
Planning Statement

in support of an application under

Section 73 of the Town and Country Planning Act 1990

1. Background

The Applicant, Biomass UK No. 2 Ltd, is constructing a renewable energy plant based on an advanced conversion technology (ACT) at Woodham Road, Barry, CF63 4JE (the “**Project**”) – the site is edged in red on the Location Plan attached to this statement as **Annex 1**. The Applicant also leases a supplemental area of land, edged blue on the Location Plan for the purposes of vehicle parking.

2. The Proposal

2.1 The proposal is to approve the amendment of the layout plans approved under Ref. 2015/00031/OUT (the “**Planning Consent**”) to accommodate the installation of a fire water tank and related fire water pump house to service the renewable power plant and comprising:

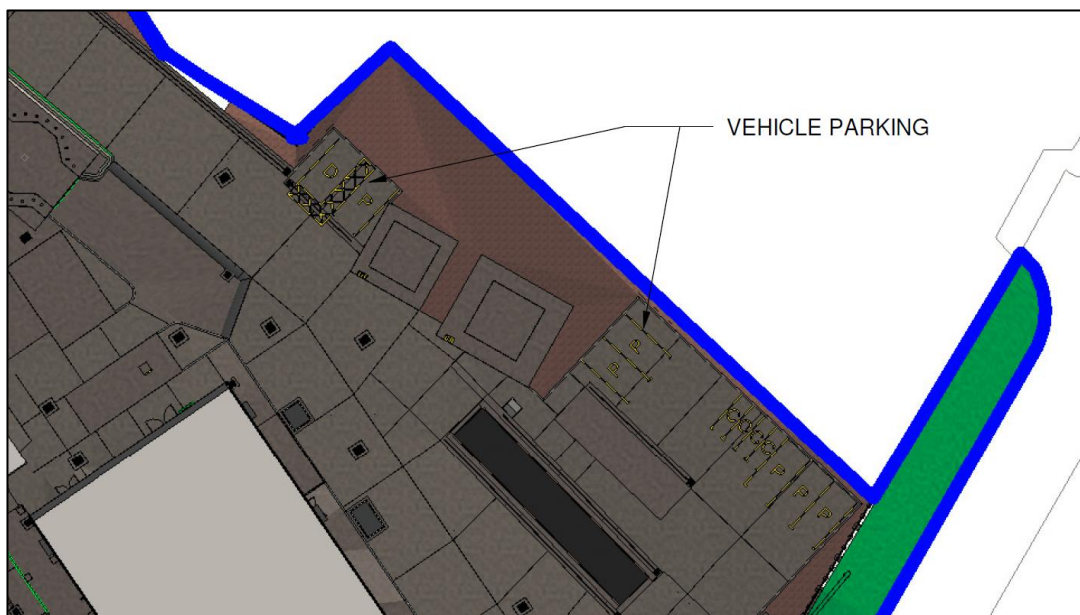
Item	Length	Width	Area
1. Fire Water Tank	9.900mØ	n/a	76.97m ³
2. Fire Water Pump House	10.950m	6.750m	73.91m ³

as more particularly shown in the Location Plan attached to this statement as **Annex 1** and Layout & Elevations (**Annex 2**), it being noted that the elevations levels are all by reference to datum levels (AOD) and that the level of the Project site is 9.0m AOD.

2.2 The location of the fire water tank and pump station relative to the layout approved under the Planning Consent can be seen in **Annex 3** with the additions shown highlighted in yellow.

2.3 The location of such Fire Water Tank and Pump House has necessitated the relocation of the intended areas for vehicle parking originally envisaged under the Planning Consent into the yellow-highlighted area numbered “9” on the plan in **Annex 3**.

2.4 The provision for the relocated parking mirrors that envisaged under the Planning Consent: internal parking provision allows for at least 5 spaces plus 1 disabled space and 4 cycle parking spaces. The proposed parking provision and locations are as shown below:



- 2.5 Such relocated parking will be accessed from within the main site compound and will not have any impact on the external access roads nor on Conditions 16, 17 or 18 of the Planning Consent.
- 2.6 Such area is already designated for general commercial use and therefore additional planning consent is not required for the purposes of such vehicle parking.
- 2.7 The construction of a fire water tank/pump house and the relocation of the vehicle parking in this way will, however, necessitate an amendment to the Planning Consent as follows:
 - amendment to approved plans and drawings included at Condition 5
 - designated vehicle parking areas in accordance with Condition 19.

3. Planning Considerations

- 3.1 The principle of establishing a wood fuelled power plant at the Project site was established by planning permission reference 2008/01203/FUL, as approved by appeal reference APP/Z6950/A/09/2114605 on 2 July 2010. This principle was renewed when the Planning Consent (Ref. 2015/00031/OUT) was granted on 31 July 2015.
- 3.2 Fire prevention measures are a necessary and integral part of all thermal power plants and should therefore be considered as already being within the contemplation of the Project as approved although at the time of the application for the Planning Consent the precise specification and location remained to be established. Attached at **Annex 4** is a letter issued to the Applicant by Mott MacDonald, consulting engineers, concurring with this view.
- 3.3 As was stated in the Planning Statement in support of the application for the Planning Consent at para 2.3.3: *“The amended plant design will continue to require an Environmental Permit from Natural Resources Wales”*. The Planning Consent therefore recognises the role of Natural Resources Wales in regulating the Project and this includes in the area of its fire prevention strategy. The proposed Firewater Tank and Firewater Pumping Station are an important element in the Project’s submission to Natural Resources Wales for its environmental permit.
- 3.4 It should be noted that following completion of the development of the Project the installation of a permanent Firewater Tank and firewater pumping equipment would be considered to be permitted development under Part 8, Class B(a) of the Town and Country Planning (General Permitted Development) Order 1995. Similarly, the installation of a pump house to house the firewater pumping equipment would be considered to be permitted development under Part 8, Class A of the Town and Country Planning (General Permitted Development) Order 1995.
- 3.5 Notwithstanding that such permanent installations may be permitted development following completion of the development, they nevertheless impinge on the original Project layout as shown in the approved plans as explained in this planning statement and accordingly it is considered necessary to seek approval to amend such plans to allow for the relocation of the vehicle parking within the Project site and, in so far as installation proceeds prior to completion of the development of the Project, approval of the installation of the firewater tank and associated pumphouse and equipment.

4. Conclusion

The Applicant therefore requests the Planning Authority to approve the amendment of the Conditions attached to the Planning Consent under Ref. 2015/00031/OUT as envisaged in this application.

27 October 2017

Annexes

Annex 1: Location Plans

Annex 2: Site Layouts & Elevations (2017)

Annex 3: Orientation Plan by reference to 2015 Layout drawing

Annex 4: Consulting Engineer’s Letter