

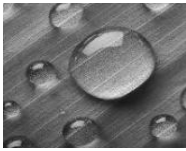
ELEMENTS ENERGY

**Plas Farm Biomass
Extension**

**Design & Access
Statement**

Sept 2025

**Hydropower Consultancy &
Development**



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Client Name: Richard Bowen

Client Address: Cilybebyll, Pontardawe, Swansea, SA8 3JQ

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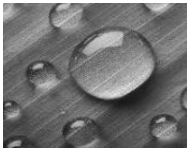
Elements Energy Ltd

Tel: 07717811107

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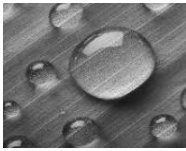


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Cilybebyll Biomass
Design & Access Statement

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1. INTRODUCTION

This Design and Access Statement (DAS) outlines the design principles and access issues that have been applied in the set up and design of the Biomass Extension cabin at Plas Farm, Cilybebyll, to be installed alongside the existing agricultural building. The biomass boiler and integrated wood-chip store are housed in a single containerised cabin. The system will connect to the existing site heating main, enabling the decommissioning and removal of the five remaining oil boilers and the on-site oil tank. The oil boiler tank that is being removed as part of the development is on the footprint on this new cabin. The location enables the existing delivery yard to remain as the place for all chip deliveries and sits amiably within the site. This project contributes the sites decarbonisations efforts.

This DAS has been prepared to accompany the planning application for the project.

Particular attention has been given to TAN 12 'Promoting sustainability through good design' and the Neath Port Talbot LDP 2016–2026, with specific attention to Policies SP18 and RE1.

2. CONTEXT

Swansea Valley Holiday Cottages is a long-established farm-based self-catering business located alongside Plas Cilybebyll Manor and a working livestock farm. The estate prioritises eco-tourism and sustainability and continues to invest in environmentally responsible measures.

The proposal comprises a 150kW containerised biomass boiler with an integrated wood-chip store, sited adjacent to the agricultural building within the farmyard. The stand-alone plant will connect to the existing site heating main, providing additional renewable heat capacity sized to meet demand and enabling the decommissioning and removal of the remaining oil-fired equipment. This improves system resilience and reduce reliance on fossil fuels.

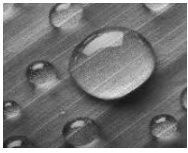
Wood-chip deliveries will use the existing yard and turning head; no new access or circulation changes are required.

2.1 Location

The new boiler will be sited adjacent to the agricultural building, on the right-hand side of the main entrance drive within the existing yard area. The area is presently used by an oil tank; this will be removed and replaced by the biomass container

2.2 Works Overview

The works will include:



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- Existing Rhododendron trimmed at its north end to allow room for the installation. Existing tree (dead) to be felled as per tree report.
- Biomass boiler, water tank and wood chip store all containerised and built off site. Container delivered to site on artic and lowered into position via a small crane or high ab.
- Container timber clad in style to match existing renewable infrastructure on site.



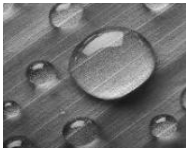
Location of Containerised Biomass Boiler cabin

2.3 Landscaping and Appearance

All visible elements of the scheme will not constitute a dominating factor to the local environment by appropriate sizing and conforming to the local characteristics of the landscape.

The cabin will be timber-clad to match the existing renewables infrastructure on site (the micro-hydro power house), ensuring a coherent appearance across the estate. The flue is kept below the ridge line of the adjacent agricultural building, and the cabin's overall scale is modest, proportionate and visually subordinate to surrounding buildings.

2.5 General Design Principles



2.5.1 Physical Layout & Siting

No SSSIs, SACs, or Ancient Woodlands are located within the boundaries of the site.

Biodiversity Net gain is to be achieved by the development by way of including bat crevices in the timber cladding, bird boxes at the rear and of the cabin and pollinator wild flower planting on the adjacent driveway leading the site, between the Welsh native trees lining the driveway.

The Rhododendron on site is to be cut back and its risk to the adjacent woodland reduced.

Tree works will be undertaken in accordance with the BS5837 survey, with TPO consent sought where required.

The proposal accords with Policy BE1 through a modest, visually subordinate cabin finished in timber cladding consistent with existing renewables infrastructure.

