

**WESTERN BIO-ENERGY
LIMITED**

**TYN-Y-CAEAU, MARGAM
DATA CENTRE**

SUSTAINABILITY STATEMENT

QUALITY ASSURANCE

1. Accountability for this document

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2.

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1. INTRODUCTION AND CONTEXT

1.1 INTRODUCTION

Coreus Projects Ltd were appointed by Western Bio-Energy Limited (WBE) to produce a Sustainability Statement to support the proposed development of the 'Land at Tyn-y-Caeau' site in Margam ('The site'). The application proposes developing the site to create a data centre, using the energy generated by its existing biomass energy plant. This proposed development is part of a wider strategy which aims to enhance infrastructure in Wales by using renewable energy sources, supporting the Welsh economy and accommodating technological enhancement. This proposed development supports the decarbonisation priorities outlined in Planning Policy Wales (2024) (PPW), contributing to Wales' transition to a low-carbon economy.

Sustainability is a core consideration of the application and has been incorporated within design considerations from the outset. As owners of the existing Western Wood biomass facility, WBE seeks to diversify its current activities through a range of sustainable developments at the existing site. This statement gives an overview of the sustainable design and construction measures adopted by the proposed development, ensuring the development operates in a sustainable manner and in line with the Neath Port Talbot Local Development Plan (LDP) and relevant Welsh legislation.

