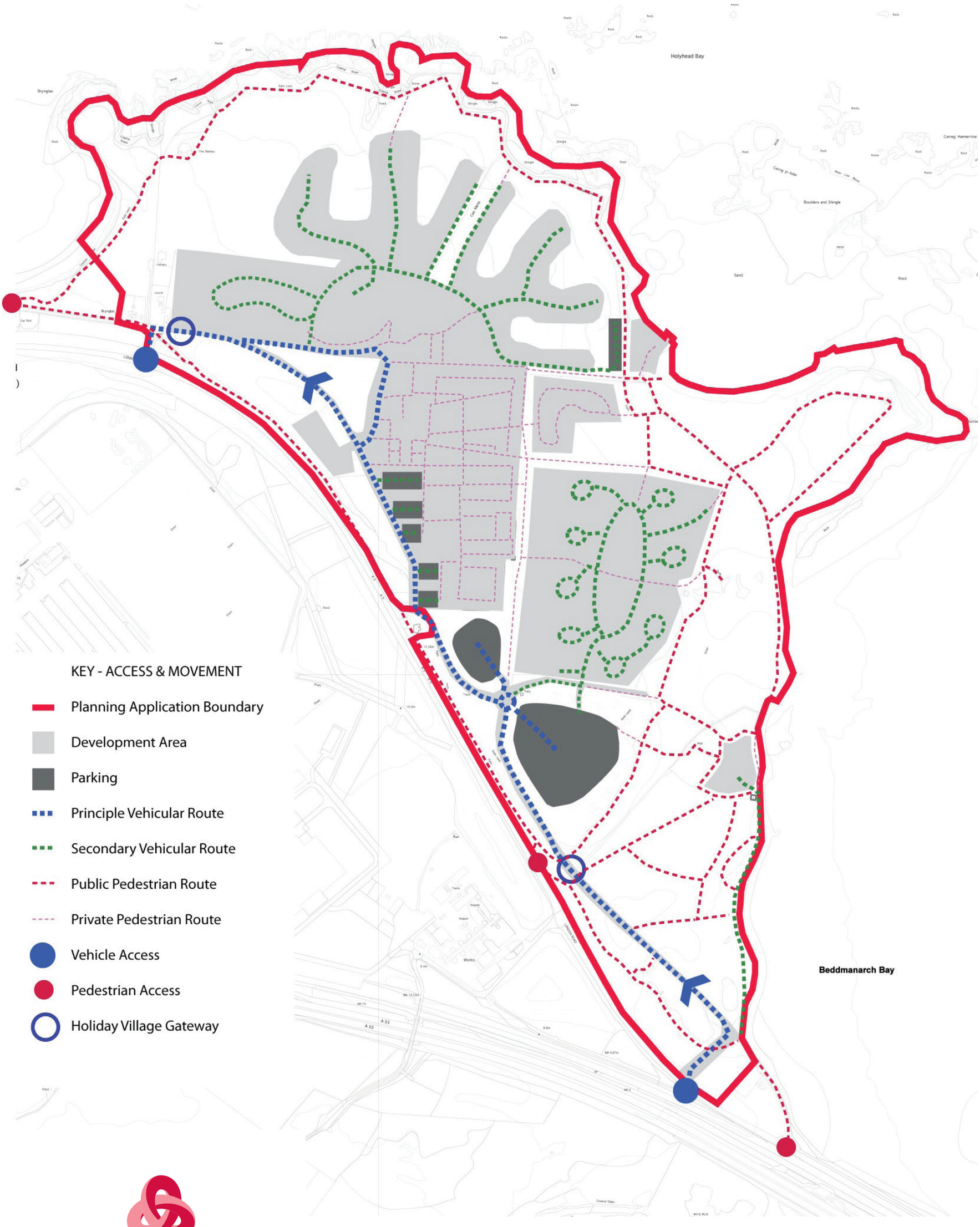

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Figure 5.10
Penrhos Indicative Movement and Access

