

Our Ref: DW/148698/017

Date: 03 June 2024

c/o Mr Chris Davies,
Planning Department,
Neath Port Talbot Council,
The Quays,
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Dear Chris,

**APPLICATION TO DISCHARGE CONDITION 7 IN RESPECT OF PERMISSION
REF:P2021/0327
LAND AT AND SURROUNDING THE NANT HELEN SURFACE MINE SITE, POWYS AND
ONLLWYN DISTRIBUTION CENTRE, NEATH PORT TALBOT**

Introduction

Fairhurst are writing on behalf of Global Centre for Rail Excellence Ltd (GCRE) in support of an application for Approval of Details Reserved by Conditions pursuant of planning permission reference P2021/0327 for the following 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 vehicle 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 – see Powys CC Application ref: 21/0559/OUT). (Additional Environmental Info: Revised ES Chapters, Figures, Appendices – Air Quality / Biodiversity).'

Planning permission was granted on 27 July 2021.

The existing planning condition to which this Application for Approval of Details relates to is condition 7, which states:

“7. Prior to the submission of any application for the approval of reserved matters, the applicant / developer shall have submitted to and had approved in writing by the Local Planning Authority a plan sub-dividing the overall site area into phased development areas to substantially accord with the illustrative masterplan and parameters submitted to and approved as part of this application, together with details of the supporting information which is to be submitted for each phase under the relevant conditions of this consent”

As this is a cross-boundary planning permission, a similar application will be submitted to Powys County Council to discharge condition 7 of Planning Permission Ref: 21/0559/OUT which was approved on 5 August 2021.

Submission

The application includes the submission of the completed application form for Approval of Details Reserved by Condition and submitted 'Phasing Plan' (Drawing Number: GCRE:_CS_0220B).

The application has been submitted via Planning Applications Wales and the appropriate fee has also been paid. I look forward to receiving confirmation of the validation and registration of the application in due course. I trust the above is self-explanatory but should you have any further queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Waugh', with a stylized flourish at the end.

Dominic Waugh MRTPI
Principal Director

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