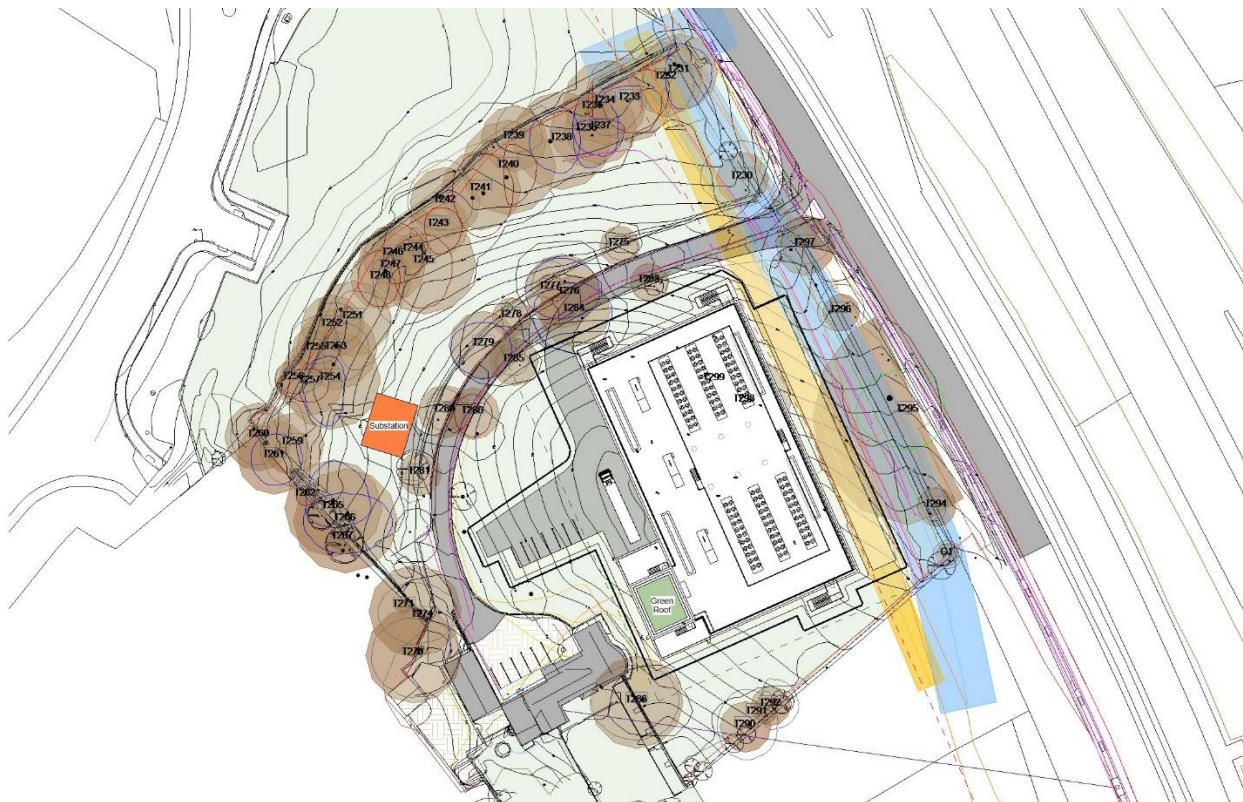
1.2 SITE CONTEXT

The proposed development site at Tyn-y-Caeau, is located in Margam, within the Neath Port Talbot County Borough, southeast of Port Talbot, between the Margam mountain and the Bristol Channel (Figure 1). The Margam Green Energy Plant and Western Wood Biomass Facility are located to the West. The site is well connected via the South Wales Road infrastructure, bordered by the A48 and close to the M4, with Port Talbot, Swansea and Bridgend within 20km. Active travel options include proximity to National Cycle Route 4, and public transport includes local bus routes. Margam Park and Margam Castle are located 1km to the east, both of which are key historical and cultural assets. The proposed design minimises the visual impact on these surroundings. Ecological surveys have identified the presence of slow worms, bats and protected trees and hedgerows. These have been considered and managed within the design proposal, to reduce the environmental impact. The proposed site layout is shown in Figure 2.

FIGURE 1: SITE LOCATION



FIGURE 2: SITE LAYOUT



1.3 PLANNING POLICY CONTEXT

The proposed data centre at Tyn-y-Caeau aligns with both national and local planning policy and relevant legislation. This development incorporates key sustainability principles outlined in the following policies:

10. Planning Policy Wales (2024)

PPW has a core focus on promoting sustainable development and governs land use planning in Wales. The data centre proposal aligns with PPW by:

- Supporting the renewable energy sector and promoting energy-efficient development
- Enhancing biodiversity by retaining key habitats including hedgerows and trees.
- Encouraging the use of sustainable transport options, including active travel and public transport for new developments.

11. Future Wales: The National Plan 2040

The National plan identifies Swansea Bay and Llanelli as one of the national growth areas. Within the South West regional growth area, the proposed data centre supports decarbonisation of the Welsh economy, and provides critical digital infrastructure to support this national area of growth.

12. Well-being of Future Generations (Wales) Act 2015

This act requires developments to support the long-term well-being for Wales. Goals of the development align with this act through:

- A Prosperous Wales
 - by providing new job opportunities, directly benefitting the local community, and decarbonising through renewable energy use.
- A Resilient Wales
 - by enhancing biodiversity and mitigating biodiversity impacts.
- A Globally Responsible Wales
 - by using renewable energy and therefore reducing greenhouse gas emissions.

13. Environment (Wales) Act 2016

The project seeks to preserve ecological features and enhance biodiversity, aligning with the Environment (Wales) Act. The design incorporates the implementation of sustainable drainage systems (SuDS) to manage flood risk and surface water.

14. Neath Port Talbot Local Development Plan (LDP) 2011-2026

The LDP is central to the design and planning of the proposed data centre. Key to the project's sustainability:

- The development seeks to promote renewable energy infrastructure, contributing to the carbon reduction of the Neath Port Talbot region, supporting SP1 (Climate Change) and SP18 (Renewable and Low Carbon Energy). These are both included below, for reference.
- Measures included in the design to preserve and enhance biodiversity onsite align with SP15 (Biodiversity and Geodiversity).
- The proposal considers and includes sustainable transport measures, utilising local bus routes and encouraging active travel through the proximity to a cycling route, minimising reliance on private vehicles. This supports the sustainable transport goals in TR2 (Design and Access of New Development).

