

Our Ref: DW/148698/017

Date: 10 June 2024

c/o Mr Chris Davies,
Planning Department,
Neath Port Talbot Council,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG

e-mailed to: c.j.davies@npt.gov.uk

Dear Chris,

APPLICATION TO DISCHARGE CONDITIONS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 48, 58

IN RESPECT OF PHASE 1 (ENGINEERING OPERATIONS AND TRACK LAYING) OF THE WASHERY AREA 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 of Rail Excellence Ltd (GCRE) in support of an application for Approval of Details Reserved by Conditions pursuant of planning permission reference P2021/0327. Planning permission was granted on 27 July 2021 for:

'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).'

The existing planning conditions to which this Application for Approval of Details relate to, and the supporting information required to discharge the appropriate planning conditions for Phase 1 of the Washery Area (Engineering Operations and Track Laying) is listed in the below table. This application should be read alongside the submitted 'Phasing Plan' (Drawing Number: GCRE:_CS_0220B), submitted in June 2024.

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Condition Subject	Condition Number	Document / Plan prepared to discharge condition
Construction Environmental Management Plan (CEMP)	11	Construction Environmental Management Plan (May 2024)
Construction Method Statement (CMS)	12	Overall Construction Method Statement and Traffic Management Plan (March 2024)
Ecological Protection Plan (EPP)	13	'Washery-Ecological Appraisal for Discharge of Planning Conditions' report (May 2024)
Site Wide Strategy for Wildlife Corridors	14	
Scheme to Maintain and Enhance Wildlife Corridors	15	
Scheme for the Conservation of Reptiles	16	
Barn Owl Box Compensation Scheme	17	
Strategic Biodiversity Plan (SBP)	18	
Phase Biodiversity Plan (PBP)	19	

FAIRHURST

Condition Subject	Condition Number	Document / Plan prepared to discharge condition
Protective Fencing and Warning Signs	20	• 'Washery-Ecological Appraisal for Discharge of Planning Conditions' report (May 2024) • Construction Environmental Management Plan (May 2024)
Preliminary Investigation and Site Assessment	21	• Geo- Environmental Interpretive Report (May 2024) • Ground Investigation Report • Depot Area Remediation Method Statement (May 2024) • DQRA Re-use Criteria Report (May 2024) • Mining Risk Review Report (May 2024) • Coal Mining Planning Overview • Ground Treatment (Including Void Stabilisation) Design Input Statement (Washery Only) Report (May 2024) • Earthworks Drawings (Drawing Numbers: 00001 to 00004; 00020; 03001 to 03004; 05001 to 05002; and 05005)
Site Investigation	22	
Remediation Scheme	23	
Sewer Protection	25	• Depot Area Earthworks and Site Wide Drainage: Method Statement and Risk Assessment (Sewers and Water Mains) (March 2024)
Details of Hard and Soft Landscaping	26	• Landscape strategy (May 2024) • Landscape Drawings (Drawing numbers 00009-00013).
Coal Mining Risk Investigations	27	• Mining Risk Review Report (May 2024) • Coal Mining Planning Overview • Ground Treatment (Including Void Stabilisation) Design Input Statement (Washery Only) Report (May 2024)
Traffic Management Scheme	48	• Depot Area Earthworks and Site Wide Drainage: Overall Construction Method Statement and Traffic Management Plan (March 2024)

Condition Subject	Condition Number	Document / Plan prepared to discharge condition
Labour Recruitment Strategy	58	Local Labour Recruitment and Business Engagement Strategy (June 2024)

As this is a cross-boundary planning permission, a similar application will be submitted to Powys County Council to discharge appropriately related conditions 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.

The application has been submitted via Planning Applications Wales and the appropriate fee has also been paid. The supporting information associated with this application has been submitted via email (due to file size restrictions).

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 black ink, appearing to read 'D. Waugh', with a stylized flourish at the end.

Dominic Waugh MRTPI
Principal Director

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