

Our Ref: 2335

Your Ref:

14th March 2025

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays, Brunel Way,
Neath, SA11 2HZ

BY ELECTRONIC SUBMISSION

Dear Sir/ Madam

Redevelopment of the site for a data centre (Use Class B8) and supporting infrastructure, parking and associated works, including partial retention of the existing building for ancillary uses, and power connection to the existing Western Wood Biomass Plant

Please find attached an application for the redevelopment of the site **Land at Tyn-y-Caeau, Margam, Port Talbot, SA13 2NR**, submitted on behalf of Western Bio-Energy Limited (WBE). The application is for the development of the site for a data centre and supporting infrastructure, parking and associated works, including the partial retention of the existing building for ancillary uses, and power connection to the existing Western Wood Biomass Plant.

WBE is a sustainable forestry-waste biomass plant based in Margam Port Talbot. As its green renewables ('ROC') subsidy expires in 2028, it aims to develop the Tyn-y-Caeau site as part of a wider strategy to diversify its current activities. Securing energy 'off-takers' will attract local investment and extend the life of the plant for another 15-20 years. Befitting WBE's role as a green business, the main proposal (and the subject of this application) is a Nature-Positive Data Centre.

Generally considered to be power-hungry, data centres often rely on fossil-fuel-sourced power, contributing to climate change and putting strain on the electricity grid. To the contrary, this proposal - a data centre powered by the existing biomass plant - can reduce the strain on the grid whilst securing jobs at the existing biomass plant, which sits in an area that has been hit hard by changes at Tata Steel. The survival of the facility by undertaking this investment and associated infrastructure of c£100-150m will provide 33 new jobs, secure 27 direct jobs at the generation plant, and deliver a further 150 jobs currently within the local supply chain.

The application has been prepared in close consultation with Neath Port Talbot Council, while statutory consultees and adjoining properties have been consulted as required by planning legislation.

The scheme is described in greater detail in the suite of documents submitted with the application. A schedule of the documents submitted is appended to this letter.

The application is submitted electronically via The Planning Portal.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mike Fox', with a large, stylized 'M' and 'F'.

Mike Fox, Director
Enc.

Appendix - Submission schedule

Reports	
Title	Document/ drawing reference (where relevant)
Planning, Design and Access Statement	-
Transport Assessment / Travel Plan	C24103/TA01 C23103/TP01
Heritage Impact Assessment	-
Geo-Environmental Report	BC/MB/07.24.05.
Drainage Strategy / SAB Compliance	2464- JRC-XX-XX-RP-CE-1001_P2.
Ecological Appraisal and Impact Statement, plus surveys (UK Habitats Survey/Condition Assessment, Ground Level Tree Assessment, Preliminary Bat Roost Assessment)	17163_R02a_IH
Green Infrastructure Statement	-
Tree Survey	08.24/TYC/V4
Landscape and Visual Appraisal	17163_R01b_OK_AW
Noise Impact Assessment	P1334/REP02
Air Quality Assessment	794-ENV-AIR-21341
Sustainability Statement	-
Utilities Report	-
Pre-Application Consultation Statement	-
Drawings	
Title	Document/ drawing reference (where relevant)
Site Location and Block Plan	1044 - FUT - V1 - ZZ - DR - Z - X160 - Site Location and Block Plan
Site Wide Layout: - Site Wide Layout - Site-Wide Layout - Height Strategy	1044 - FUT - V1 - ZZ - DR - Z - X100 - Site Wide Layout 1044 - FUT - V1 - ZZ - DR - Z - X150 - Site Wide Layout - Height Strategy

Site Layout: • Level Ground • Level First • Level Roof • Level Gantry	1044 - FUT - V1 - 00 - DR - Z - X200 - Site Layout Level Ground 1044 - FUT - V1 - 01 - DR - Z - X210 - Site Layout Level First 1044 - FUT - V1 - R1 - DR - Z - X260 - Site Layout Level Roof 1044 - FUT - V1 - R2 - DR - Z - X265 - Site Layout Level Gantry
Site 3D Views	1044 - FUT - ZZ - ZZ - DR - Z - X300 - Site 3D Views
Proposed Elevations	1044 - FUT - ZZ - ZZ - DR - Z - X400 - Site Elevations
Proposed Utilities Plan	1044 - FUT - V1 - ZZ - DR - Z - 0600 - External Fibre, Power and Water Routes Site Wide
Floor plans and Elevations of Existing Building	A101 and A102
Existing topographic plan	CBsite3margamTOPO-Sheet 1 of 2 CBsite3margamTOPO-Sheet 2 of 2
Impermeable Area Plan	2464_0120_P4_IAP
Drainage layout plan	2464_0500_P4_Drainage Layout
External Works plan	2464_0600_P3_External Works Layout
Swept Path Analysis plan	C24103-ATP-DR-TP-003
Existing utilities plans	ACAD-TYN-Y-CAEAU-MARGAM-R1 - PAS128 Utility Survey (1 of 2) ACAD-TYN-Y-CAEAU-MARGAM-R1 - PAS128 Utility Survey (2 of 2)
General Arrangement - Softworks - Hardworks	2335-URB-XX-XX-DR-LA-102- SW GA 2335-URB-XX-XX-DR-LA-101- HW GA
Landscape plan - Illustrative Landscape Masterplan	2335-URB-XX-XX-DR-LA-100_Illustrative Landscape Masterplan