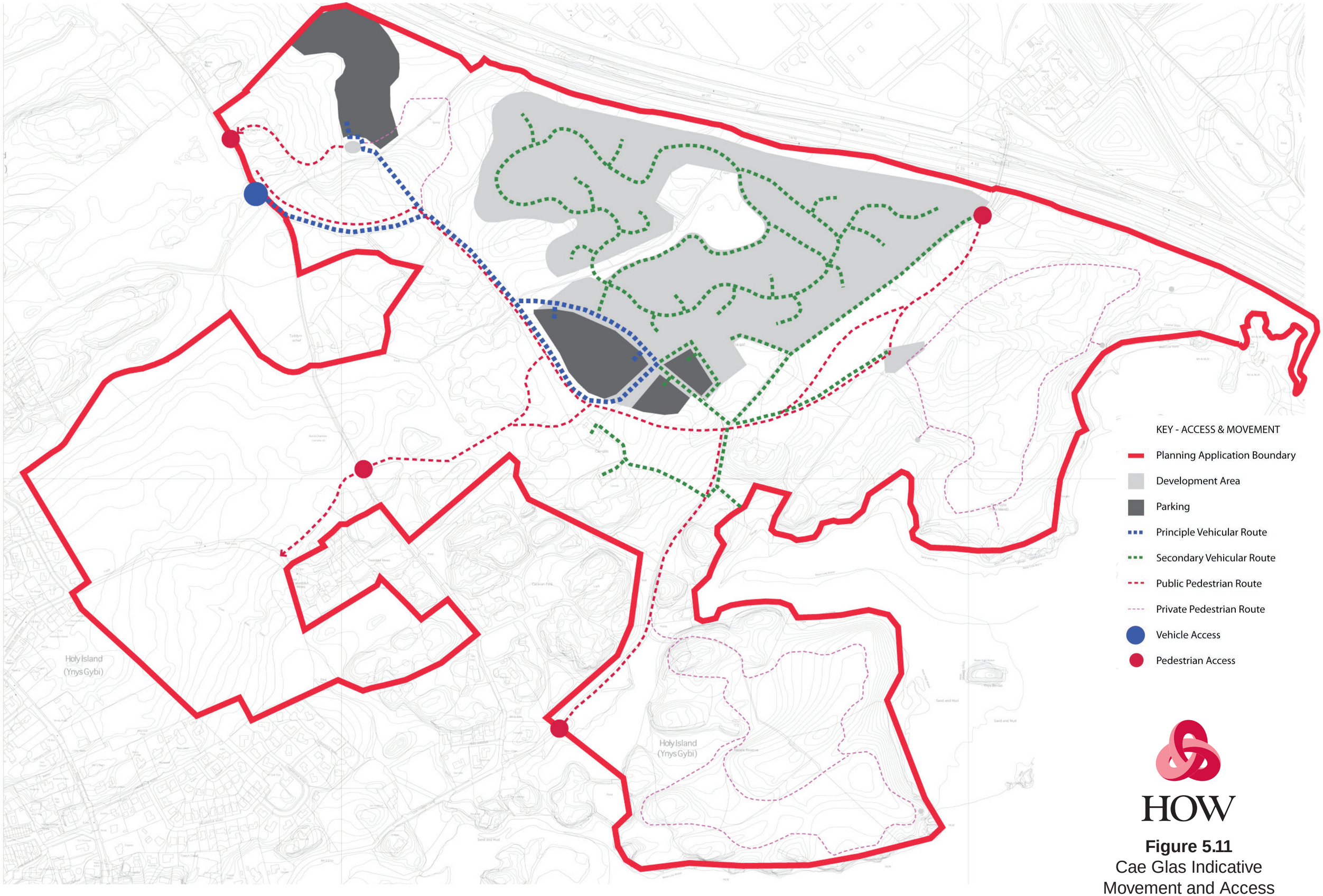

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Figure 5.11
Cae Glas Indicative Movement and Access

