

Parc Pelenna Environmental Statement

CHAPTER 4 – DEVELOPMENT DESCRIPTION

JUNE 2024

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CHAPTER 4 - DEVELOPMENT DESCRIPTION

4.1 Introduction

4.1.1 This chapter describes the proposed development that has been assessed in the EIA. It identifies the individual development components, provides a schedule of the construction activities that are known at this stage, and details how the development is likely to operate.

4.1.2 The background to the considered options for the development, and the final form of development proposed, leading to this Outline stage planning proposal, is set out in Chapter 5.

4.2 Development Components

4.2.1 The proposed development consists of the following

- Approximately 120 holiday lodges, and associated parking;
- Highway access and pedestrian routes;
- Communal leisure building, offering hospitality and a pool;
- Associated back-of-house and waste service buildings;
- Naturalistic play and leisure areas, walking and foraging routes;
- Associated services infrastructure including sustainable drainage, and on-site wastewater treatment;
- Nature enhancement spaces and features, including extensive new tree planting and enhanced management; and
- Enhanced protection and signage promoting the historic assets within the site.

4.2.2 Each of these development components is described below. These details are commensurate with the proposed development being that for an Outline planning application, and as such looks to establish acceptable principles only. Further details would be part of any Reserved Matters planning applications; with details provided to a degree that they wouldn't affect the outcome of the significance of development effects.

Approximately 120 holiday lodges, and associated parking

- 4.2.3 The proposed holiday lodges are to be of a several different forms to suit the landscape forms that they are to be located within. These are designed to be highly efficient buildings, maximising opportunities for sustainable construction, and minimising building footprints.
- 4.2.4 Each lodge would be provided with a discrete parking area, often underneath the building footprint to reduce area needed.
- 4.2.5 Cycle parking would also be provided as part of each lodges offering, to promote sustainable transport and use of the extensive cycling routes on offer in the local area.

Highway access and pedestrian routes

- 4.2.6 A new proposed access to the site it to be located to the north, mostly located along the route of an existing track through woodland areas. This would connect to the B4434 and be of a suitable gradient for all services (including emergency vehicles) to climb the slope up to the development area. It would be a two lane road, with details to be considered in more detail at a later stage of planning.
- 4.2.7 The proposed new roads across the site would include provision for managing run-off sustainably, on the entrance to the site, and throughout the development.
- 4.2.8 The pedestrian routes across the site would be associated with road routes, or would alternatively be managed tracks, such as where the existing PRow would diverge from those road routes (among others).
- 4.2.9 Due to the need to produce a sustainable design that meets the gradient requirements, working with the existing landform and contours, some natural features such as individual trees would be lost. Those features would be adequately compensated for by other proposed development (see below).

Communal leisure building, offering hospitality and a pool

- 4.2.10 The central provision of a communal leisure building offers the services that lodge customers may expect and looks to retain visitors largely within the site, and thereby reduce their potential impacts on the wider area.
- 4.2.11 The building itself would be set within an area of the site whereby it can be largely hidden against the backdrop of the site's slopes.
- 4.2.12 The hospitality services offered would minimise any need for visitors to frequently leave the site during their stays.

- 4.2.13 The pool offering would likewise provide a desirable leisure provision within the site, minimising the need to leave the site. The form of this being a central provision means that the efficient and environmentally sensitive management of this can be ensured.

Associated back-of-house and waste service buildings.

- 4.2.14 The services needed to run and maintain the site would be located nearest the entrance road, in the far north of the site, at its lowest point of significant development. This location the shortest distance for collection of refuse, and the storage of materials and equipment for maintenance, as well as most optimal for the sewage treatment works downslope of all buildings.
- 4.2.15 The location on the lower parts of the slope would ensure the potentially more industrial nature of equipment and stores required would be some of the least visible.

Naturalistic play and leisure areas, walking and foraging routes.

- 4.2.16 These elements are designed to enhance the multifunctionality of the site, enabling better access for people to nature, and the ecosystem service benefits that can be gained.
- 4.2.17 Those benefits would be available for users of the site, but also the wider public in areas where such access is already present along PRow's.

Associated services infrastructure including sustainable drainage, and on-site wastewater treatment.

- 4.2.18 The normal range of services required for such a development would be provisioned largely by way of the proposed access route or a suitable alternative route using existing tracks or other accesses if ensured as suitable. Further detail would be provided at the reserved matters stage of planning.
- 4.2.19 Sustainable drainage principles would be applied across the proposed development in all areas of impermeable surfacing, including area of roadway where permeable surfacing is not possible, or not adequate management. Swales, and other similar measures will be employed to slow flows and ultimately direct run-off into existing watercourses that cross the site, as would have occurred naturally. The principles of ensuring that run-off remains largely in the same catchment would be followed.
- 4.2.20 The proposed centralised on-site wastewater treatment of foul services from buildings within the site would ensure that potentially pollution hazards can be tightly controlled. This would also mean the outflows of that treated water could be controlled centrally too, to ensure that discharge to watercourses does no cause any harm.

Nature enhancement spaces and features, including extensive new tree planting and enhanced management.

- 4.2.21 Proposed on the site is significant enhancement of existing habitats by way of new planting or improved management. This aims to preserve and improve existing habitats or collections of habitat that are considered important. These benefits will produce a Net Benefit for Biodiversity as well as an ecosystem resilience enhancement, as required by national planning policy.
- 4.2.22 There is significant scope on the site to suitably Mitigate for any impacts of the proposed development, including compensation required for any trees loss at or greater than a 3:1 ratio.
- 4.2.23 The change of use of the site would itself remove large areas of land from intensive management and provide an improvement of opportunities for a range of species.
- 4.2.24 The details of those benefits would be secured as part of any reserved matters applications associated with the proposed development. The principles of level of potential effects, suitable mitigation, and opportunities to deliver that are established by this Outline planning proposal.

Enhanced protection and signage promoting the historic and natural assets within the site.

- 4.2.25 The preservation of the site's natural and historic assets would be largely ensured, and this particularly true where those assets are of any significant value.
- 4.2.26 Those retained assets would be enhanced by increased protections under the wider site's management, as well as by the proposed provision of educational signage to inform about those assets.
- 4.2.27 In particular the historical assets at the site, comprising the Scheduled Monument Cairns are in a largely degrading state due to vegetative cover, and improved management and information boards would be a large benefit for the local area.

4.3 Construction Phase

- 4.3.1 As this is accompanying only an Outline Planning Application, only the principles of the construction phase could be considered.
- 4.3.2 Largely the construction considerations already had extend to the proposed route of construction access, being the proposed new development road; which would inevitably be the first element to be constructed.

4.3.3 Other consideration have included the potential forms of ground works needed to ensure construction minimally impacts the site. This are of work is ongoing and would be expected to be further detailed as part of any reserved matters planning application.

4.3.4 The consideration of construction hours, activities, vehicles and any other consideration would be expected to be further details as part of reserved matters or latter planning condition in the form of a Construction and Environmental Management Plan. The details of this would be establish later, but the principles would align with the mitigations of the proposed development; being the minimisation of earthworks needed, the management of surface-water run-off, and the protection of retained habitat and areas to be enhanced, as well as other important features of the site.

4.4 Operational Details

4.4.1 Similar to construction, the operational details will be considered at later stages of reserved matters or later conditions of any planning permission.

4.4.2 The specific nature of the operations at site will be down to the management company who would ultimately be in control of the operations within the site.

4.4.3 Principles of operation would align with the requirements of planning application conditions and details provided, such as the retention and enhancement of landscaping and more natural habitats.