



Canolfan Ddata Menai – Key Information

Canolfan Ddata Menai is an investment in North Wales' future, revitalising the long-derelict Ferodo factory and surrounding land and securing the site's future as an important hub for industry and innovation.

We are aware that since the Environmental Statement was published there has been increased press coverage of the proposals, and a range of views have been shared online and within the community. It is right that a project of this scale is discussed openly and we are keen to ensure the debate is informed by accurate information about what is proposed, the findings of the Environmental Statement, and the commitments we are making.

We have set out some key facts below to correspond with sections of the planning application where there have been most questions and queries.

Noise

Data centres are among the quietest forms of industrial development with no heavy machinery, HGV movements at scale, or production processes. Operational noise is significantly lower than manufacturing or other industrial uses of a site like this.

A noise impact assessment has been undertaken which follows national standards including a baseline survey. Mitigation measures are planned to minimise any low-level noise from operations.

A baseline survey was undertaken at the four closest sensitive receptor locations (which are residential properties).

Chapter 9.4 of the Environmental Statement details the Mitigation Measures we have adopted for the project to minimise potential adverse noise effects. In summary, these include:

- Adopting Best Available Techniques (BAT) to control and minimise noise during construction, consistent with guidance set out in BS5228

- Site specific noise limits established with reference to measured baseline and sound levels at the NSRs
- Any roof mounted mechanical plant to be enclosed with acoustically treated housings, with a sound reduction of 30dB
- Reduction of fan speed during night-time periods
- Further mitigation will be considered at the Detailed Design Stage (Reserved Matters Application) including:
 - Locating plant at maximum distances from NSRs
 - Selecting low-noise plant options
 - Additional screening which could include acoustic barriers
- The 'further mitigation' considerations have not been included in the current assessment, and even without the further measures, the overall assessment confirms there would be a negligible effect.

Please refer to Chapter 9 of the Environmental Statement for further information.



Water

We re-confirm that the data centre will not be abstracting water from the Menai Strait. We also re-confirm that the only discharge from the site to the Menai Strait will be uncontaminated surface water (rainwater) collected through the site's land drainage system.

As per our FAQ document previously shared, we also confirm that a closed-loop water system will be used – one of the most water-efficient ways to cool a data centre. Some of the very high figures for water usage (c. 12 million litres per day) that have been quoted in the press come from a section of our environmental statement where we were required to assess a reasonable worst-case scenario considering all cooling methods available.

This 12 million figure represents an estimate based on using evaporative cooling technology which we confirm we will not be using. The estimated daily water usage figure for the closed-loop system we would use instead is 700,000 litres per day – akin to a food manufacturing facility or a large hotel.

In addition, it's important to stress that until applicants have full planning consent, separate applications for a specific water supply cannot be made. Dŷr Cymru Welsh Water confirmed that the existing 12" main can be used as a connection, subject to capacity requirements.

Please see Chapter 7 of the Environmental Statement for further information on water.



Power

This project will connect into the National Transmission system – the motorways of the electricity system in Wales. We are not connecting to the local distribution system (SPEN), so there is no impact on the local electricity distribution network for homes and businesses. The data centre will be powered by a grid connection from the substation at Pentir via underground cabling as opposed to overhead pylons.

North Wales has abundant low carbon electricity generation, especially offshore wind, but most of it cannot be used in Wales due to lack of demand. The result is that more than 3 GW is exported to England every day. By 2030, this figure is set to grow to over 5 GW, which will require upgrades of the pylons and



Air Quality

We confirm that strong measures will be taken to reduce any impact on air quality. During operation, modelling demonstrates that emissions from standby generators result in negligible impacts on air quality, with exceedances of air quality thresholds considered highly unlikely and no significant effects identified for either human or ecological receptors. Embedded design measures and regulatory controls further ensure that operational emissions remain within acceptable limits.

With mitigation measures in place, residual effects are predicted to be negligible to minor, confirming that the development will not result in unacceptable air quality impacts and aligns with relevant environmental policy requirements.

Please see Chapter 8 of the Environmental Statement for more information, or page 28 of the 'Outline Energy and Sustainability Statement'.

circuits that carry this power to England. By connecting Canolfan Ddata Menai in North Wales, it can be powered by this low-carbon electricity and reduce the need for transmission system upgrades as well as preventing curtailment payments to the wind farms.

At present, wind farms are paid to shut down when the transmission network cannot carry excess power to England, and these costs are covered by everyone's energy bills. A large electricity user that can use much of this renewable power which would otherwise go to waste can help to reduce these costs to the consumer. It also means that energy generated in Wales stays in Wales, supporting Welsh infrastructure and contributing to Wales's own net zero ambitions.



Visual Impact

We have submitted a Design Code which governs the principles of the building design to mitigate the visual impact as much as possible. This Design Code includes initial facade proposals from professional architects which are featured below.

With regards to lighting, our independent lighting assessment included within the Environmental Statement reached the following conclusions:

“This assessment has considered the lighting impacts on the surrounding residential, ecological and dark sky receptors based on an example lighting design developed to the relevant British Standards and professional lighting guidance. The example lighting design does not impact any of the receptors.”

Please see the Lighting Design and Assessment Report produced by Ridge which is contained within our ES submissions.

Further information on visual impact is also available in Chapter 12 of the Environmental Statement.

