

16 November 2023

Delivered via Planning Applications Wales (PP-12537127)

Ms N Lake/Mr M Griffiths
East Team Leader/Senior Planning Officer
Neath Port Talbot Council
Planning Division
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Ref: LANT3006

Dear Nicola, Matthew,

APPLICATION FOR FULL PLANNING PERMISSION – LAND AT CROWN WHARF, PORT TALBOT DOCKS.

On behalf of the Applicant, LanzaTech UK Limited ('LanzaTech'), we are pleased to enclose a planning application seeking full planning permission for the erection of a Sustainable Aviation Fuel (SAF) production facility at Crown Wharf, Port Talbot Docks ('the site'). The formal description of development ('the proposed development') is:

"Demolition of existing structures and erection of a Sustainable Aviation Fuel (SAF) production facility, including the production of green hydrogen and sustainable diesel, enclosed ground flare, storage tanks, installation of pipework and electrical, processing and utility equipment, administration, warehouse and laboratory buildings, new access, car parking and transport infrastructure including a truck loading area and associated works, hard and soft landscaping, areas for temporary construction laydown, and associated development."

This planning application has been submitted online via Planning Applications Wales (PP-12537127). Tables of the planning application documents submitted for consideration are included at **Appendix 1** and **Appendix 2**.

APPLICATION FEE

In accordance with the relevant fee regulations and as agreed with Officers during pre-application discussions, the application fee is calculated based on the size of the site for the erection of plant or machinery. This application type is calculated at £23,000 plus £120 for each 0.1 hectare (or part thereof) in excess of 5 hectares.

Based on a site size of 17.98 hectares, payment for the application fee of £38,600 has been made by LanzaTech directly via wire transfer.

SITE OWNERSHIP AND TENANCY DETAILS

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, notices will be served on the following owners/long-term lessees of the site:

18 Windsor Place
Cardiff
CF10 3BY

T 029 2034 4445 turley.co.uk

- i. Associated British Ports (Second Floor, 25 Bedford Street, London, WC2E 9ES).
- ii. Tata Steel UK Limited (18 Grosvenor Place, London, SW1X 7HS).

Notice will be served to the above addresses on the date of the planning application submission.

APPLICATION FORM CLARIFICATION

Within the 'All Types of Development: Non-Residential Floorspace' section the proposed floorspace only includes enclosed buildings. The remaining equipment and structures are excluded.

APPLICATION SUMMARY

The proposed development is a key opportunity to put Port Talbot at the forefront of delivering innovative carbon reduction industries in the UK. The proposed facility will convert sustainably sourced ethanol into Sustainable Aviation Fuel (SAF) using the LanzaJet™ Alcohol-to-Jet (ATJ) Process. The facility has the potential to produce approximately 90% SAF and 10% sustainable diesel (which would be sold as renewable road diesel).

The proposal comprises a transformational project for Port Talbot docks, the delivery of which will serve as a catalyst for the wider sustainable regeneration and economic development of the area. It will redevelop brownfield land that has been underutilised for a prolonged period, bringing forward regeneration and new industry in line with the recent Celtic Freeport success for the area.

The proposed development is consistent with a strategy for decarbonisation in South Wales, led by the South Wales Industrial Cluster (SWIC) to deliver net zero for the region. LanzaTech is a key partner of SWIC and Net Zero Industry Wales (NZIW) and is fully committed to unlocking the redevelopment of Port Talbot docks to deliver an innovative and ground-breaking SAF facility, that is also in line with ABP's Future Ports Programme. In advance of this submission, LanzaTech has engaged comprehensively and collaboratively through:

- Early stages of the Replacement Local Development Plan and Candidate Sites process.
- Extensive pre-application discussions from the outset since 2021, across a range of technical topics and with Neath Port Talbot, Natural Resources Wales, and Associated British Ports.
- Consultation events and meetings with key local stakeholders, councillors and ward members and members of the public, including virtually and face to face.
- Mandatory Pre-application Consultation in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

This collaboration has resulted in a fully evidenced and justified development proposal. Details on the above are set out in full in the accompanying Planning Statement and Pre-application Consultation (PAC) Report.

The proposed scheme will:

- Ensure that Port Talbot leads the way on SAF development in the UK.
- Contribute to efforts to reach the UK government target to achieve net-zero emissions by 2050 (through the Climate Change Act 2008 (as amended)).
- The proposal has the potential to deliver 1% of the UK's total jet fuel requirement as SAF. This would equate to 10% of the SAF requirement for 2030, as proposed under the UK SAF Mandate.

