

Neath Port Talbot County Council,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir or Madam,

2ND of December 2024,

REF: FULL PLANNING APPLICATION FOR THE INSTALLATION AND OPERATION OF A 240KW BIOMASS BOILER AND ASSOCIATED WORKS TO HEAT FACTORY BUILDING (PARTLY RETROSPECTIVE) AT G&I STAIRCASES LTD, JENKINS ROAD, SKEWEN, SA10 7GA.

This statement has been prepared to support an application for the installation and operation of a 240KW biomass boiler within an existing building and associated works. The application is partly retrospective as the boiler has been installed.

The application site is located at G&L Staircases Ltd, Jenkins Road, Skewen, Grid reference: E273207 , N197278. To support the application the following supporting documents are being submitted:

- Location plan (1:1250scale)
- Proposed/existing block/site plan (1:500scale)
- Elevation, floor and roof plan (1:200scale)

Background to the onsite enterprise

G & L Staircases Ltd produce wooden staircases and moved to the site 3 years ago following a fire at their previous rented unit. This site has been purchased via the Ltd company whom are made up of 4 partners. The business employs 40 people. The site was previously heated

via gas heaters which the company is keen to move away from due to the cost and carbon footprint of such a system.

Proposed development site

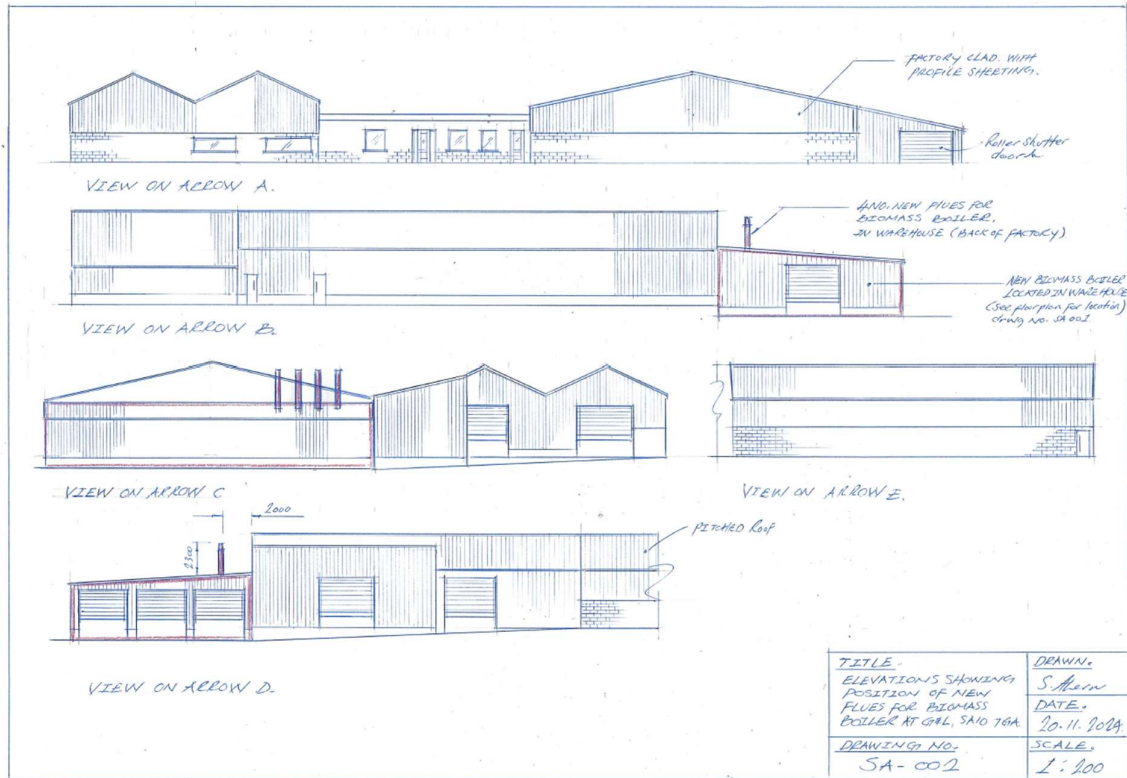
The proposal includes the installation of 4 Froling biomass boilers rated at 240KW in total to heat the factory. The boiler will be fuelled on solid fuel waste produced on site. The development is to be installed into an existing building with the only external visible change being 4no. stainless steel flues being 2.3 meters above the building roof as shown on the submitted plans.



Aerial image of application site with application site outlined in red

It is noted that the site is located in a mixed residential and commercial area.

The technical specifications of the boiler installation will be submitted as part of the application.



Proposed elevation plans



Image of the biomass boilers and hot water tanks in place

Green Infrastructure Report

This report has been written in response to the recently updated Planning Policy Wales (version 12) which seeks to put a stronger emphasis on taking a proactive approach to green infrastructure and achieving net benefit for biodiversity and a step wise approach when developing and considering planning applications.

A step wise approach

The application site is located within an existing portal framed commercial building of no ecological value. It is noted that the wider area is developed, however there is a row of trees to the rear of the site, and then further green infrastructure surrounding Tennant Canal.



Aerial image of application site area

The site is of low ecological value and all site works will be internal/or on top of an existing roof. To ensure biodiversity net gain 2 bird boxes will be located in close proximity of the site. Please add suitable planning condition to this effect.

It is deemed that the Green Infrastructure Report presented and measures proposed are of a reasonable scale considering the application is of a minor scale/not a major application.

Planning

Partly retrospective planning permission is sought for the installation and operation of this renewable energy development to provide both economical and carbon neutral heating to this commercial property. The development is to be installed within an existing commercial building with only limited external change in the form of 4 flues which will not be a prominent addition to the local area nor wider landscape.

The proposed development has no implications in relation to surface water, foul drainage, highways, noise etc. and is therefore compliant in these regards to the NPT Local Development Plan.

In relation to emissions the technical specifications are outlined in the accompanying documents. It is highlighted that any wood burned in the boilers will be dry by means of being offcuts from the onsite timber working processes and therefore resulting in a very clean burn.

The proposal is a key element to the onsite enterprise particularly in relation to economical and environmental matters as previously outlined.

CONCLUSION.

The proposal is summarised as follows:

- Retrospective planning permission is required for a 240KW solid wood burning biomass boiler to heat the commercial site.
- Proposed development will ensure commercial and environmental sustainability.
- The proposal development is located within an existing building and will therefore have no impacts in relation to surface water, foul drainage, highways, noise etc.
- The proposed development has a total floor area of 311square meters.

If you require any additional information relating to this planning application, please do not hesitate to get in touch.



Yours sincerely

[Redacted signature]

Rhydian Williams BSc(Hons) MSc

Cynllunio RW Planning Ltd

[Redacted address line 1]

[Redacted address line 2]