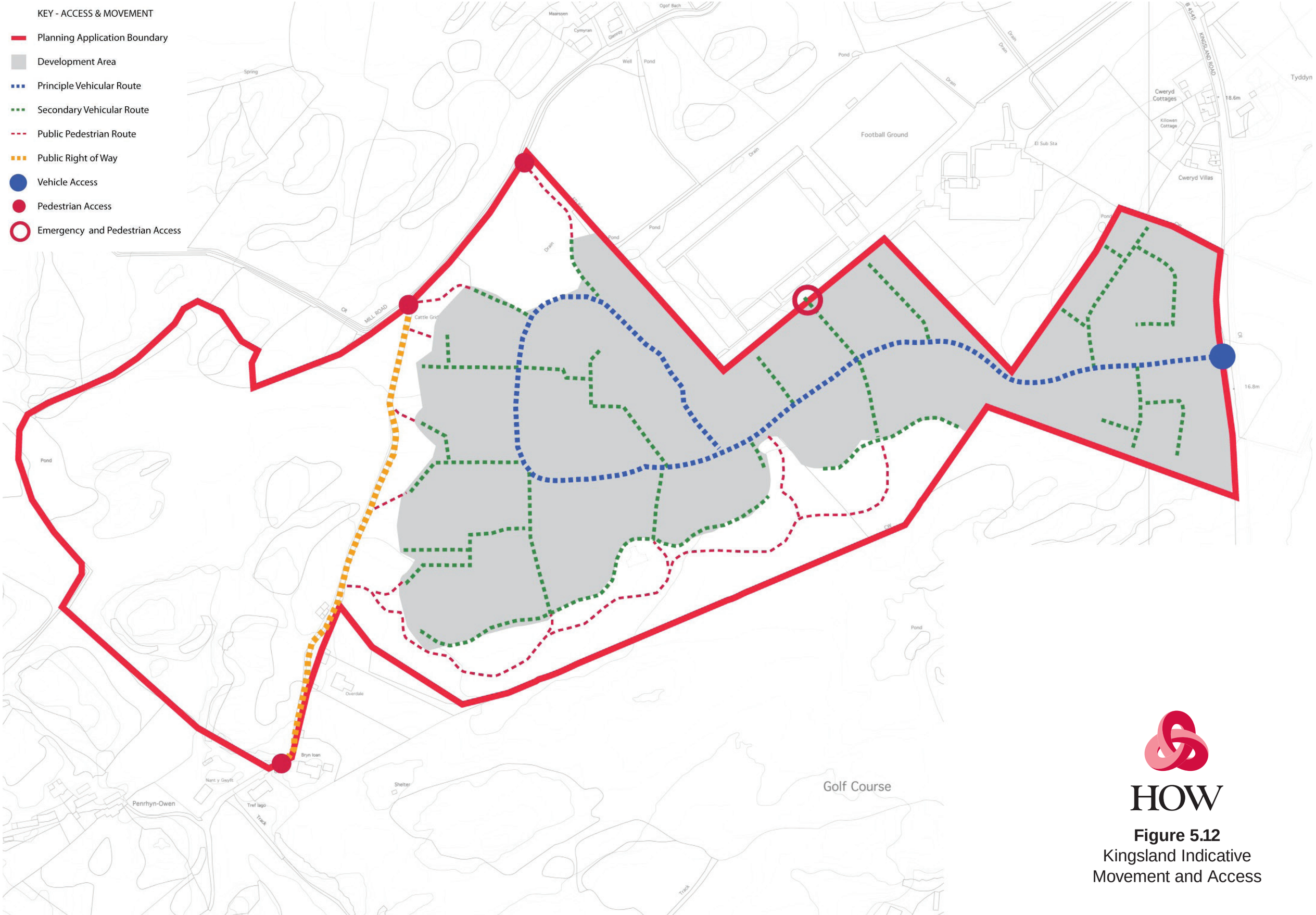

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Figure 5.12
Kingsland Indicative Movement and Access