- Achieve local and national policy ambitions to promote sustainable growth and development which supports the local economy, skills, and community.
- Sustainably regenerate an underutilised site with industrial and employment uses complementary to the surrounding context.
- Create over 150 full-time jobs, including 85 jobs on-site, and further employment generation in the supply chain as LanzaTech draws on extensive industrial skills and expertise in the region.
- Utilise the existing harbour for the transportation of materials and products, promoting use of this existing facility in line with Celtic Freeport and wider ABP Future Ports Programme¹.

Full details of the proposed development are comprehensively explained in the accompanying plans and technical documents. The Planning Statement demonstrates that, in accordance with the Local Development Plan and considering relevant material considerations, the planning balance weighs heavily in favour of the proposed development.

All associated and required licences, permits and consents (including but not limited to an Environmental Permit, control of Major Accidents and Hazards (COMAH), Marine Licence and Hazardous Substances Consent are being sought through the appropriate determining authority in line with relevant standards, guidance, and requirements. Further details on these, where relevant to the planning process, are set out in the Planning Statement and the Environmental Statement.

SUMMARY AND CONCLUSION

The proposed development will place Port Talbot at the forefront of wider industrial decarbonisation and SAF production in the UK. It presents an important opportunity to respond to climate change and achieving the UK Government's net zero targets. The proposal is a significant investment in Port Talbot industry, delivering a range of benefits that are not outweighed by any adverse impacts associated with the development. Planning permission should be granted accordingly.

We look forward to receiving confirmation that this application has been validated in due course.

Yours sincerely,



Jadine Berry
Associate Director

jadine.berry@turley.co.uk

¹ [Associated British Ports | Future Ports: Port Talbot \(abports.co.uk\)](https://abports.co.uk)

Appendix 1: List of Planning Application Documents for Validation

Document	Author
Standalone Planning Application Documents	
Covering Letter	Turley
Application Form and Certificates	Turley
Planning Statement (including Draft Planning Obligations)	Turley
Design and Access Statement (DAS)	Inspire Architects
Full suite of technical plans (please see Appendix 2)	Inspire Architects
Sustainability and Energy Statement	Turley Sustainability
Transport Assessment (including Transport Implementation Strategy and access plans)	SCP
Flood Consequence Assessment	JBA
Outline Drainage Strategy <i>(Note: a placeholder has been submitted for Appendix C due to large file size. A copy of the report has been issued to Neath Port Talbot Council directly for upload to the planning application online).</i>	JBA
Green Infrastructure and Landscape Strategy	EDP
Ecological Impact Assessment (EclA)	RPS
Arboricultural Baseline Note	EDP
Archaeology and Heritage Assessment	EDP
PDZ Ground Investigation Report (Phase 1)	TEC Consulting
Margam Wharf Ground Investigation Report (Phase 1)	TEC Consulting
PDZ Desk Study	TEC Consulting
Margam Wharf Desk Study	TEC Consulting
Geotechnical Report <i>(Note: a placeholder has been submitted due to large file size. A copy of the report has been issued to Neath Port Talbot Council directly for upload to the planning application online).</i>	TEC Consulting
Geoenvironmental Report <i>(Note: a placeholder has been submitted due to large file size. A copy of the report has been issued to Neath Port Talbot Council directly for upload to the planning application online).</i>	TEC Consulting
Detailed UXO Risk Assessment	Brimstone
Preliminary Waste Management Plan	Stopford
Economic and Social Value Statement	Turley Economics
Lighting Assessment and Strategy	AECOM
Fire Strategy Report	Part B
Odour Note	LanzaTech
Framework Construction Environmental Management Plan (FCEMP)	LanzaTech

Pre-Application Consultation (PAC) Report	Turley Strategic Communications
Environmental Statement	
Volume 1: Primary Report and Supporting Graphics	
ES Chapter 1 (Introduction)	Turley EIA
ES Chapter 2 (Approach to EIA)	Turley EIA
ES Chapter 3 (Site Context)	Turley EIA
ES Chapter 4 (Development Specification)	Turley EIA
ES Chapter 5 (Consideration of Alternatives)	Turley EIA
ES Chapter 6 (Major Accidents and/or Disasters)	Turley EIA
ES Chapter 7 (Terrestrial Ecology)	Turley EIA
ES Chapter 8 (Landscape and Visual) <i>(Note: a placeholder has been submitted for Appendices 8.1 and 8.2 and Figures 8.7 and 8.9 due to large file size. A copy has been issued to Neath Port Talbot Council directly for upload to the planning application online).</i>	Turley EIA
ES Chapter 9 (Socio-Economics and Human Health)	Turley EIA
ES Chapter 10 (Climate Change)	Turley EIA
ES Chapter 11 (Air Quality)	Turley EIA
ES Chapter 12 (Noise and Vibration)	Turley EIA
ES Chapter 13 (Marine Ecology)	Turley EIA
ES Chapter 14 (Assessment of Cumulative Effects)	Turley EIA
ES Chapter 15 (Summary of ES)	Turley EIA
Volume 2: Technical Appendices	
Appendix 1.1 Statement of Technical Competence	Turley EIA
Appendix 2.1 EIA Scoping Report	Turley EIA
Appendix 2.2 Environmental Topics which are Not Significant	Turley EIA
Appendix 2.3 Natural Resources Wales (NRW) Response	Turley EIA
Appendix 2.4 Water Framework Directive Assessment	Turley EIA
Appendix 6.1 HSE Design Philosophy	Technip
Appendix 7.1 Preliminary Ecological Appraisal	RPS
Appendix 7.2 Phase 2 Species Survey Report	RPS
Appendix 7.3 BBS WBS Assessment Report	RPS
Appendix 7.4 Invertebrate Assessment	RPS
Appendix 7.5 Invertebrate Survey 2023	RPS
Appendix 8.1 LVIA	Turley LVIA