Strategic Policy SP1:

The causes and consequences of climate change will be addressed by implementing the following measures. In relation to the causes of climate change:

1. The efficiency and sustainability of the County Borough's settlements will be enhanced through developing more cohesive and efficient settlements and settlement patterns, and consequently more sustainable travel patterns;
2. Greenhouse gas emissions from transport will be minimised through encouraging freight / commercial transport by alternatives to road (e.g. rail or sea);
3. Dependence on the private car and the need to travel in general will be reduced through promoting alternative means of transport and more efficient use of existing facilities, co-location and joint use of facilities;
4. Provision will be made for the County Borough's appropriate contribution to renewable and low carbon energy generation.

In relation to the consequences of climate change:

1. Likely increased food risk will be taken into account and addressed by ensuring that there is greater resilience by avoiding development on land that is at risk from flooding in the first instance in accordance with the sequential approach set out in national guidance or in locations that could increase the risk of flooding elsewhere;
2. The fragmentation of habitats will be minimised and opportunities made for habitat and species change and migration where possible

Strategic Policy SP18: Renewable and Low Carbon Energy

A proportionate contribution to meeting national renewable energy targets and energy efficiency targets will be made while balancing the impact of development on the environment and communities.

This will be achieved by:

1. Encouraging where appropriate, all forms of renewable energy and low carbon technology development;
2. Encouraging energy conservation and efficiency measures in all new major development proposals;
3. Ensuring that development will not have an unacceptable impact on the environment and amenity of local residents.

2. ENERGY

2.1 ENERGY STATEMENT AND CARBON REDUCTION

The proposed data centre is designed to be powered by the nearby Western Wood Biomass Facility. Data centres are a renowned energy-intensive use case, and this project is therefore unique in providing a solution to this issue by using a nearby renewable energy source. The Western Wood Biomass Facility generates 15MW of electricity, of which 12MW will be supplied directly to the data centre. This use of low-carbon technology aligns with the Future Wales 2040 goals to support renewable energy generation and infrastructure, and SP18 (Renewable and Low Carbon Energy) of the LDP by contributing to a national carbon reduction.

A Simplified Energy Model (SBEM) assessment has been completed to assess the energy consumption of the data centre accompanies this Sustainability and Energy Statement. This details the energy performance of the proposal and its compliance with Welsh Building Regulations Part L2 2022 for energy efficiency. Under building regulations, it is important to consider how the building would perform under a grid-supplied electricity scenario, as expected under Part L2 of the Welsh building regulations, but it is important to remember as part of this submission that the vast majority of electricity provision to this site would be delivered through a much lower-carbon source of electricity.

The strategy proposed for reducing emissions has been summarised below, inclusive of a demonstration as to how Part L2 2022 can be met on the proposed design:

Specification Element	Minimum Standard	Proposed U Value (subject to detailed design review)
External Roof	0.16 W/m ² K	0.16 W/m ² K
Heat-loss wall	0.26 W/m ² K	0.16 W/m ² K
Floors	0.18 W/m ² K	0.11 W/m ² K
External Glazing, inc. Curtain Walling	1.60 W/m ² K	1.40 W/m ² K
Pedestrian Doors	1.60 W/m ² K	1.30 W/m ² K
Air Permeability (Building)	8.0 m ³ /(hm ²) @ 50Pa	6.5 m ³ /(hm ²) @ 50Pa
SCOP Heating	2.50	3.50
SCOP Cooling	5.00	6.25
Lighting Efficacy	95 lm/W	130 lm/W
Extract Fan SFP	0.30 W/l.s	0.30 W/l.s

The above specification leads to the following expected building performance across the two primary metrics for achieving compliant energy performance:

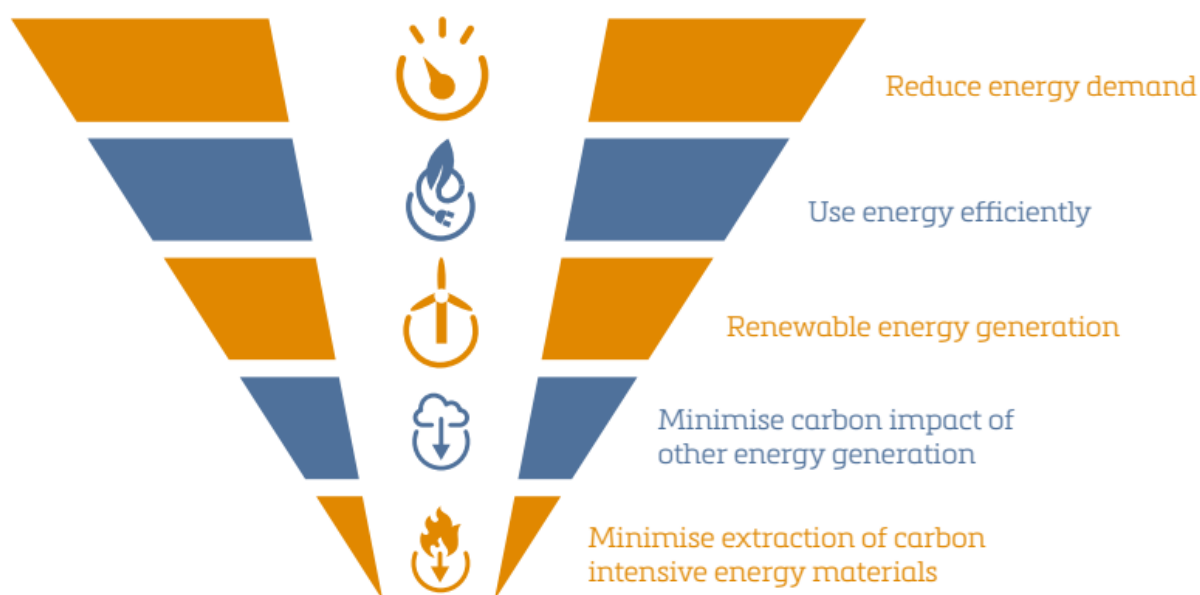
BER (kgCO ₂ /yr)	46.33	TER (kgCO ₂ /yr)	49.31	% reduction	6.04%
BPER (kWh/(m ² .annum))	505.27	BPER (kWh/(m ² .annum))	514.82	% reduction	1.86%

It is shown within this energy statement that sufficient energy performance can be met using a fabric first approach, and as such, solar panels have not been proposed for this development. As noted previously, the electricity supplied to the proposed development will be through a low-carbon solution in the form of an on-site biomass boiler, likely to achieve a lower carbon intensity than the national grid, in the short term. By following the energy hierarchy, the development therefore achieves the necessary energy performance to comply with SP1 and SP18.

It is important to note that whilst this specification demonstrates Part L2 2022 can be achieved, the final specification, fabric and HVAC strategy are all subject to detailed design, where elements and passive design measures may differ, leading to a revised specification. The performance thresholds outlined in this report will be upheld regarding Part L2 2022 compliance, even if the absolute emissions of the development vary from those presented in this study.

The energy needs of the development have been considered in relation to the Energy Hierarchy set out in Planning Policy Wales (Figure 3), requiring development to reduce energy demand and increase energy efficiency. This proposal seeks to reduce energy demand through design incorporating passive measures for natural lighting, ventilation and preventing overheating. The energy required is to be supplied via a renewable energy source in the form of biomass.

FIGURE 3: PLANNING POLICY WALES EDITION 12 ENERGY HIERARCHY



The table below outlines how each of the applicable stages of the above energy hierarchy have led to the emissions savings as demonstrated within this energy statement.

	BER (kgCO ₂ /yr)	% Reduction
Baseline (Backstop values)	59.58	-
Reducing Energy Demand (Be Lean)	59.39	0.32%
Use Energy Efficiently (Be Green)	46.33	22.24%
Renewable Energy Provision (Be Clean)	46.33	22.24%

Passive design measures will be included within the design to comply with policy requirements, prioritising a fabric first approach to minimise the energy demand of the data centre. Passive design measures considered will include shading to mitigate solar gain, thereby preventing overheating and limiting cooling demand, whilst balancing the need for natural lighting to further reduce energy consumption.