2.5.2 Noise Emission

The containerised system has been purpose-designed with integral acoustic attenuation, including timber cladding and baffled ventilation, ensuring the unit operates with minimal external noise.

3. ENVIRONMENTAL SUSTAINABILITY

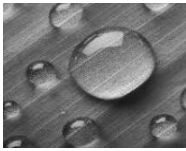
The purpose of the proposed biomass scheme is to contribute towards requirements for decarbonisation.

4. COMMUNITY

4.1 Social

Renewable energy schemes such as that proposed are often the focal point of social interest. There can be concern over the general welfare of the community and the schemes effect on it. Projects like this set a good standard and help to educate the community making many more aware of the potential of renewable energy and its benefits for rural areas.

Additionally during construction, the project will use local labour, from the Pontardawe and Neath Port Talbot area.



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In addition, the proposal is to include a bilingual interpretive panel to educate visitors, including local school groups, about the decarbonisation process and the role of the biomass system alongside the nearby micro-hydro project. This initiative will align with Neath Port Talbot's sustainability goals and celebrate the area's rich woodland heritage, with the highest percentage of woodland cover in any Welsh county.

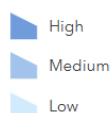
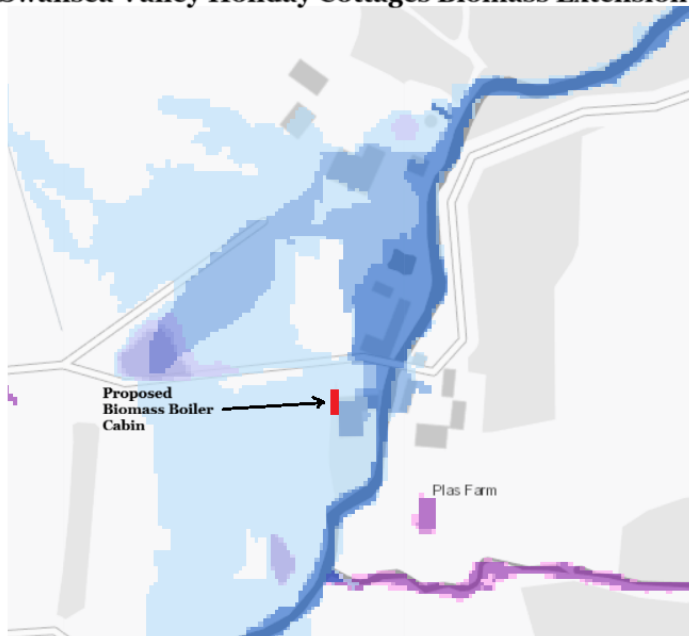
4.3 Economic

The reduced heating costs will also help retain the viability of Swansea Valley holiday cottages and help continue the increased tourism input to the area.

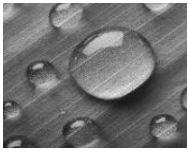
4.4 Flood Risk

The cabin is designed with all electronics suitably above ground level and with automatic safety shut down incorporated into the electrical connections. The location is located in the low risk zone of the NRW flood map.

**Natural Resources Wales Flood Risk Map Extract -
Swansea Valley Holiday Cottages Biomass Extension**



**Cabin located within the
low risk zone for flooding**



5. ACCESS

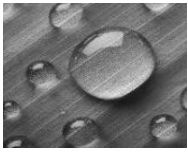
5.1 Proposed Access Arrangement

The existing yard already accommodates periodic HGV deliveries, including wood-chip. The proposed cabin will use the same delivery point, so no new access or circulation changes are required.

Access during construction will be via the existing field gate adjacent to the yard as labelled in the general layout.

5.2 Rights of Way

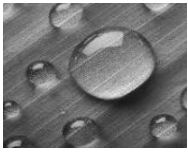
There are no public right of way within the vicinity of the project.



6. PHOTOS



Existing yard and turning head at the end of the farm drive, in front of the agricultural building—established HGV delivery point for wood-chip to the container; no new access or circulation changes required.



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Cladding Consistency: Existing renewables infrastructure on site (micro-hydro power house); proposed cabin to be timber-clad to match

Source: <https://www.npt.gov.uk/council/newsroom/press-releases/article/?id=7949>



Location of proposed new boiler cabin