Appendix 8.1 LVIA Appendix 6 – Supporting Figures	Turley LVIA
Appendix 8.2 Ocean CGI AVR Supporting Doc and Method Statement	Ocean CGI
Appendix 9.1 Supply Chain Employment	Turley Economics
Appendix 11.1 – 11.8 Air Quality Appendices	Kairus
Appendix 12.1 Baseline Noise Survey	Hunter Acoustics
Appendix 12.2 Operational Noise Impact Assessment	Hunter Acoustics
Appendix 12.3 Construction Noise Impact Assessment	Hunter Acoustics
Appendix 13.1 The Marine Ecology Study Area	Marine Space
Appendix 13.2 UWN Modelling Report	Marine Space
Appendix 14.1 Approved Projects ZOI	Turley EIA
Volume 3: Environmental Management Plan	
Volume 4: Non-Technical Summary	

Appendix 2: Drawing Issue Register

2143.01 Project Dragon

Planning (Application)		Sheet No.																			
Document Reference	Size	Day	27	09	10	11	14	15	11	12	13	19	20	26	27	31	02	03	06		
		Month	7	8	8	8	8	8	10	10	10	10	10	10	10	10	10	11	11	11	
		Year	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23		
2143.01-IA-ZZ-ST-DR-A-0100_Site Location Plan	A1		P11	P12											P13						
2143.01-IA-ZZ-ST-DR-A-0101_Site Location Plan - Ownership Boundaries	A1		P6	P7											P8						
2143.01-IA-ZZ-ST-DR-A-0200_Existing Site Key Plan	A1		P9	P10											P11						
2143.01-IA-ZZ-ST-DR-A-0201_Existing Site Plan (Area 1)	A1		P7	P8																	
2143.01-IA-ZZ-ST-DR-A-0202_Existing Site Plan (Area 2)	A1		P7	P8											P9						
2143.01-IA-ZZ-ST-DR-A-0203_Existing Site Plan (Area 3)	A1		P7	P8																	
2143.01-IA-ZZ-ST-DR-A-0204_Existing Site Plan (Area 4)	A1		P7	P8											P9						
2143.01-IA-ZZ-ST-DR-A-0210_Proposed Site Key Plan	A1		P8	P9					P10	P11	P12					P13			P14		
2143.01-IA-ZZ-ST-DR-A-0211_Proposed Site Plan (Area 1)	A1		P7	P8	P9	P10				P11		P12				P13					
2143.01-IA-ZZ-ST-DR-A-0212_Proposed Site Plan (Area 2)	A1		P7	P8	P9	P10				P11	P12	P13				P14			P15		
2143.01-IA-ZZ-ST-DR-A-0213_Proposed Site Plan (Area 3)	A1		P7	P8	P9	P10				P11		P12				P13					
2143.01-IA-ZZ-ST-DR-A-0214_Proposed Site Plan (Area 4)	A1		P8	P9	P10	P11				P12	P13	P14				P15					
2143.01-IA-ZZ-ST-DR-A-0215_Proposed PDZ Layout & Equipment List	A1		P8	P9		P10				P11	P12	P13	P14	P15	P16	P17			P18		
2143.01-IA-ZZ-ST-DR-A-0216_Proposed PDZ Layout - External Surface Finishes	A1		P5	P6		P7										P8			P9		
2143.01-IA-ZZ-ST-DR-A-0217_Proposed Site Plan - PDZ & Temp. Construction Areas	A1		P7	P8											P9				P10		
2143.01-IA-ZZ-ST-DR-A-0220_Proposed Site Key Plan - EIA Boundary Shown	A1		P7	P8						P9	P10	P11				P12			P13		
2143.01-IA-ZZ-ST-DR-A-0227_Site Location Plan - EIA Boundary Shown	A1		P7	P8											P9						
2143.01-IA-ZZ-ST-DR-A-0228_Existing Site Key Plan - EIA Boundary Shown	A1		P6	P7												P8					
2143.01-IA-ZZ-ST-DR-A-0240_Proposed Site Fencing Layout	A1		P2	P3		P4									P5				P6		
2143.01-IA-ZZ-ZZ-DR-A-0400_Existing Site Sections	A1		P7	P8												P9					
2143.01-IA-ZZ-ZZ-DR-A-0401_Proposed Site Sections - Sheet 1 of 2	A1		P7	P8												P9	P10		P11		
