Design and Access Statement

Data Centre Campus
Land at, and adjacent to, the Former Ferodo Site, Caernarfon

SEPTEMBER 2025

ILLUSTRATIVE IMAGE

ttsp

00.1 - Contents

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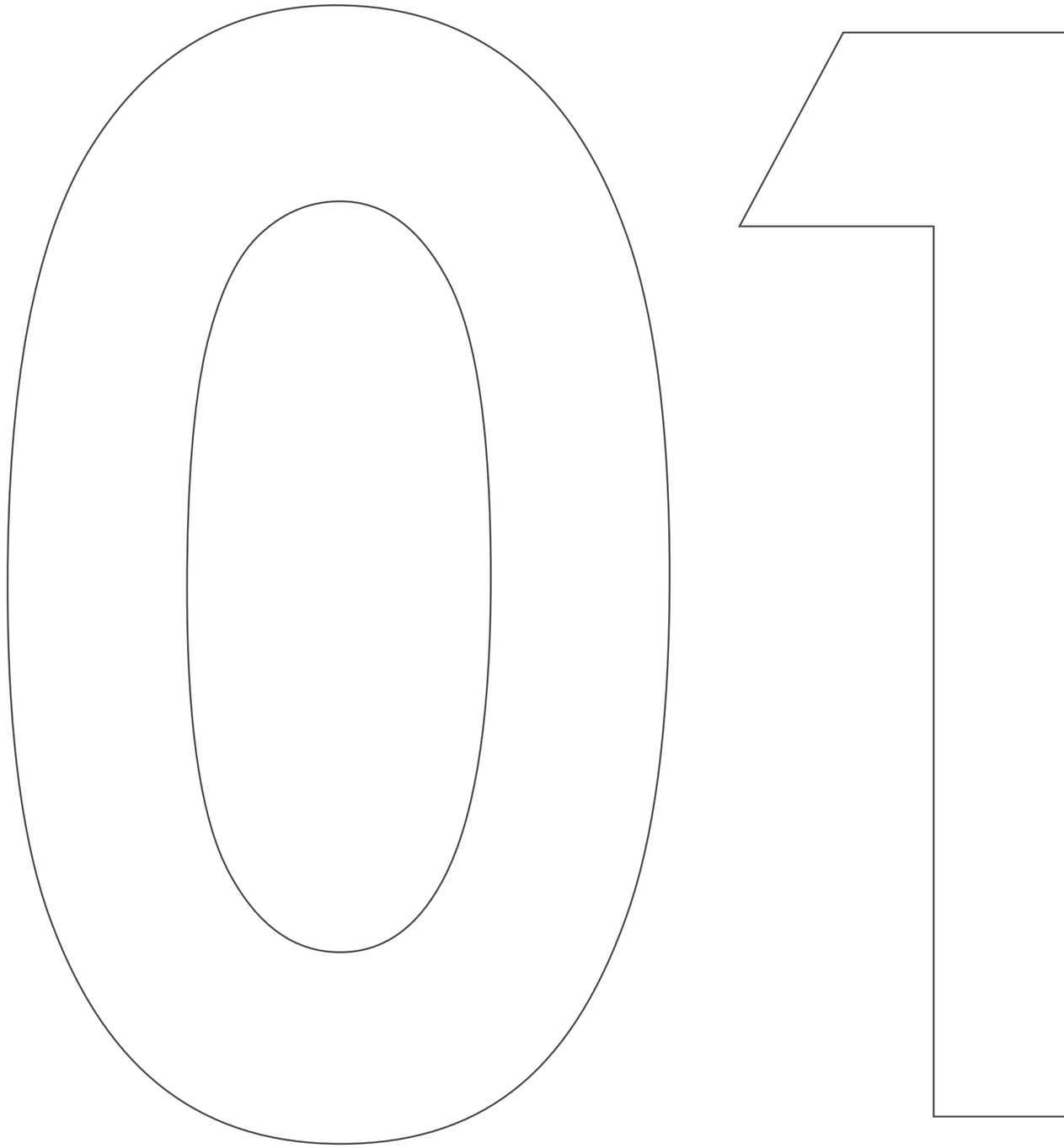
01 - Introduction



01.1 - Project Background and Brief

TTSP has prepared this Design and Access Statement (DAS) on behalf of Gwelyfenai Limited. It serves as a support document for an outline planning application for a data centre campus on the land at, and adjacent to, the former Ferodo site, Caernarfon.

This document begins by describing the site characteristics and surrounding context. It will then detail the sites relevant planning history. Before explaining the design approach that underpins the proposals.