Favourable building orientations have been considered to optimise natural lighting and balance solar gain, ensuring optimum thermal comfort whilst making use of solar gain to limit heating demand during colder months. Additionally, window placement is strategically designed for use as natural ventilation, with openings designed to enhance air flow, maximising thermal comfort and reducing reliance on a mechanical system.

Wind turbines have been considered during the design process as an additional renewable energy system at the site. Wind speed in this location has a long-term average of 9.6 miles per hour. Typically, wind turbines are not recommended where average wind speeds do not exceed 10 miles per hour, and as such are not the best renewable energy solution for this project.

The exact energy strategy is subject to detailed design through the design stage process, however, the design measures outlined above will ensure compliance with sustainable building design principles, and the scheme will therefore produce fewer emissions than the minimum required for building regulations compliance.

3. WATER

3.1 WATER MANAGEMENT AND FLOOD RISK

The flood risk and drainage strategy has been developed in consideration of Planning Policy Wales 2024 which emphasises the need for sustainable water management and climate resilience. In accordance with TAN 15: Development and Flood Risk, approval prior to construction from the appropriate SuDS Approval Body will be obtained.

Flood mapping has identified that the site is almost entirely outside of flood risk zones, minimising its vulnerability to flooding. However, in considering climate resilience, and particularly increasing rainfall, the site's layout has been designed to mitigate flood risk, and prevent runoff. Sustainable Drainage Systems (SuDS) have been incorporated to manage surface water run-off and flood risk in an environmentally responsible way. A proactive approach to water management is vital due to the high rainfall that the area receives and the likely increase due to climate change. SuDS proposed to prevent flooding and reduce runoff include a combination of permeable surfaces, attenuation ponds, and drainage through a soakaway crate into an infiltration basin. These comply with SP16 (Environmental Protection) and PPW's climate adaptation goals. Measures integrated within the design to manage flood risk and improve water efficiency include:

15. Permeable paving

Permeable paving allows rainwater to pass through the surface, reducing surface water and minimising flood risk. The infiltration traps and filters pollutants, improving water quality by preventing pollutants entering the groundwater system. Permeable paving is a recognised preventative water management technique and preferential to traditional paving which are known to exacerbate surface water and flooding.

16. Infiltration pond

By providing a natural water storage method, infiltration ponds capture water from rainfall and slowly release it back into the environment. With the heavy rainfall often received in Margam, these systems prevent the drainage system becoming overwhelmed and reduces the risk of flooding downstream. These features are encouraged as they balance water management with natural systems, providing habitats for wildlife and contributing to the ecological value of the site. Combining water management and ecological benefits demonstrates a balanced approach to practical flood risk management and environmental enhancement.

17. Water efficiency measures

As well as design measures to manage flood risk, water management has been considered throughout the design in reducing water consumption internally, aligning with the water management goals outlined in Planning Policy Wales 2024 and addressing the increased pressure on water resources due to climate change. It is intended that measures such as water-efficient fittings, including low-volume flush toilets and sensor taps will be incorporated in the data centre, as well as comprehensive leak detection systems. The inclusion of green roofs and walls further support water management by absorbing rainfall. These measures align with PPW

by reducing resource consumption and supporting sustainable, resilient development. These measures integrated are subject to detailed design.

For full details of the sustainable drainage strategy, please refer to the Drainage Strategy ref '2464- JRC-XX-XX-RP-C-1001' that accompanies this submission.

4. MATERIALS AND RESOURCES

4.1 MATERIALS, WASTE AND RESOURCE MANAGEMENT

Materials will be responsibly sourced by the main contractor and specified to reduce the embodied carbon impact. Specific materials required for the construction of the data centre are subject to detailed design, where a balance between embodied, operational and end of life impact will be struck to minimise overall lifecycle emissions. Material selection is determined by a variety of factors, including architectural context and design, building requirements, maintenance and longevity, and cost.

