

## CHAPTER 1: INTRODUCTION

### Introduction

- 1.1 Land and Lakes (Anglesey) Ltd (hereafter referred to as 'the Applicant') is seeking to obtain outline planning permission with all matters reserved for future detailed approval except means of access for the development of three sites on Holy Island in Anglesey known as Penrhos, Cae Glas and Kingsland.
- 1.2 The Kingsland site is to be developed for residential use, the Penrhos site is to be developed as a destination leisure facility and the Cae Glas site is to be developed for temporary nuclear power station construction workers accommodation and then refurbished to form an extension to the leisure village and a new nature reserve.
- 1.3 The outline red edge planning application boundary is illustrated on an existing Ordnance Survey base map at **Figure 1.1**. Other areas under the applicant's control are shown edged blue. A detailed description of the site is represented in Chapter 3: Site Description and the development proposals are described in Chapter 5: The Proposed Development, which is supported by a series of plans and drawings.
- 1.4 HOW Planning has been commissioned by the applicants to co-ordinate the Environmental Impact Assessment (EIA) process and produce the Environmental Statement (ES) for the proposed development. Specialist consultants have been appointed to undertake the component studies of the EIA.

### The Site and the Development Proposals

#### The Site

- 1.5 The three sites are located on Holy Island at the western extent of Anglesey. The overall site area comprises approximately 207.5ha of land of which 80ha is at Penrhos, 109ha is at Cae Glas and 18.5ha is at Kingsland. All of the land proposed for development is within the ownership of Anglesey Aluminium Metal Ltd (AAM).
- 1.6 Kingsland comprises agricultural land south of Holyhead Leisure Centre and Holyhead Hotspur FC stadium and to the north of Holyhead Golf Course.
- 1.7 Penrhos comprises land between the AAM plant and Beddmanarch Bay. The land is currently used for agriculture at the northern edge, a Coastal Park managed and maintained by AAM and a Coastal Path around the site's periphery. There are also some existing residential properties and buildings associated with the Penrhos Estate.

#### The Need for the Proposed Development

- 1.8 As a county, Anglesey is currently in great need of employment opportunities for its residents. In recent years, there have been substantial job losses at AAM (-450 jobs), Eaton Electrical (-220 jobs), the Hedstrom factory (-60 jobs) and Peboc (-100 jobs).
- 1.9 The provision of additional jobs on Anglesey is evidently a key priority. At least 2,000 new jobs are required just to make up the shortfall on jobs lost in the last decade. This figure rises to 6,300 if the targets in the 2004-2015 Anglesey

Economic Development and Regeneration Strategy<sup>1</sup> are to be achieved. These figures represent a huge challenge. Attracting investment from the private sector will be crucial given likely future trends in public sector jobs.

- 1.10 The need for additional jobs is particularly acute in Holyhead where there are currently 700 residents claiming some form of unemployment benefit and several wards classed as some of the most deprived in Wales.
- 1.11 Failure to deliver jobs could come with substantial economic and social costs. Already there is a net loss of working age people from the Island as they seek employment opportunities elsewhere. Current sources indicate that there has been a net loss of 1,300 working age residents in Anglesey since 2005. If this continues it could impact on the longer term sustainability and viability of many of Anglesey's communities.
- 1.12 Given the relatively peripheral nature of Anglesey to major economic centres, there are only a small number of sectors that can realistically be expected to deliver the employment growth that is required. These are primarily those sectors such as energy and tourism, for whom more remote locations and access to coastline is a positive feature rather than a negative.
- 1.13 The Energy Island initiative is a collective effort between several stakeholders within the public and private sector working in partnership to put Anglesey at the forefront of energy research and development, production and servicing, bringing with it potentially huge economic rewards. However, Energy Island alone will not correct all the economic challenges which face Anglesey. The tourism sector is another sector with the ability to generate additional jobs and is a recognised growth sector for the Island. However it has yet to secure transformational projects which match the ambition of Energy Island.
- 1.14 A substantial reduction in the seasonality of the Anglesey tourist industry, with far more year round activity and jobs, is required. Currently the four month period June to September accounts for 49% of all visitors to Anglesey, and total visitor numbers drop to around 65,000 per month from December through to March.
- 1.15 Furthermore, a shift towards higher value markets that bring with them different demands and associated higher levels of average spend would also increase the benefit of the industry to Anglesey.
- 1.16 Boosted by recent growth in tourism trips to the Island, the Anglesey Tourism Partnership has significant ambitions for growth, equating to annual growth of between 3% and 5% in the total size and value of the local tourism market. If these growth rates are applied to the existing tourism base it would imply a target of an additional 460,000 to 830,000 tourism trips by the end of the next 10 years.
- 1.17 The combination of the established need for employment opportunities and the types of employment opportunities that are viable and acceptable in Anglesey have led to the development of the proposals that are the subject of the planning application.