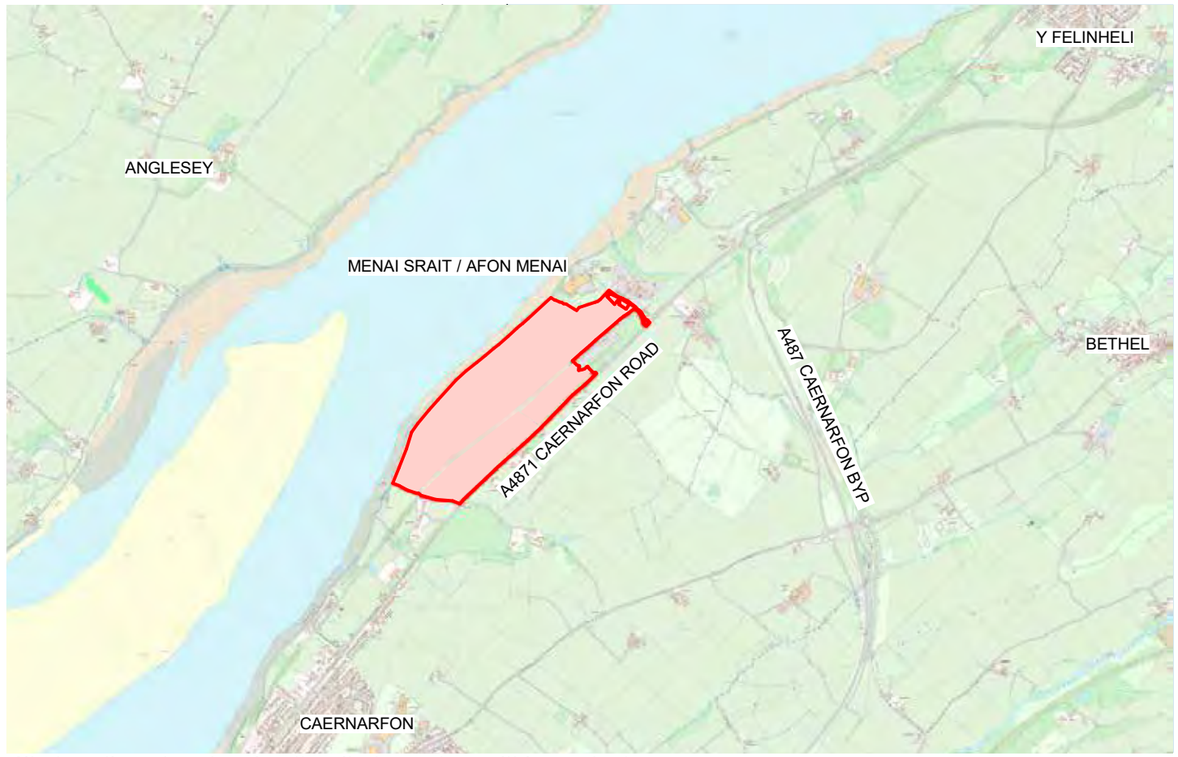
This statement outlines the design principles and concepts applied to the data centre development, and establishes the parameters for which a detailed scheme will be put forward.

THE BRIEF

The client brief for this application was to provide a data centre development that will be a state-of-the-art digital infrastructure facility, designed to meet the growing demands of data economy while integrating seamlessly into its surroundings. The project will deliver a high-performance, secure, and resilient data centre campus, supporting the expansion of cloud computing, artificial intelligence, and digital services.

The development will prioritise sustainability, efficiency, and innovation, incorporating low-carbon technologies, advanced cooling systems, and biodiversity enhancements to minimise environmental impact. It will be designed to respect the site and operational constraints, while creating a future-proofed, strategic employment hub that contributes to local and national economic growth.

With a commitment to high-quality design, accessibility, and long-term adaptability, the data centre will play a crucial role in strengthening the UK's digital infrastructure, ensuring resilience, security, and sustainability for the industries and communities it serves.



Site location plan showing the site boundary within context

THE SITE

The application address is land at and adjacent to, the former Ferodo / Friction Dynamics automotive components factory site, Caernarfon, LL55 1TS.

The entire site is situated to the north of Caernarfon, between the A4871 and the Menai Strait and is divided by the line of the former Bangor to Caernarfon railway, now the Lon Las cycle route.

01.2 - Development Typology

The proposed development will be for digital infrastructure, namely data centres. A brief introduction to data centre technical requirements in outlined below.

A Data Centre is a facility designed to securely house an organisations digital infrastructure. Simply put, it is a warehouse housing IT and telecom infrastructure in the form of racks of computer servers.

The amount of data being generated and that needs to be stored is growing rapidly, driven by the transformation in how people interact, and the role technology plays in personal, government and business activities.

This has led to significant growth in the demand for data centres, driven by needs such as AI and advanced digital services, and the importance of these facilities to the UK economy has been recognised by the Government, including the recent move to classify data centres as Critical National Infrastructure.

To fulfil its role as a data centre the building will be required to house computing services typically within large data halls with associated essential equipment enabling and supporting the primary function of storing data.

Data Centre design follows a well-established industry standard technical requirements, including:

• Resilience – to ensure continuity of network power and infrastructure by incorporating redundancy and back up to critical equipment.

• Power – to provide a number of electrical connections to the main grid with further redundancy provided by emergency backup generators.
• Cooling – rejection of heat to cool the servers is a key element of any data centre. This plant is designed with efficiency and redundancy / backup as a key focus.

• Fibre – Multiple data connections for redundancy / backup to the main fibre routes that connect the building to world.