Holyhead Bay
Boat House
Battery
Grazing Pasture
Headland lodges with sea views
Headland lodges with sea views
Hub lodges
Hub lodges
The Hub
Hub Entrance
Bathing House
Woodland Block Retained & Enhanced
The Market Place
Energy Centre
Estate Cottages
Formal Landscaped Gardens
The Spa
Estate Cottages
Estate Cottages
Scrub area infilled with new woodland planting to enhance
Woodland Block Retained & Enhanced
Arthur's Seat
Quillet Lodges
Scouts Pond
Woodland Parking area
Entrance park
Woodland Parking area
Woodland Block Retained & Enhanced
Woodland Block managed to promote habitat
Picnic Area
Coastal Park Parking
Beddmanarch Bay
Lily Pond
New entrance roundabout
Toll House
Carreg Hanner-trai
Carreg yr Adar
Boulders and Shingle
Sand
Rocks
Rock
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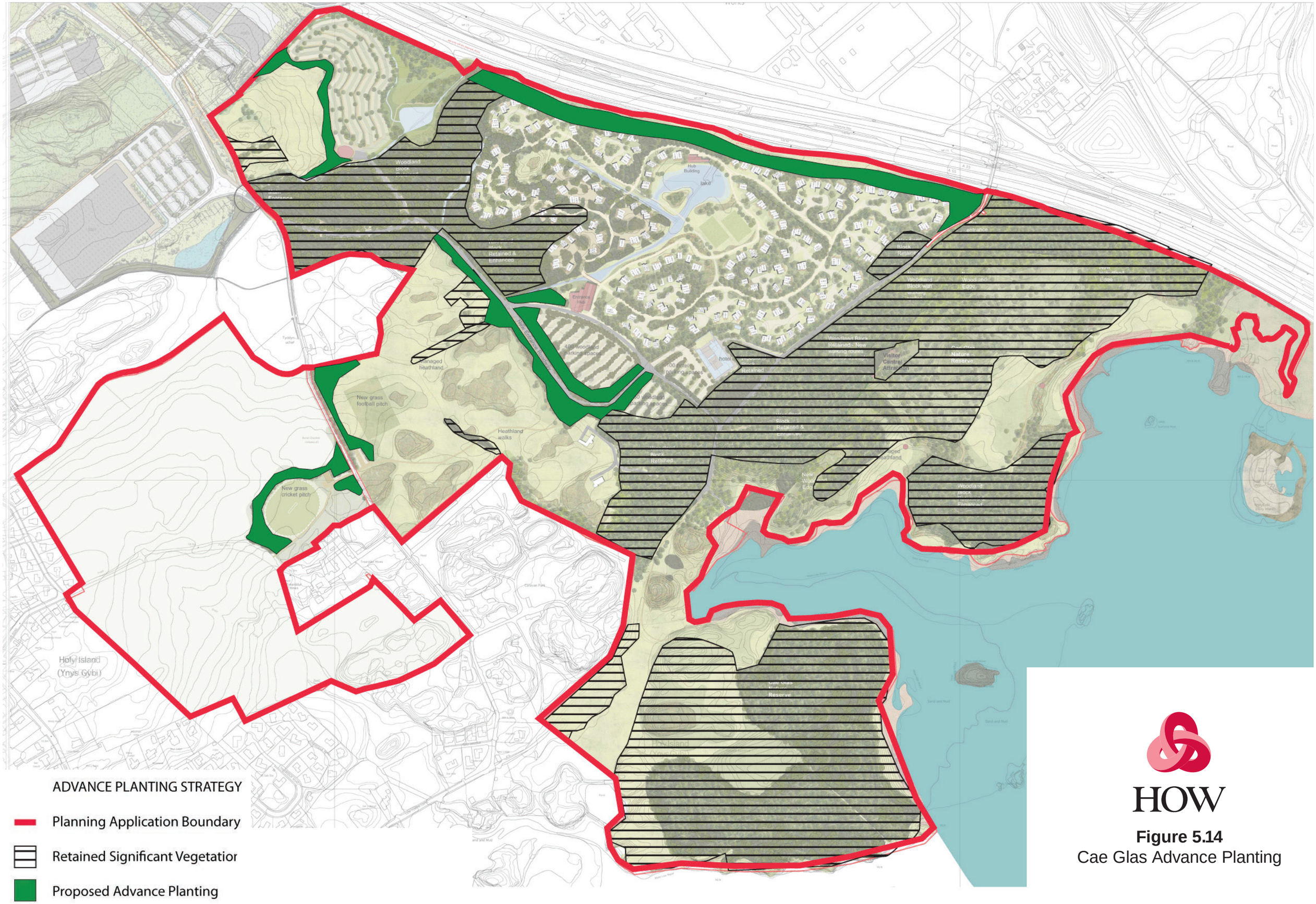

