

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="283213"/>
Northing (y)	<input type="text" value="211223"/>

Description

Land at and surrounding the Nant Helen Surface Mine site, Powys and Onllwyn Distribution Centre, Neath Port Talbot.

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="The Welsh Ministers"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Department for Economy & Transport"/>
Address line 2	<input type="text" value="Cathays Park"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF10 3NQ"/>

2. Applicant Details

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="David"/>
Surname	<input type="text" value="Brown"/>
Company name	<input type="text" value="Arup"/>
Address line 1	<input type="text" value="4"/>
Address line 2	<input type="text" value="Pierhead Street"/>
Address line 3	<input type="text" value="Capital Waterside"/>
Town/city	<input type="text" value="CARDIFF"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF10 4QP"/>
Primary number	<input type="text" value="02920769072"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="david-x.brown@arup.com"/>

4. Site Area

What is the site area?	<input type="text" value="395.36"/>
Scale	<input type="text" value="Hectares"/>

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development

Development of a Global Centre of Rail Excellence, comprising of two test tracks of loop configuration including an electrified high speed rolling stock test track of 6.9km in length and an electrified low speed infrastructure test track of 4.5km, with overhead line equipment (OLE) and dual platform station test environment; together with operations and control offices (including staff accommodation and welfare), shunter cabins (2 no.), research and development, education and training, rolling stock storage sidings and maintenance/cleaning/decommissioning facilities; and associated, drainage, internal vehicular accesses, branch line rail connection, staff and visitor car parking, lighting, electrical infrastructure (including substations and lineside shore supplies and transformers), fencing (perimeter security, acoustic and stock proof), land reformation and hard and soft landscaping, together with demolition of existing buildings/structures (cross-boundary application affecting land within Neath Port Talbot and Powys County Council administrative boundaries).

Has the work already been started without planning permission?

Yes No

6. Existing Use

Please describe the current use of the site

6. Existing Use

Surface coal mine and associated activity.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? Yes No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Greenfield land	395.36

7. Assessment of Flood Risk

Is the site within an area at risk of flooding? Yes No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

8. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

8. Biodiversity and Geological Conservation

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

9. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? Yes No

10. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	1290	1290	20000	18710
Total	1290	1290	20000	18710

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

11. Employment

Will the proposed development require the employment of any staff? Yes No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="170"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="170.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text" value="298"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="298.00"/>

12. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

12. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

13. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Associated with the rail testing and validation activity, the intention is that the centre will provide rolling stock maintenance shed facilities as well as facilities for decommissioning vehicles and carriage washing. This activity would predominantly be in covered areas and would be done using a combination of cranes and other heavy machinery as well as hand tools.

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

14. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? Yes No

15. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

There has been extensive consultation on the proposals, starting with a series of drop-in events and early engagement with residents and a wide range of local and community stakeholders (2 July to 7 October 2019) to consider the opportunities and constraints associated with the initial design ideas.

Over 450 people attended these early engagement events to discuss the emerging proposals with members of the project team and over 70 responses were received (by questionnaire, email or phone).

In addition, a 28-day pre-application consultation has been carried out between 10 September to 7 October 2020 for neighbours, community consultees, owner/occupiers and specialist consultees, as well as local communities, to review the proposals and provide further feedback. More information can be found within the PAC Report submitted as part of the application.

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

17. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

17. Pre-application Advice

First name	Peter
Surname	Morris
Reference	Advice has been ongoing through regular meetings
Date (Must be pre-application submission)	

Details of the pre-application advice received

Various responses received through the ongoing 'regulatory meetings' with officers which have helped to guide the preparation of the Environmental Impact Assessment and the specific topics within it as well as other aspects of the scheme.

18. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

19. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Celtic Energy Limited
Number	
Suffix	
House Name	
Address line 1	9 Beddau Way
Address line 2	Castlegate Business Park
Town/city	Caerphilly
Postcode	CF83 2AX
Date notice served	24/03/2021

19. Ownership Certificates

Name of Owner	Walters Plant Hire Limited
Number	
Suffix	
House Name	Hirwaun Industrial Estate
Address line 1	Hirwaun House, 13th Avenue
Address line 2	Hirwaun
Town/city	Aberdare
Postcode	CF44 9UL
Date notice served	24/03/2021

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date

Declaration made

20. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role The applicant The agent

Title

First name

Surname

Declaration Date

Declaration made

21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)