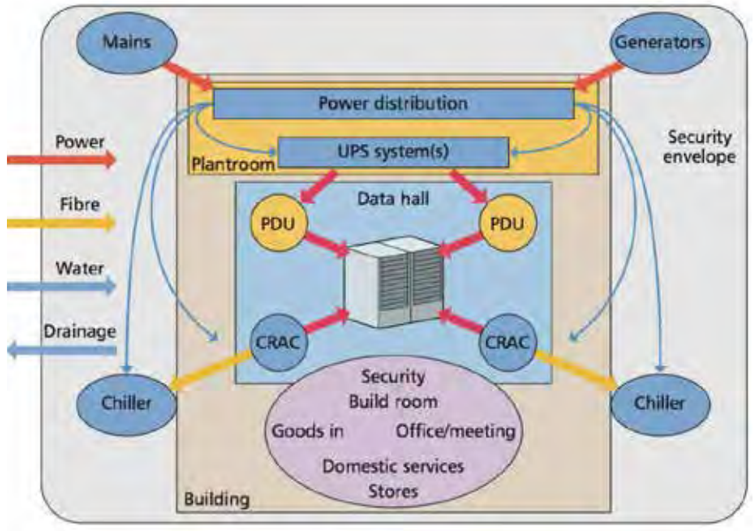
• Data Hall - Data centres are built around these room. Technical parameters such as power and power density drive its size and shape. These rooms contain server racks, to which most of the power, cooling and fibre connections run too.

• External and Internal mechanical / electrical plant areas – These contain the systems to connect and support the buildings technological infrastructure internally and externally.

• Security - Data centres are designed to be secure environments due to the nature of the information that they handle. There are layers of security starting at the boundary, with up to 6 layers of protection.

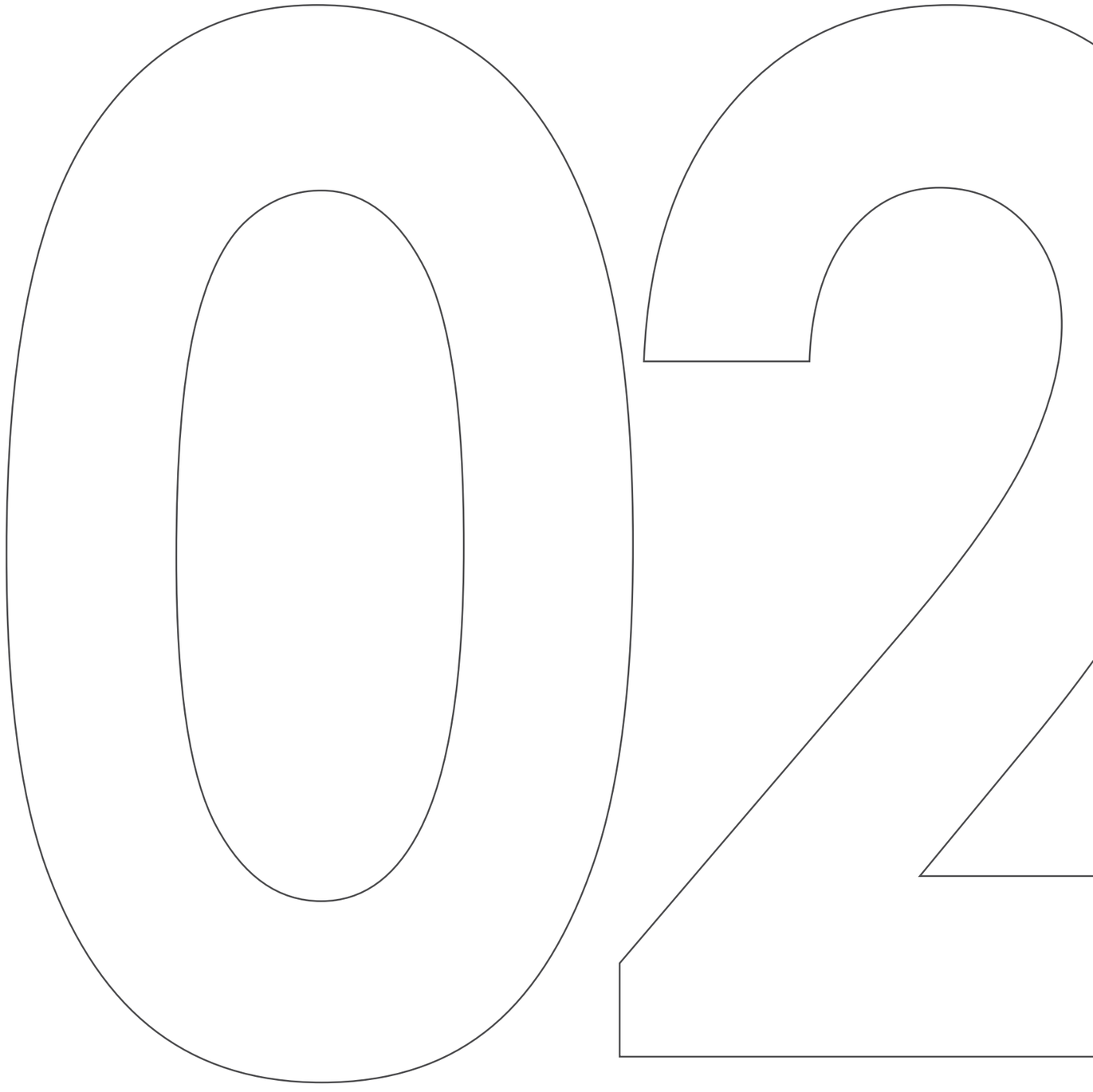
• Ancillary spaces - Staff / tenant offices, reception, meeting rooms, breakout facilities, toilets, deliveries area, storage, build rooms, and refuse. These are all rooms that are required for a successful data centre.