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Figure 5.14
Cae Glas Advance Planting

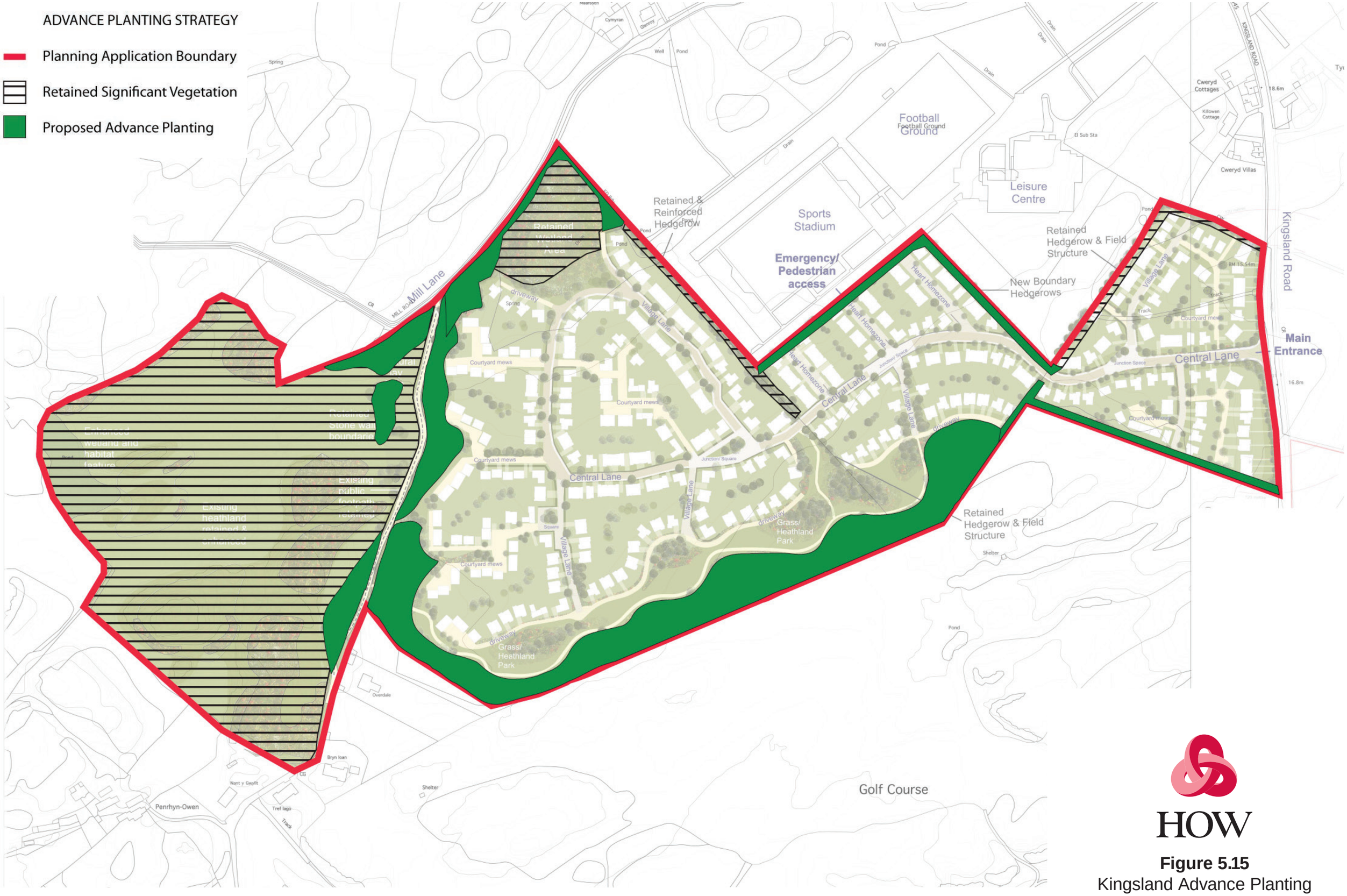

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Figure 5.15
Kingsland Advance Planting

