

Environmental Assessment

The proposed development, because of its nature, is required to be subject to a process called Environmental Impact Assessment (EIA). As part of this process, an extensive pre-application consultation exercise has been undertaken with Isle of Anglesey County Council and its specialist advisors to agree the scope and approach of the EIA work to be undertaken and submitted in support of the planning application.

A significant amount of environmental information is already available from recent planning applications and the project team has an excellent understanding of the sensitivities of the site, and the wider environment. The results of all this important supporting work will be available for inspection once the application has been submitted to the Council. The topics to be considered as part of the EIA are as follows:

- **Hydrodynamics, Sedimentation and Wave Climate** – investigating whether and to what extent the new marine elements of the proposed development will influence the movement of water and the deposition of sediment;
- **Traffic and Transport** – assessing whether the existing and proposed highway network can accommodate the proposed increase in vehicle numbers
- **Air Quality** – assessing whether the increase in vehicle numbers would have any effect on local air quality;
- **Landscape, Seascape and Visual Effects** – appraising the extent to which the proposed development would affect existing landscape character from land and from the sea;
- **Ecology and Nature Conservation** – surveying the site and documenting flora and fauna of interest and promoting the enhancement of local biodiversity;
- **Ground and Geo-environmental Conditions** – investigating whether the ground conditions are suitable for the development;
- **Water Quality, Surface Waters and Flood Risk** – assessing whether the development would cause on- or off-site flood risks or compromise water quality;
- **Noise and Vibration** – assessing, in accordance with the appropriate British Standard through detailed noise modelling, the potential noise and vibration effects of the proposal;
- **Commercial and Recreational Navigation** – identifying existing routes used by watercraft and ensuring their compatibility with proposed routes;
- **Archaeology and Cultural Heritage** – determining whether there would be any effects on Listed Buildings and features of known/unknown archaeological interest;
- **Socio-economic Effects** – evaluating the potential effects of the proposed development on the lives and circumstances of people, their families and their communities;
- **Climate Change** – investigating whether the development proposals have been designed to be resilient and adaptable to the effects of climate change and would not exacerbate the causes of climate change;
- **Population and Human Health** – assessing whether the proposed development would negatively affect the health and wellbeing of the local population; and
- **Cumulative Effects** – considering whether the proposed development, in combination with any other development projects, might cause unacceptable effects on one or more aspects of the natural environment.

The EIA work would be prepared to the highest standard, in accordance with best practice guidance provided by the Institute of Environmental Management and Assessment.



Cultural Heritage



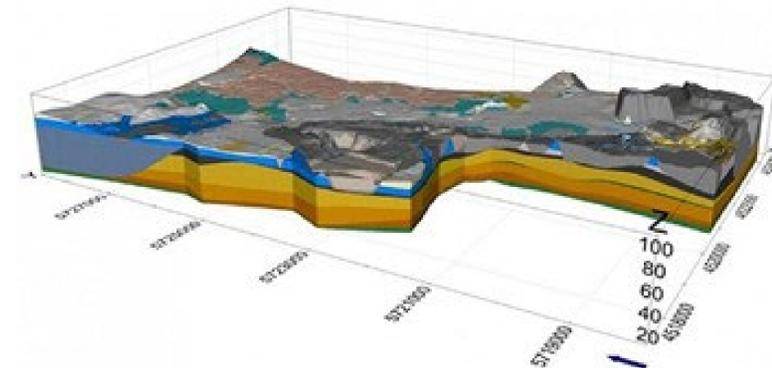
Ecology



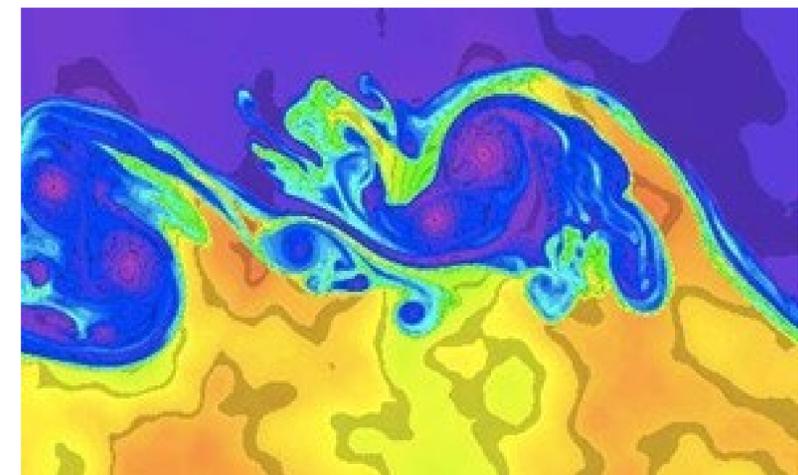
Air Quality



Commercial Navigation



Ground Conditions



Hydrodynamics