• Site – Should be large enough to use the power supplied,good fibre connectivity, secure entrance, Site roads, delivery areas, car parking, offices, and secure boundary.



Conceptual data centre diagram

02 - Site Analysis



02.1 - The Site & Wider Context

The site is located on the banks of the Menai Strait between the town of Caernarfon and the village of Y Felinheli. Caernarfon lies approximately 450m to the south, while Bangor is situated around 6km to the north, placing the site in a strategically accessible location within the wider regional context.

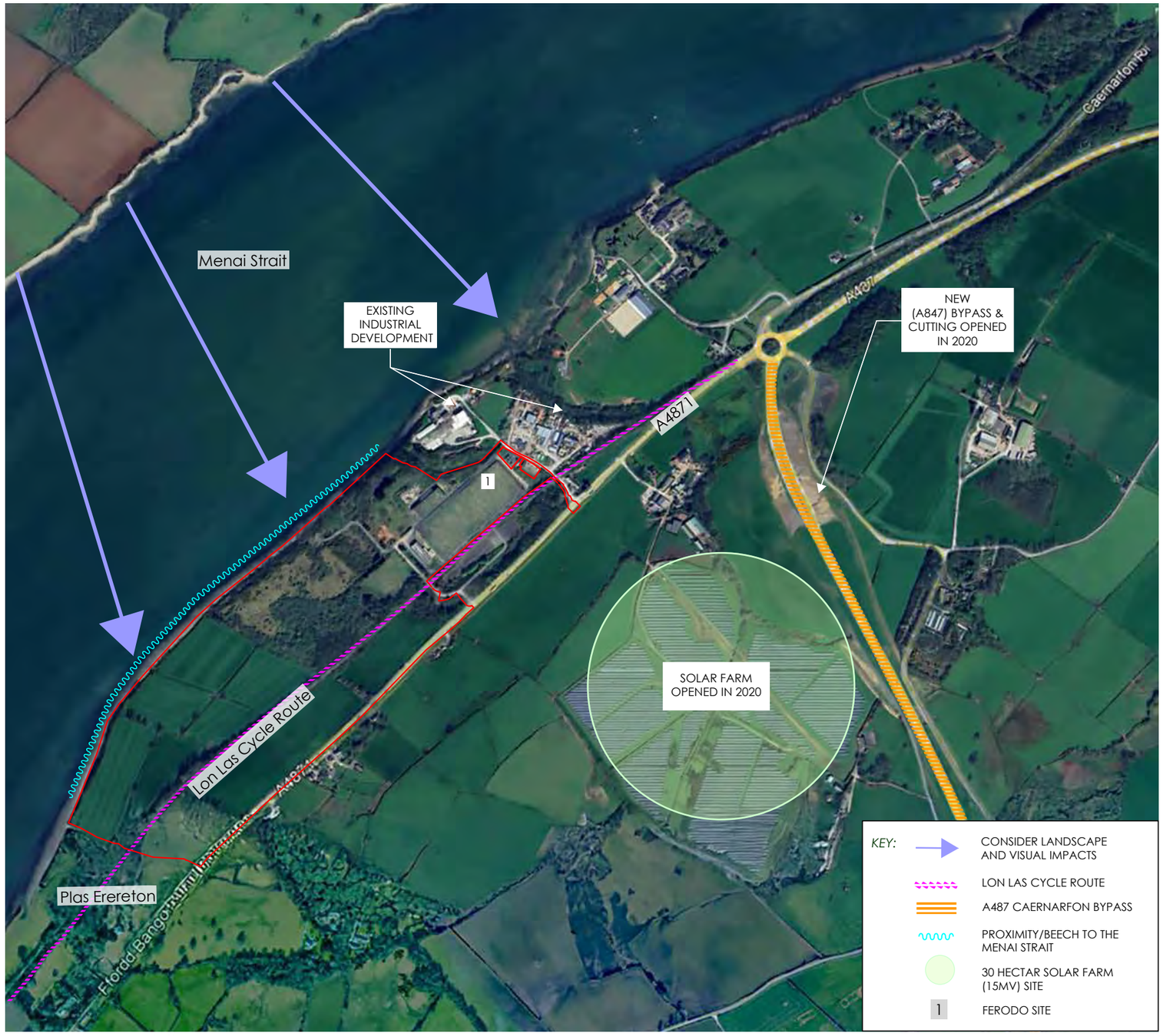
The site adjoins the A4871 to the east, a key highway corridor linking Caernarfon and Y Felinheli and is close to the start of the Caernarfon & Bontnewydd Bypass, which is one of the largest recent infrastructure projects in North Wales, the 9.7km bypass runs from the Goat Roundabout on the A499/A487 to the Plas Menai roundabout.