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Figure 5.16
Penrhos Access

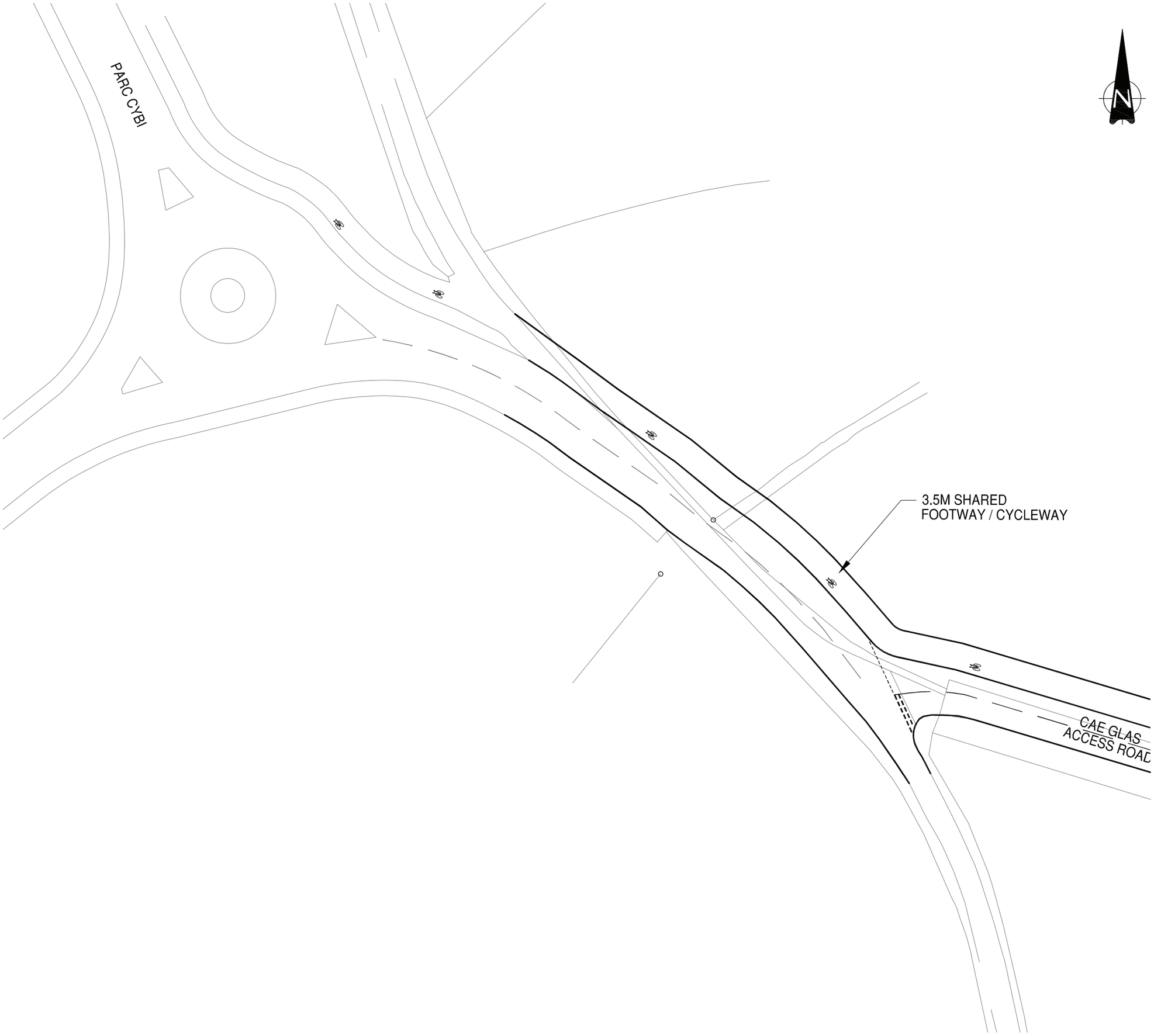

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