### **Outline of the Proposed Development**

- 1.18 The proposed development has been developed through the EIA and design process with extensive stakeholder and community consultation. Environmental constraints and potential adverse effects have been identified and, as a result, mitigation measures have been incorporated into the proposals.

- 1.19 Where environmental mitigation measures have not been integrated into the proposals through design, it is expected that the requisite mitigation measures will be secured by appropriate planning conditions. These have been identified, where appropriate, in each technical chapter [Chapters 8-20].
- 1.20 The key components of the proposed development of the three sites are set out below and a detailed description is included in Chapter 5: The Proposed Development.

### ***Penrhos***

- 1.21 Penrhos will be developed as a leisure village with a central Hub comprising an indoor pool and spa, up to 500 lodges and cottages of a range of type, parking facilities, access and internal road layout, extensive landscaping, private open space and the conversion of existing buildings.
- 1.22 In addition to the private leisure facility, the scheme will include the development and management of extensive publicly accessible areas currently forming the Penrhos Country Park and Coastal Path. This will include woodland planting, improvements to pathways and the creation of a dog exercise area.

### ***Cae Glas***

- 1.23 Cae Glas is to be initially developed as accommodation for the construction workers of the proposed New Wylfa nuclear power station. This phase of the development will see the installation of up to 315 lodges with the capacity to house around 2,000 workers, a 75-bed hotel and two hub buildings. Ancillary to these uses will be parking facilities, the creation of a bund along the northern boundary and extensive landscaping and planting.
- 1.24 Once the construction works for Wylfa are completed, the lodges at Cae Glas will be refurbished into holiday lodges. Cae Glas will then form an extension to the leisure village at Penrhos.
- 1.25 In addition to the built development at Cae Glas, the easternmost part of the site, adjacent to the Inland Sea, will be subject to ecological enhancement and management to form a new nature reserve complete with visitors centre.

### ***Kingsland***

- 1.26 The Kingsland development will be exclusively residential with 360 houses proposed with a landscaped buffer, public open space and access and highways arrangements. The proportion of affordable housing to be delivered on this site is to be agreed with Isle of Anglesey County Council (IOACC).

## **The Planning Application and Environmental Impact Assessment**

### **EIA Context**

- 1.27 Environmental Impact Assessment (EIA) is a systematic process by which information about the scope and likely environmental effects of a proposed development are assessed and presented to the Local Planning Authority (LPA), relevant stakeholders and the public to inform the decision on whether the development should be granted planning permission.

- 1.28 Due to the scheme's nature, scale and location, the proposed development constitutes 'EIA development' under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) (hereafter referred to as the 'EIA Regulations'). Criteria for establishing the need for an EIA are set out in Schedules 1 and 2 of the EIA Regulations. The proposed development falls under Schedule 2, Section 10(b) Urban Development Projects and Section 12(c) Holiday villages and hotel complexes outside urban areas and associated developments.
- 1.29 This document is the Environmental Statement (ES) which reports the findings of the EIA and supports the planning application for the proposed development. It has been prepared by HOW Planning LLP with technical contributions a range of specialist consultants.
- 1.30 The ES is designed to inform readers of the nature of the proposed development, the likely significant environmental impacts and the mitigation measures proposed to protect the environment or seek to reduce any significant adverse impacts. It also identifies the impacts that may remain after mitigation measures have been implemented and any cumulative impacts that arise in combination with other developments in the area.

### **The Planning Application and the Environmental Statement**

- 1.31 The planning application has been submitted in outline with all matters reserved except for means of access. 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.*

- 1.32 This ES relates to the outline planning application for the outline application area, which is defined by the description of the development, proposed land use, proposed site layout, development parameters and parameter plans that accompany the application. The methodology for assessment is explained in Chapter 2: Approach and in more detail within each technical chapter.

#### **The Planning Application Package**

- 1.33 The planning application package will consist of the following documents:
- Application Covering Letter;
  - Planning Application Forms;
  - Certificates of Ownership;
  - Notices;
  - Agricultural Land Declarations;
  - Suite of Application Drawings;
  - Supporting Planning Statement;
  - Environmental Statement (Volumes 1-3);
  - Statement of Community Involvement; and
  - Design & Access Statement.

## The Environmental Statement

1.34 The ES is divided into three volumes and the contents outlined below:

- **Volume 1: Non-Technical Summary** – A document providing a synopsis of the ES without utilising technical language. The summary includes a description of the development, the potential environmental effects associated with the development and the measures proposed to mitigate these impacts.
- **Volume 2: Environmental Statement Main Text** - This volume contains the main body of text of the ES, split into chapters and illustrated with a series of figures. It provides an introduction, the approach to assessment, the assessment of alternatives, a description of the proposed development, a review of relevant planning policy, a series of technical assessments relating to specific environmental topics including cumulative and combined effects and a summary of residual effects.
- **Volume 3: Appendices** – This volume contains supporting information and a collection of technical reports upon which the conclusions of the ES are based.