The surrounding area is generally farmland, with pockets of residential and industrial development. Further modern interventions can be seen in the area with the development of farmland for a 15MW solar farm covering 30 hectares south-west of the site.

The Lôn Las Menai National Cycle Route 8 / Wales Coast Path, a Public Rights of Way (PRoW) network, pass through the centre of the site. Whilst included within the red line boundary of the proposed application site, are not proposed to be altered or diverted other than in respect of the vehicular access crossings.

According to the adopted Joint Local Development Plan (LDP) Proposals Map and Constraints Map, the site is subject to several relevant designations. The site lies outside the defined development boundary and is therefore classified as open countryside (LDP Policy PCCF 1). Additionally, the Menai Strait and Conwy Bay Special Area of Conservation (SAC), noted for its marine biodiversity, lies to the west of the site (LDP Policies AMG 4 and AMG 5).

From a landscape and visual perspective, the site lies within the Gwynedd Landscape Strategy area known as the Menai Coast (LCA 16). The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) is located approximately 1km to the northwest, and the Isle of Anglesey Coastal Path, approximately 1.5km to the northwest, offers views of the site's northern boundary.



Key points around site

02.1 - The Site & Wider Context (cont.)

Key points around site - looking North East along the Strait

Key points around site - looking South East across the Strait

Anglesey

Caernarfon

Menai Strait

Snowdonia National Park

02.2 - The Site - Existing Photographs

1 - Existing road to industrial site

2 - Caernarfon Road

3 - Derelict buildings

4 - Existing industrial site to the North of the site

5 - View toward site from Menai Strait

6 - Existing site entrance

7 - Existing site access bridge over cycle route

8 - View toward derelict buildings

9 - Scrubland / wooded area

10 - Open fields / farmland

Location of photographs around site

02.3 - The Site - Immediate Surroundings

The site measures approximately 38 hectares.

Split by the Lon Las cycle route, the site comprises two distinct parcels of land: the former Ferodo factory site including fields to the south, and a steeper sloped parcel of land to the east of the cycle path.

The site adjoins the A4871 to the east, off which there is existing access to the Ferodo site and a minor farm track access further south. The northern part of the site is located on previously developed (brownfield) land, formerly occupied by the Ferodo/Friction Dynamics automotive components factory. To the south of the factory is a wooded area and the most southern portion of the site, its start defined by a distinct step in levels and a drain that crosses the site to the Menia Strait, includes open fields. Land to the north of the red line boundary comprises an industrial estate, known as Griffith's Crossing Industrial Estate. The site is generally screened with mature boundaries.

A portion of the site is allocated as an Employment Site (LDP Policy CYF 1). Part of the site is identified as a locally designated Wildlife Site (LDP Policies AMG 5 and AMG 6), covering the area immediately south of the existing building and extending further south along the PRoW, which follows the disused railway line. The site itself does not contain any designated heritage assets. However, several listed buildings,scheduled monuments, and registered parks and gardens are located in the surrounding area.

Key points around site

02.4 - Site Constraints / Opportunities

Following the previous assessments, the constraints and opportunities are considered to be as follows:

CONSTRAINTS

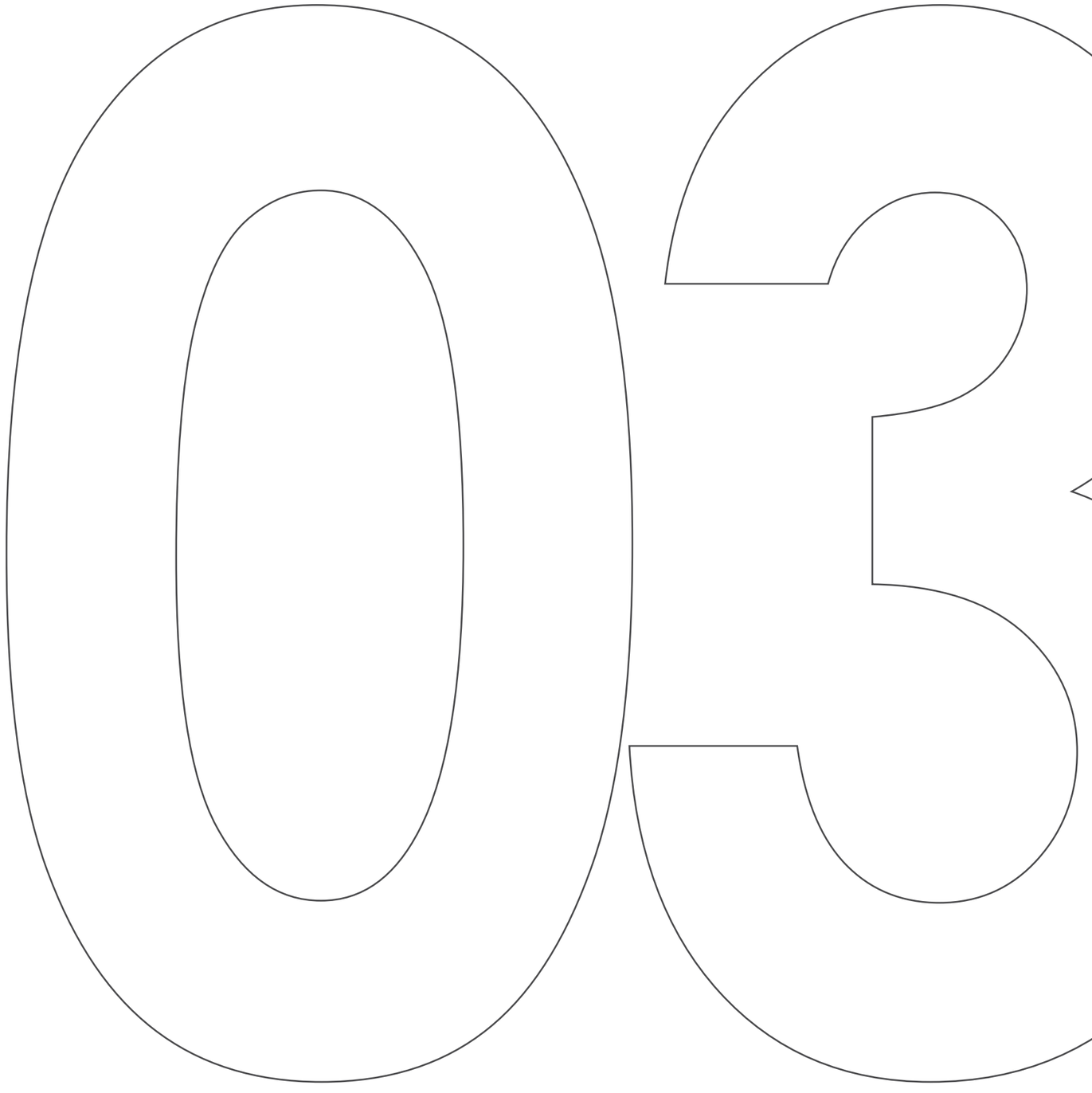
The principal constraints of the site can be summarised as follows:

1. The northern boundary site abuts the Menai Strait.
2. A steep gradient from the road, impacts development of the land to the east of the cycle path; eastern part of the site.
3. The site slopes along its length and is split by a drain where it steps impacting platform development.
4. The Lon Las cycle route crosses the middle of the site.
5. Existing access is across a bridge, limiting access to the site.
6. The site is visible from across the Menai Strait.
7. Proximity of nearby residences.
8. Part of the site is identified as a locally designated Wildlife Site.
9. The southern portion of the site includes open fields and a wooded area.
10. From a landscape and visual perspective, the site lies within the Gwynedd Landscape Strategy area known as the Menai Coast (LCA 16).

OPPORTUNITIES

The principal opportunities associated with the site are summarised below:

1. The wider context has seen recent change with large interventions in the landscape with recent construction of the A487 Caernarfon Bypass and a 30 hectare solar farm (15MW) 500m inland from the site.
2. The northern part of the site is located partially previously developed (brownfield) land.
3. The size of the site provides the opportunity to develop a campus style data centre development, which meets the brief for data centres.
4. The site is in a strategically accessible location within the wider regional context.
5. The site adjoins the A4871 to the east, a key highway corridor linking Caernarfon and Y Felinheli providing good road access. The site also benefits from public transport passing the site.
6. The northern part of the site is allocated as an Employment Site.
7. The site is currently well screened from its immediate surroundings by means of existing trees. Retention and enhancement should be considered.
8. The site itself does not contain any designated heritage assets.
9. Redevelopment of this derelict site, enabling this contaminated land to be brought back into active use.
10. The site is located within Flood Zone 1, an area of a low probability of flooding.



03.1 - Previous Planning Applications

The site has had 2 relevant planning applications in recent years:

C20/0494/20/LL - Full Planning
Development of a holiday and leisure park to include 173 holiday lodges; 51 new-build holiday apartments; change of use of building to 4 holiday apartments; a leisure hub building; re-configuration and renovation of industrial units; provision of a private water treatment plant; and, associated car parking, landscaping, access and internal access roads.
DECISION - REFUSED

C22/1067/20/LL - Full Planning
A similar application to the above which is undecided.

The Council's reasons for refusal of the holiday and leisure park scheme (C20/0494/20/LL) are detailed below:

• Inadequate Welsh Language Impact Assessment.

• Loss of protected employment land (Policy CYF 5) [a data centre would constitute an employment use and therefore is not directly relevant to the current proposals]

• Adverse landscape and visual impact on AONB and local landscape.