For the proposed development, locally sourced materials will be prioritised wherever possible to reduce the carbon impact associated with transportation of materials. Using local materials where possible also supports the local economy. Recycled and recyclable materials will also be prioritised where possible, in line with circular economy principles.

Where timber is required, it will be selected and purchased with consideration for sustainable sourcing, with the intention for all timber for permanent or temporary use to be procured with evidence, such as FSC certification. It is also intended that non-timber materials will be certified with Environmental Management Systems such as ISO 14001 or BES6001 where possible.

The development seeks to reuse materials where possible, and the design includes reuse of the existing Tyn-Y-Caeau building, repurposing this building and reducing the new material requirement, again limiting the lifecycle impact of the proposed development. The intention is to retain the external walls of the existing building, modifying internally to accommodate its new use.

Prior to the construction phase, a project-specific Site Waste Management Plan (SWMP) will be produced that will be followed during construction, minimising the impact of construction waste on the environment and strongly encouraging the use of circular economy on site. The SWMP will include monitoring waste streams, using licensed waste removal contractors and resource efficiency to reduce waste. Waste will be disposed of responsibly during the construction and operational phases, focusing on reducing landfill.

5. ECOLOGY AND BIODIVERSITY

5.1 ECOLOGY AND BIODIVERSITY

The ecology and biodiversity at the site have been carefully considered in compliance with PPW, Future Wales and the LDP, and in consideration of the site's existing features. The data centre has been designed to enhance local biodiversity and protect the site's ecological features. The development is committed to safeguarding biodiversity in line with SP15 (Biodiversity and Geodiversity) of the LDP and TAN 5: Nature Conservation and Planning.

18. Existing Ecological Features

The site consists of neutral grassland, bordered by hedgerows and mature trees, several of which are protected under Tree Preservation Orders (TPOs). These features are important for local wildlife, and the development aims to retain and enhance these elements to support biodiversity.

Ecological surveys and data searches carried out in 2020, 2022 and 2023 identified that the site supports occasional roosts and feeding perches for lesser horseshoe bats and pipistrelle bats in the on-site building, and small populations of slow worms and common lizards were identified on-site. The development will implement mitigation measures to protect these species during construction through appropriate programming. The surveys also identified the presence of several invasive species including Japanese knotweed.

19. Biodiversity Enhancement and Habitat Management

The development's layout and landscaping will incorporate strategies to enhance biodiversity while maintaining the existing ecological features. Preserving and enhancing the mature trees and hedgerows at the site boundary will maintain habitat connectivity for wildlife. The design minimises tree loss, however, there is sufficient room on site for any necessary tree removals to be mitigated through a 3:1 tree replacement ratio, using native species to enhance the ecological value of the site, ensuring ecological balance and compliance with LDP policy EN7 and SP15. The existing site access is to be maintained in the design to mitigate tree loss. Retaining and enhancing the vegetation will provide green corridors that are vital for ecological success. The protection of bat roosts and reptile populations will be prioritised during the construction process, with ecologist management advice being followed in maintaining roosts and managing vegetation to minimise disruption.

20. Invasive Species

Invasive species such as Japanese knotweed and buddleia have been identified on the site, which will be managed and removed as part of the development, improving the ecological condition by allowing native species to thrive and increasing habitat diversity.

21. Green Roofs and Green Walls

With a total area of 1023.8m² of green walls, including a green roof above the ancillary area, the design significantly incorporates biodiverse green roofs and walls. These features provide habitats for pollinators, and enhance the site's biodiversity. These green walls offer an innovative solution to protecting local ecosystems and mitigating the impact of the built environment by protecting existing habitat space and providing enhanced habitat for local

wildlife to flourish, particularly with regard to insects and pollinators on which many systems rely.

