

28 February 2017



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Dear Chris

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION FOR PLANNING PERMISSION**

**AMENDED PHASE II DEVELOPMENT AND OPERATION OF A SUSTAINABLE WASTE RESOURCE RECOVERY AND ENERGY PRODUCTION PARK**

**FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE**

**PLANNING PORTAL REF: PP-05759233**

On behalf of Enviroparks (Wales) Limited, Savills has submitted a full planning application accompanied with an environmental statement addendum for the amended phase II development and operation of a sustainable waste resource recovery and energy production park at the Enviroparks site, Hirwaun Industrial Estate. The planning application is for:

*Amended phase II development and operation of a sustainable waste resource recovery and energy production park, comprising the consolidation of the approved gasification yard and pyrolysis building into a 6,270.43 m<sup>2</sup> gasification hall; an emissions stack measuring 45 m in height and 3.5 m in diameter; a 2,102.86 m<sup>2</sup> fuel storage hall and a 378 m<sup>2</sup> turbine hall for electricity generation; and a 4,824 m<sup>2</sup> open service yard containing ancillary structures including air-cooled condensers for the gasification plant, ancillary fire water tanks and a fire pumphouse, effluent pumps, gas boosters, transformers and a standby diesel generator and fuel tank, with boundary landscape and planting.*

The planning application has been submitted via the Planning Portal with the above reference number. The application comprises the following documents and plans:

- 2008 Environmental Statement (including figures)
- 2008 Environmental Statement Appendices
- 2009 Further environmental and supporting information

2017 planning documents comprise the following four volumes:

- **Volume 1:** 2017 Supporting Planning Documents:
  - Pre-Application Consultation Report
  - Design and Access Statement
  - Planning Application Form
  - Location Plan (Ref: ENV\_EPT\_GEN\_DR\_A\_6017 P1, Scale 1:500 @ A0)



- Proposed Site Plan (Ref: ENV\_EPT\_GEN\_DR\_A\_6011 P7, Scale 1:500 @ A0)
- Proposed Plan Layout (Ref: ENV\_EPT\_GEN\_DR\_A\_6012 P5, Scale 1:250 @ A1)
- Proposed Elevations (Ref: ENV\_EPT\_GEN\_DR\_A\_6014 P2, Scale 1:200 @ A1)
- Proposed Plant Elevations (Ref: ENV\_EPT\_GEN\_DR\_A\_6015 P3, Scale 1:200 @ A1)
- Gasification Hall - Existing FPA Building (Ref: ENV\_EPT\_GEN\_DR\_A\_6016 P2, Scale 1:200 @ A1)
- Proposed Site Sections (Ref: ENV\_EPT\_GEN\_DR\_A\_6019 P0, Scale 1:500 @ A1)
- **Volume 2:** 2017 Environmental Statement Addendum (including figures)
- **Volume 3:** 2017 Environmental Statement Addendum Appendices
- **Volume 4:** 2017 Environmental Statement Addendum Landscape and Visual Figures and Visualisations
- 2017 Environmental Statement Addendum Non-Technical Summary

The above application documents are all on a CD enclosed with this letter. A full printed copy of the application documents will follow. We trust this allows the Council to register and validate the application.

### Planning application fee

The planning application fee is calculated on the gross floor space to be created by the development. The floorspace of the existing Fuel Preparation Hall is not included in the calculation. The total new gross floor space comprises:

▪ Gasification Hall:	6,270.43 m <sup>2</sup>
▪ Turbine Hall:	378.00 m <sup>2</sup>
▪ Fuel Storage Hall:	2,102.86 m <sup>2</sup>
▪ First Floor Mezzanine:	480.00 m <sup>2</sup>
▪ Second Floor Mezzanine:	480.00 m <sup>2</sup>
▪ <b>TOTAL:</b>	<b>9,711.29 m<sup>2</sup></b>

The proposed development falls under Category 2 development in the Town and Country (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (the Wales Fee Regs 2015) – *The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)*. This states that the fee payable *‘where the area of the gross floor space to be created by the development exceeds 75 square metres, £380 for each 75 square metres (or part thereof), subject to a maximum of £287,500’.*

Fee calculation:

- $9,711.29 \text{ m}^2 \div 75 \text{ m}^2 = 129.48$  (which is rounded up to 130 to take account of each part thereof)
- $130 \times \text{£}380 = \text{£}49,400$

### Applications between the area of two or more local planning authorities

The Wales Fee Regs 2015 state at Schedule 1 Part 1 article 8(1)(a)+(b) and 8(2):

8 (1) *This paragraph applies where –*

- (a) *an applicant applied for planning permission ... and*
- (b) *the relevant land straddles the boundary or boundaries between the areas of two or more local planning authorities so that, instead of application being made to one authority in relation to the whole of that development, applications are made to two or more local planning authorities.*

8 (2) *The fee payable to each local planning authority to whom an application is made is the amount payable in respect of the application which is to be determined by that local planning authority.*

The application site straddles the boundary of two local planning authorities: Rhondda Cynon Taf County Borough Council (RCT) and Brecon Beacons National Park Authority (BBNPA). The planning application fee payable to each authority depends on the ratio of land between within the red line falling within each authority. The area of land falling within each authority has been calculated and is:

- RCT: 33,821 m<sup>2</sup> (67.63%)
- BBNPA: 16,189 m<sup>2</sup> (32.37%)
- TOTAL: 50,010 m<sup>2</sup> (100.00%)

Accordingly, the amount of planning fee payable to RCT is **£33,409.22**, with the remainder (£15,990.78) payable to BBNPA.

The planning application fee will be made to your Council under separate cover as a BACS payment.

I trust that the information submitted in support of the phase II development of the Enviroparks scheme allows you to validate the application without delay. Should you have any queries please contact my colleague Gregory Evans (grekans@savills.com, 01202 856839) or myself (kcradick@savills.com, 01202 856908).

Yours sincerely



**Karl Cradick**  
Director

Enc. Application and Supporting Documents CD