• Highway safety concerns (queuing on A487, inadequate access).

• Excessive scale and design of leisure hub.

• No structural survey for conversion of Plas Brereton [current scheme excludes the Plas Brereton and is therefore is not directly relevant to the current proposals].

• Over concentration of holiday accommodation [not directly relevant to the current proposals].

• No assessment of retail/leisure impact on Caernarfon town centre (Policy MAN 6) [not directly relevant to the current proposals].

• Poor integration with surroundings and lack of detailed landscaping.

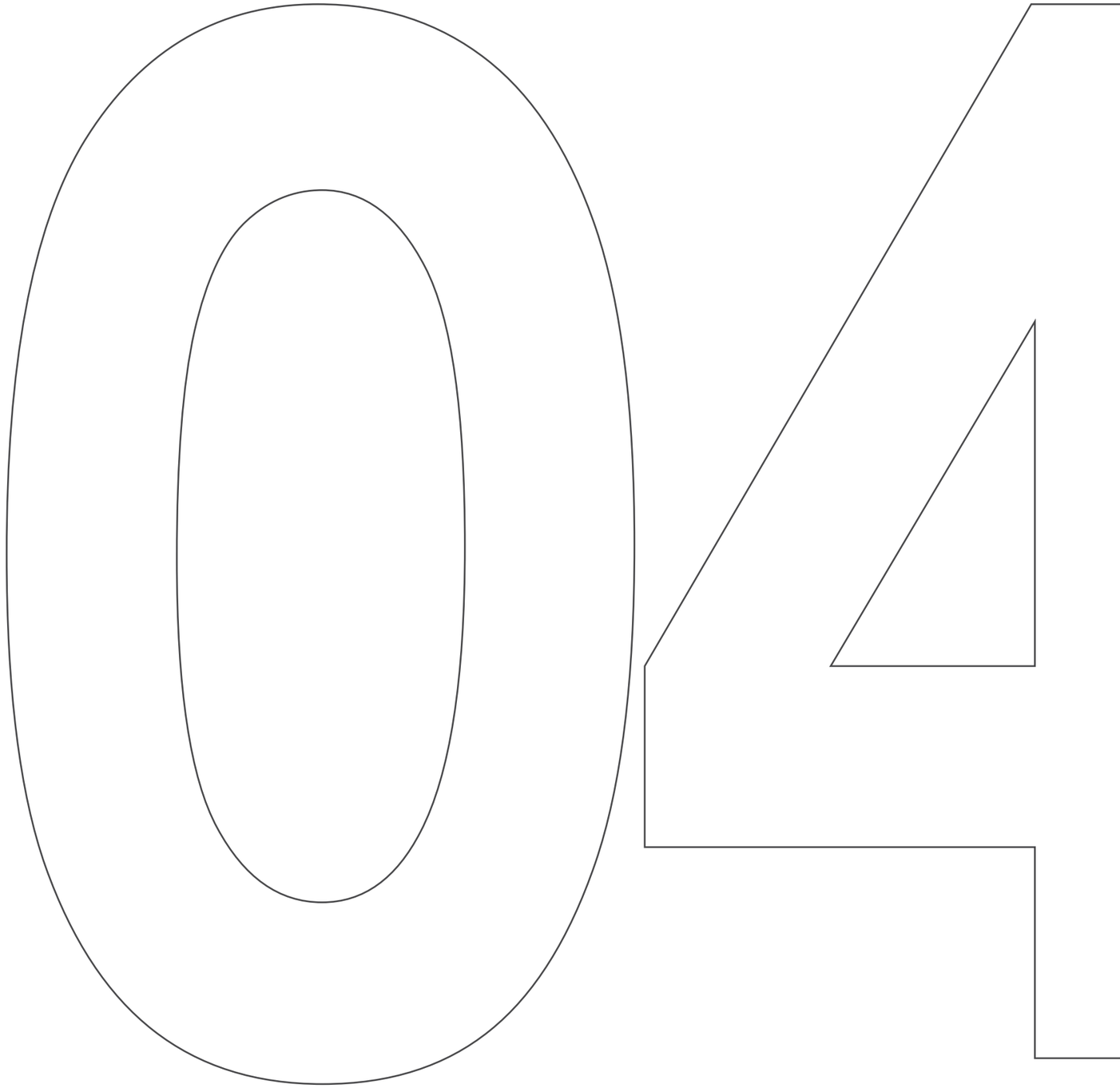
• Potential noise and disruption to Lôn Las Menai users; no noise assessment.

• Insufficient ecological data; outdated bat and gull surveys; tree loss concerns.

• Incomplete Habitats Regulations Assessment (HRA).

• Inadequate heritage impact assessment (Llanidan Hall Registered Park and Garden.