Green spaces are also an excellent way to mitigate against future climate change, which expects significantly higher temperatures in summer months. These increased temperatures not only impact on the users of the building, but also on the local ecosystems that exist in this area. By providing mitigating features in the form of green surfaces, temperatures remain far less affected by these impacts of climate change, and the risk to nature is reduced.

22. Biodiversity Surveys and assessments

As the design evolves, further surveys are scheduled to assess and mitigate the impact on roosting bats. The results of these surveys will inform the final mitigation strategy to ensure compliance with regulations and policies.

6. POLLUTION

6.1 POLLUTION

The data centre project is committed to managing and minimising environmental impacts relating to air quality, noise, and water pollution during both the construction and operational phases. This includes implementing measures to mitigate air quality, noise, and water pollution. The development will comply with PPW and LDP policies including SP16 (Environmental Protection) which seeks to prevent environmental harm. In the detailed design stage, specified procedures will be set out to mitigate pollution, such as through a Construction Environmental Management Plan (CEMP).

23. Air Quality

Dust emissions are associated with construction activities such as the handling and disposal of soil and the movement of construction vehicles, potentially causing annoyance through soiling surfaces, particularly windows and cars.

Best practice measures for managing dust will be employed, including implementing a Dust Management Plan, using dust screening intelligently where possible, and monitoring dust soiling outside the site boundary. Emissions from construction vehicles will also be limited through careful management of construction machinery and transport, ensuring all vehicles switch off engines when stationary and using electricity or battery powered equipment where practicable

Air quality impacts during construction are predicted to be of short duration and only relevant during the construction phase.

In the operational phase, the key source of emissions to air will be the six diesel-powered back-up generators, which will only operate during maintenance and emergency scenarios. However, the Air Quality Assessment for the project determined that the resulting impact on air quality is not significant to surrounding human or ecological receptors.

In the operational phase, the development's reliance on renewable energy will contribute to a reduction in air pollution compared to traditional non-renewable technology, supporting the long-term air quality goals outlined in PPW.

24. Noise Pollution

Noise mitigation strategies will be implemented during construction, such as management of construction timing to minimise noise disruption to the surrounding areas, and monitoring noise levels to ensure they are within acceptable thresholds.

During the operational phase, the cooling plant located on the roof of the data centre will generate mechanical noise and has the potential to cause disturbance at nearby residential properties.

During this phase, vegetation preserved and enhanced around the site as well as noise-absorbing materials in the building design will serve as buffers to reduce operational noise impacts. Ongoing monitoring will ensure compliance with the LDP. A baseline noise assessment has been undertaken, which identified that the local area is already affected by road, rail and

industrial noises and the predicted sound levels from the data centre are no higher than the representative background sound level. Therefore, the Noise Impact Assessment concluded that no significant adverse noise impacts are predicted at any noise-sensitive locations.

However, mitigation measures appropriate for the final plant selections and building layouts will still be implemented to ensure that noise levels remain within permissible limits.

While the exact noise mitigation measures cannot yet be determined, the initial noise assessment has been made with 150mm acoustic louvres around the entire rooftop compound, to reduce noise transmission from the cooling plant.

25. Water Pollution

Site-specific water management strategies will be implemented to ensure that contamination of water is prevented during construction. This will include monitoring of hazardous materials and implementing spill prevention procedures. These measures will be detailed in the CEMP. The water management and flood risk measures detailed in section 3 will play a key role in preventing water pollution in the operational phase. SuDS features including permeable paving intend to manage runoff with filtration preventing pollutants from entering watercourses, and ensuring compliance with policies including SP16 (Environmental Protection).

7. TRANSPORT

7.1 TRAVEL AND TRANSPORT

Transport

A Transport Assessment has been produced in relation to this planning application, and a summary of its findings are presented here.