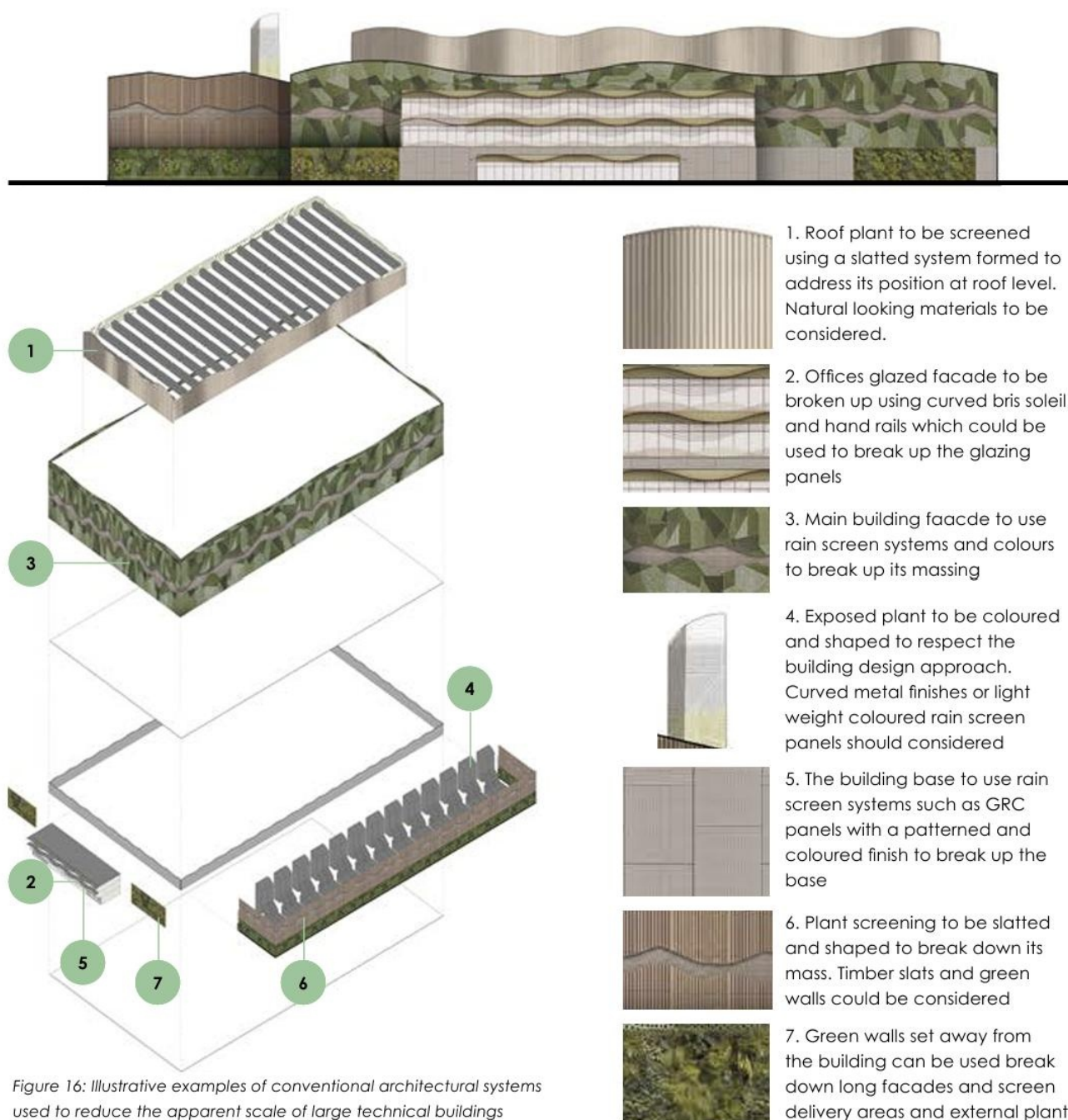


Figure 16: Illustrative examples of conventional architectural systems used to reduce the apparent scale of large technical buildings through roof modulation, articulated façades and integrated plant screening.



Economic Benefits and Section 106 Agreements

Our independent economic impact assessment, which we have also discussed and shared with Coleg Menai and Bangor University, presents a conservative estimate for the number of jobs the project would deliver for Welsh residents over a 6-year construction phase. This figure of 915 jobs per annum takes into account a leakage factor for some highly specialised roles which may have to be filled by professionals travelling in from outside the region.

A similarly conservative estimate of 200 permanent operational jobs has also been shared but, again, this represents a minimum threshold rather than an ambitious overestimate. Simply put, as these figures reflect, it is very important to us that we do not 'overpromise and underdeliver' but rather communicate the realistic economic benefits of this project in an open and transparent manner.

As per our Economic Impact Assessment, the proposed development would also contribute £2.1 million in business rates each year.

Following the community consultation, we included further details of an enhancement action for both the construction and operational phases of the project, namely that an Employment and Skills Plan (ESP) should be undertaken. This would include a Training and Development Scheme in conjunction with local stakeholders. The ESP would set out targets to improve local skills and employability, such as via the provision of apprenticeships, work experience placement and training opportunities. This would help create opportunities for up-skilling and facilitate easier access for people returning to work.

Formal commitments would be secured through a Section 106 agreement at a later stage of the planning process, once Gwynedd Council has considered the appropriateness of each obligation on its own merits.

For further information on economic benefits, please see Chapter 5 of the Environmental Statement.

Visit our website to stay up to date with the latest project information, or email our project team at info@canolfanddatamenai.com with any questions.



www.canolfanddatamenai.com