2143.01-IA-ZZ-ZZ-DR-A-0402_Proposed Site Sections - Sheet 2 of 2	A1		P6	P7		P8										P9	P10		P11		
2143.01-IA-ZZ-ZZ-DR-A-0500_Proposed Zone 1 Plant Elevations - Enclosed Ground Flare	A1		P2	P3		P4										P5	P6				
2143.01-IA-ZZ-ZZ-DR-A-0501_Proposed Zone 2 Plant Elevations - Collection Basin	A1		P2	P3	P4	P5										P6	P7				
2143.01-IA-ZZ-ZZ-DR-A-0502_Proposed Zone 3 Plant Elevations - Substation 3000	A1		P2	P3	P4	P5										P6	P7				
2143.01-IA-ZZ-ZZ-DR-A-0503_Proposed Zone 4 Plant Elevations - Tanker Loading	A1		P2	P3	P4	P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0505_Proposed Zone 5 Plant Elevations - Ethanol Tanks	A1		P3	P4		P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0506_Proposed Zone 6 Plant Elevations - Process Modules	A1		P2	P3	P4	P5										P6	P7		P8		
2143.01-IA-ZZ-ZZ-DR-A-0507_Proposed Zone 7 Plant Elevations - Sustainable Aviation Fuel Tanks	A1		P2	P3	P4	P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0508_Proposed Zone 8 Plant Elevations	A1		P2	P3	P4	P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0509_Proposed Zone 9 Plant Elevations - Hydrogen Generation	A1		P2	P3		P4										P5	P6				
2143.01-IA-ZZ-ZZ-DR-A-0510_Proposed Zone 10 Plant Elevations	A1		P3	P4		P5										P6	P7		P8		
2143.01-IA-ZZ-ZZ-DR-A-0511_Proposed Zone 11 Plant Elevations - Metering & Water Tanks	A1		P2	P3	P4	P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0512_Proposed Zone 12 Plant Elevations - Water Package & Tank	A1		P2	P3	P4	P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0513_Proposed Zone 13 Plant Elevations	A1		P2	P3	P4	P5										P6					
2143.01-IA-ZZ-ZZ-DR-A-0514_Proposed Zone 14 Plant Elevations - Substation 2000 & Liquid Nitrogen Storage	A1		P2	P3		P4										P5	P6				
2143.01-IA-01-ZZ-DR-A-0300_Proposed Process-Control Building Plans	A1		P5	P6												P7					
2143.01-IA-02-ZZ-DR-A-0300_Proposed Laboratory Plans and Elevations	A1		P6	P7												P8					
2143.01-IA-03-ZZ-DR-A-0300_Proposed Gatehouse 1 Plans and Elevations	A1		P5	P6		P7										P8					
2143.01-IA-04-ZZ-DR-A-0300_Proposed Gatehouse 2 Plans and Elevations	A1		P5	P6												P7					
2143.01-IA-05-ZZ-DR-A-0300_Proposed Workshop Plans and Elevations	A1		P6	P7		P8										P9					
2143.01-IA-06-ZZ-DR-A-0300_Proposed Warehouse Store Plans	A1		P6	P7												P8					
2143.01-IA-06-ZZ-DR-A-0301_Proposed Warehouse Store Elevations	A1															P1					
2143.01-IA-09-ZZ-DR-A-0300_Proposed Admin Building Plans and Elevations	A1		P6	P7												P8					
2143.01-IA-10-ZZ-DR-A-0300_Proposed Amenity Shelter 1 Plans and Elevations	A1		P1	P2												P3					
2143.01-IA-11-ZZ-DR-A-0300_Proposed Amenity Shelter 2 Plans and Elevations	A1		P1	P2												P3					
2143.01-IA-12-ZZ-DR-A-0300_Proposed Cycle Store Plans and Elevations	A1		P1	P2												P3					
2143.01-IA-XX-XX-RP-A-0910_Design and Access Statement	A3		P1	P2		P3		P4		P5		P6				P7			P8	P9	
	</																				