Development of the land at Tyn-y-Caeau promotes sustainable transport, aligning with PPW and the LDP by promoting active travel and public transport connectivity to reduce reliance on private vehicles. The site is well connected to active travel routes, with National Cycle Route 4 adjacent to the site. This route connects the site to Port Talbot and Port Talbot Parkway railway station.

The site is situated in a sustainable location, it is well suited to accommodate the proposals, being located in an area surrounded by existing industrial uses. It is connected by existing pedestrian, cycle and public transport networks. As such, it is well suited to accommodate the proposals and will encourage and promote sustainable travel behaviour and attract some employees who choose to travel by sustainable modes. This will assist in constraining the level of vehicle generation from the site and minimise the impact of the proposals on the highway network.

The site is located approximately 500m from a bus stop on the A48 which serves the X1 route, providing services to Port Talbot, and hourly services to Swansea, and Bridgend. More frequent public transport options are available at a bus stop 1.2km north of the site connecting Margam to Neath and Port Talbot Parkway railway station, with train services to major cities including Swansea and Cardiff.

A review of the most recent eight-year period confirms that there have been no accidents at the existing access to the A48 Margam Road. Within the wider study area, recorded accidents do not represent specific patterns or repeat occurrences that would identify an existing road safety issue. Existing highway signage is located within the western verge to the south of the existing access on the A48 Margam Road.

The findings of the travel assessment found that access arrangements are safe and suitable for the proposed development. It also found that there is a range of travel connections to the proposed site, as required to satisfy the relevant planning policies within the local plan.

For full details of the Transport Assessment please refer to the “C24103.TA01.Iss2 - Tyn-y-Caeau, Margam_Transport Assessment” that accompanies this sustainability statement.

Sustainable Travel

To support sustainable travel in the local area, a Framework Travel Plan has been developed in conjunction with this planning application. This travel plan has conducted a review of the local area and available connectivity, to devise a clear plan for sustainable travel for stakeholders connected to the proposed development. This plan aims to reduce the dependence on environmentally damaging travel modes, such as single-person private car

use, seeking to further reduce the environmental impact of the proposed data centre development.

This travel plan promotes the use of active travel and public transport in order to reduce the carbon emissions arising from the use of the data centre, and takes into account the local travel infrastructure and the specific use scenarios associated with a data centre setting.

This travel plan outlines specific measures including information provision, induction activities, site design considerations, financial incentives, and a series of events, all with the intention of promoting sustainable and low carbon travel. The plan also maps the specific responsibility of each measure to present accountability within the stakeholder team, maximising the benefits arising from the measures proposed.

With any sustainability plan, post-implementation monitoring is vital to success, understanding which measures are carrying the most benefit, and allowing stakeholders to focus on these, and even learning which measures should be stopped where limited benefit is being realised. The travel plan that accompanies this submission outlines the recommended monitoring activity that will allow the plan to react to real-life behaviours and further seek to reduce the travel impact on the local environment.

For full details of this Sustainable Travel Plan please refer to the “C24103.TP01.Iss1 - Tyn-y-Caeau, Margam_Travel Plan” that accompanies this sustainability statement.

8. CONCLUSION

8.1 CONCLUSION

The proposed development of the land at Tyn-y-Caeau into a data centre presents an opportunity to provide sustainable infrastructure supporting the goals of Planning Policy Wales. Benefitting from the Western Wood Biomass Facility to provide renewable energy, the project contributes to decarbonisation efforts in line with Planning Policy Wales, the Well-being of Future Generations Act, and Neath Port Talbot's Local Development Plan. The design prioritises energy efficiency, balancing biodiversity enhancement, water management and sustainable transport provisions, ensuring the development is both environmentally and socially responsible.

Environmental impacts have been considered with comprehensive plans in place to mitigate during construction and operational phases. These include measures for pollution control, flood risk mitigation and protection of local ecology. The commitment to low-carbon and resilient development will serve as a model for development in Wales, providing lasting benefits for future generations.

The development aligns with both local and national planning policies, contributing towards a sustainable, low-carbon economy whilst enhancing its digital infrastructure.