Proposed Site Plan for application number C20/0494/20/LL



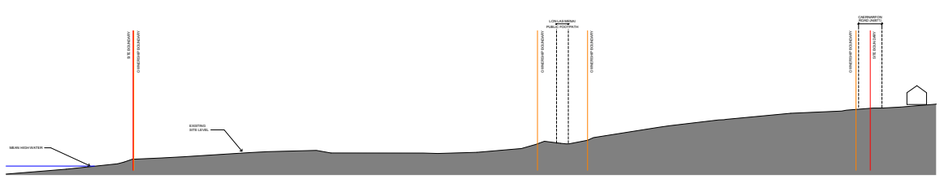
04.1 - Proposed Site Levels

Early in the design process the site levels were considered to ensure the site topography could be developed in a sustainable way, whilst providing platforms that would suit a data centre campus.

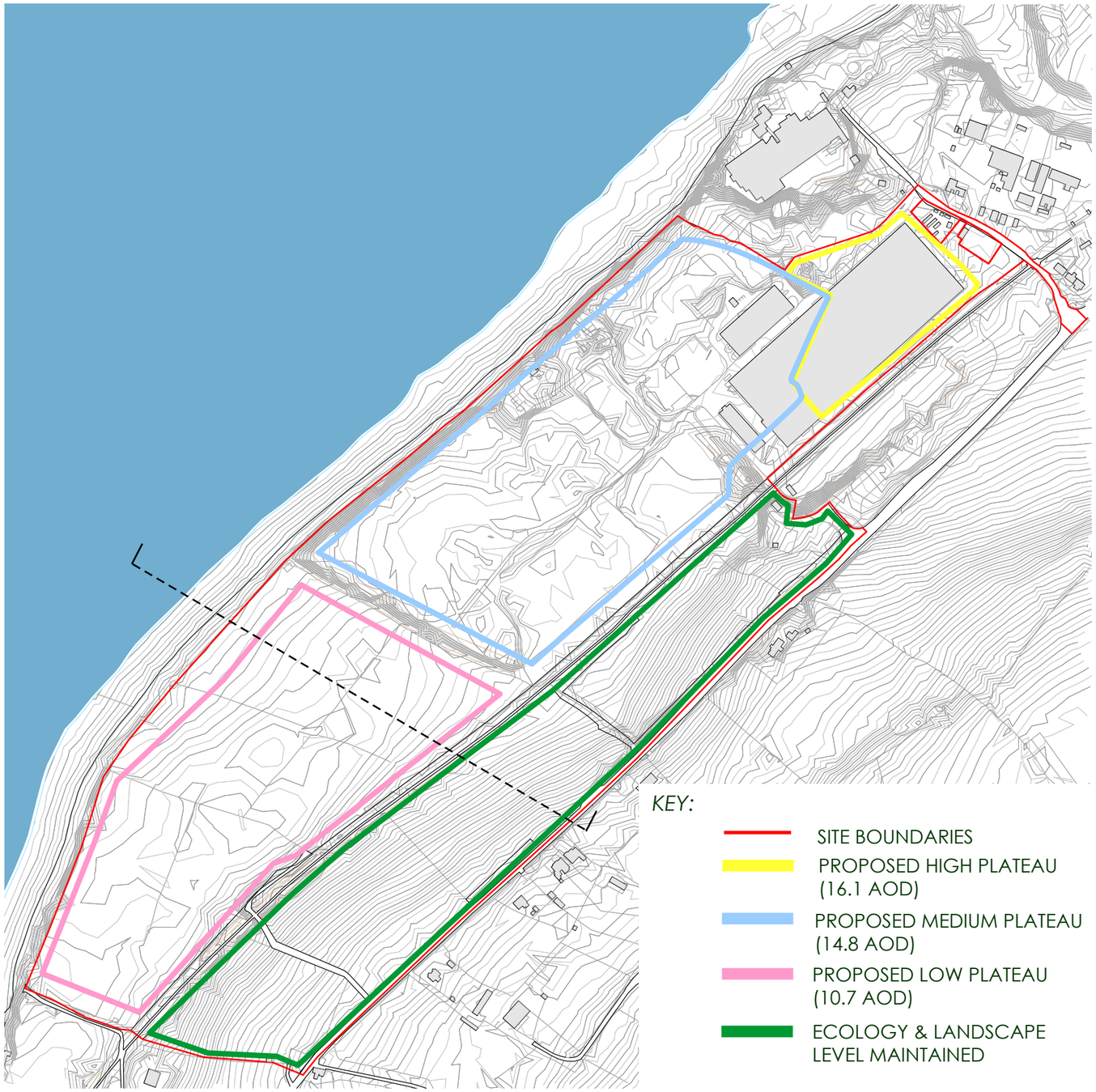
The following requirements and site constriants were considered and addressed during the site assessments:

- Impact on site boundaries
- Main bridge and secondary access
- Lon Las cycle route
- Existing site developments
- Menia Strait beech
- Drain crossing
- A sustainable cut and fill approach was part of the brief
- Plateau levels to be large enough for a data centre buildings
- Eastern part of the site abuts the A4871 and due to the steep slope from the road down to the Lon Las cycle route is to retain its topology and managed to enhance the ecology benefits of the proposal.

The adjacent site plan indicates how the proposed plateaus were developed to meet these competing requirements.



Existing site section



Existing Site Plan showing topography and proposed platform levels