Figure 5.17
Cae Glas Access

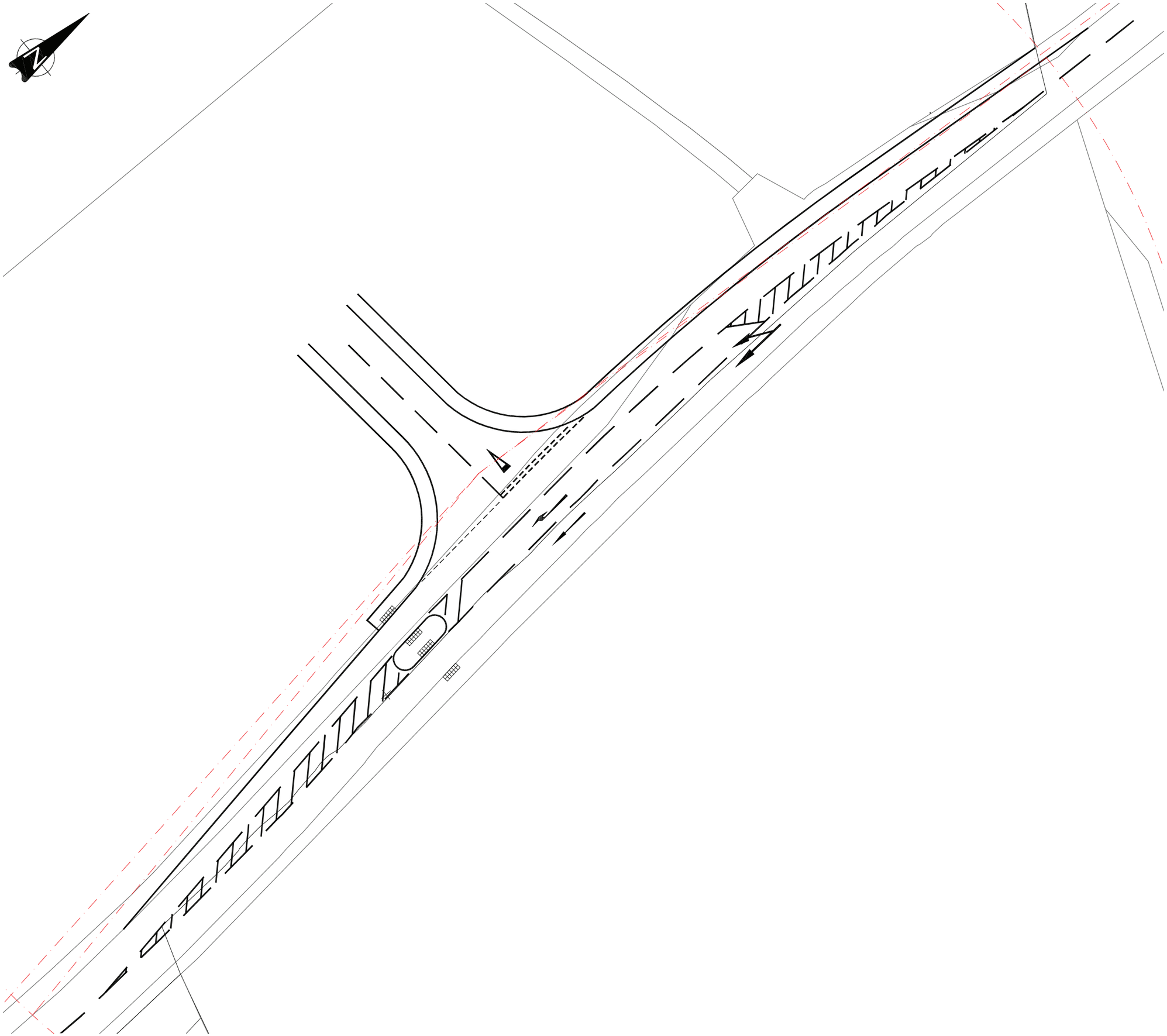

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