## Environmental Statement Availability

1.35 The Non-Technical Summary, Environmental Statement and Appendices are available for viewing at the offices of Isle of Anglesey County Council (IOACC).

1.36 Further copies of the ES are available on CD-ROM at a cost of £25 from HOW Planning LLP. Paper copies of the Non-Technical Summary are available free of charge.

1.37 All documents are available from:

**HOW Planning LLP**  
40 Peter Street  
Manchester  
M2 5GP

Contact: Christopher Peacock

Tel: 0161 835 1333

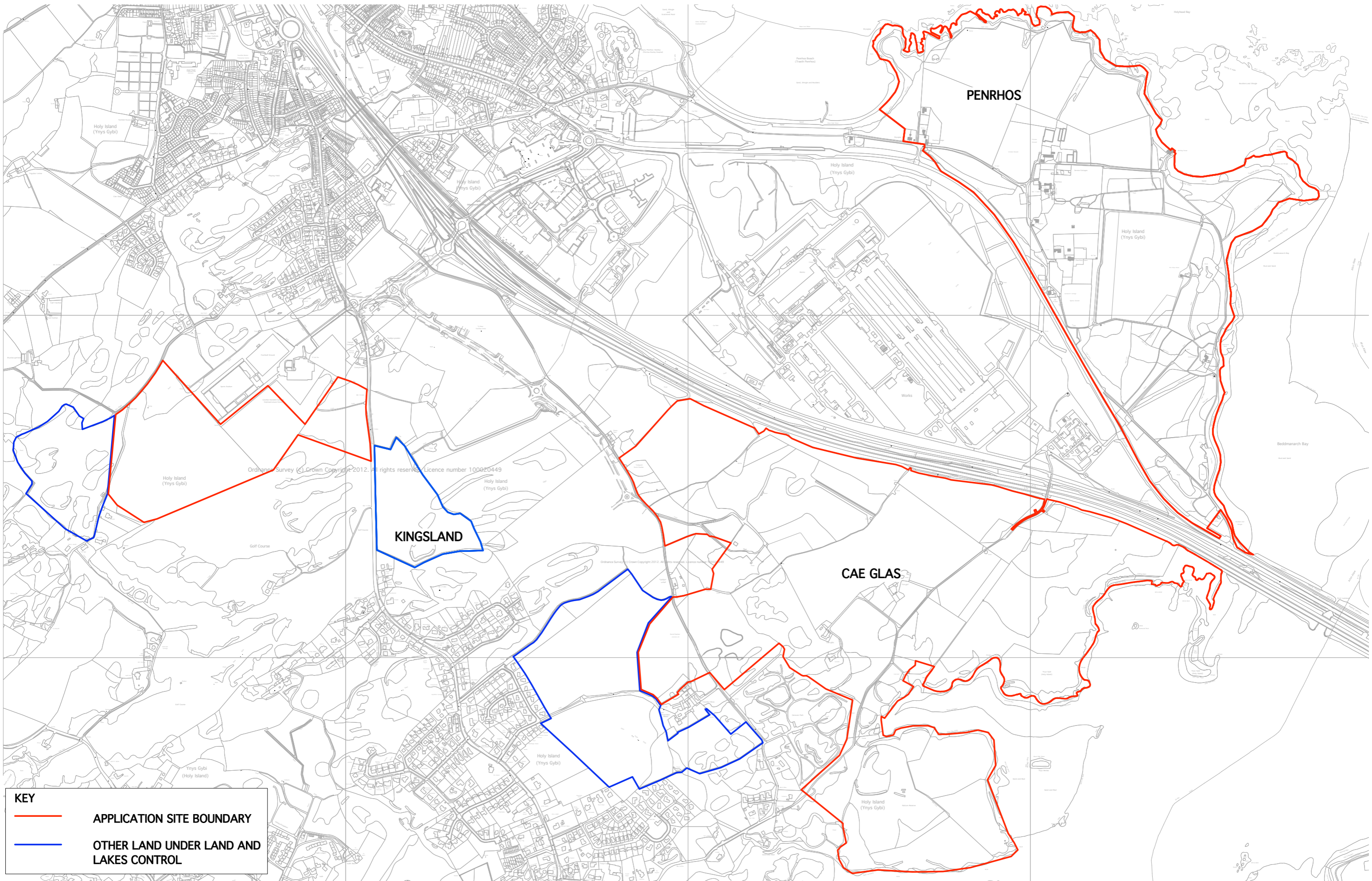
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**KEY**

- APPLICATION SITE BOUNDARY
- OTHER LAND UNDER LAND AND LAKES CONTROL

**Figure 1.1**  
Site Boundary Plan