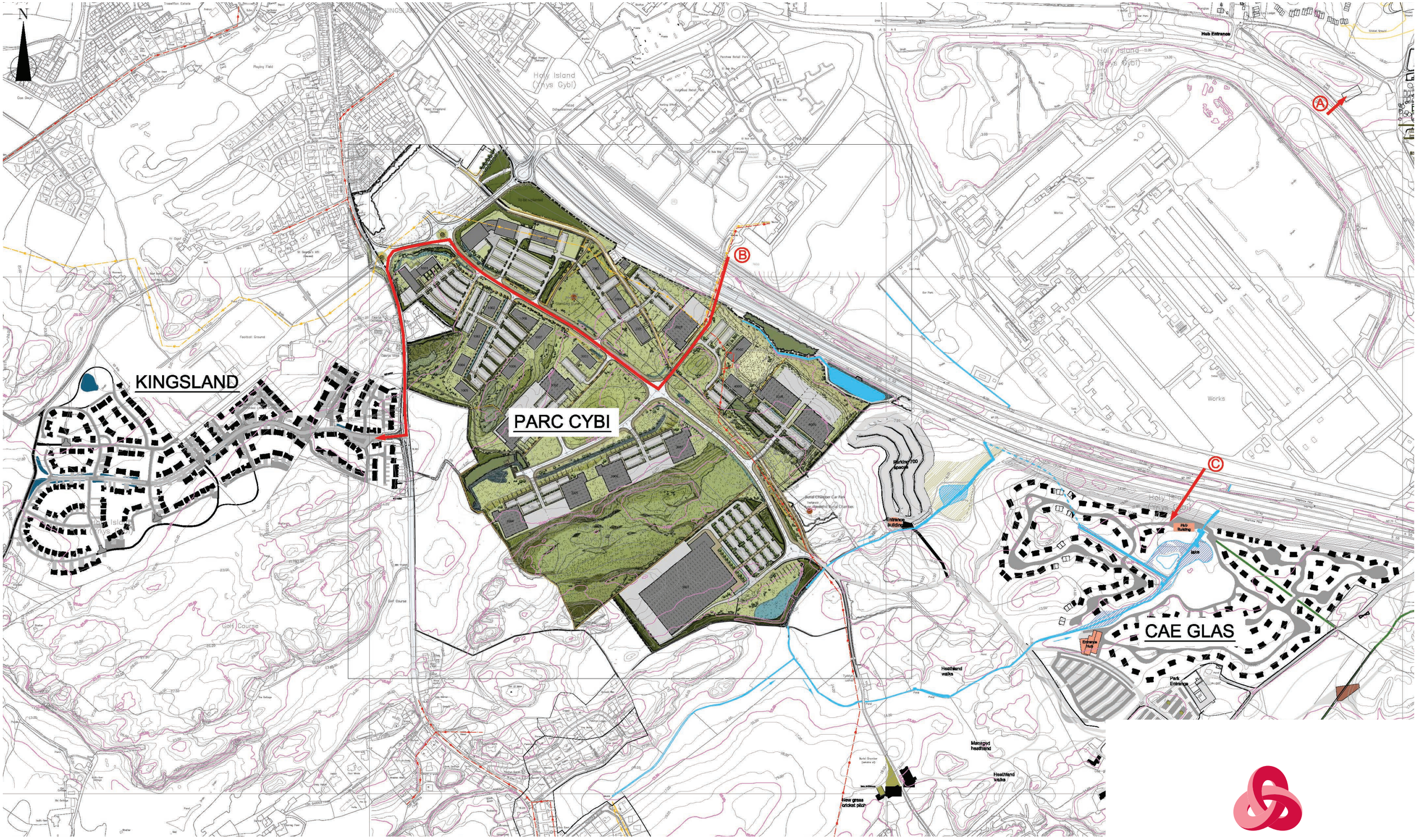
Figure 5.18
Kingsland Access



KEY

PROPOSED HEATING DISTRIBUTION ROUTE

HOW

Figure 5.19
Indicative Pipeline Route