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

Date: 27th October 2025

Our Ref: PRO1013

Dear Sirs,

RE: VARIATION OF CONDITION 2 OF PLANNING PERMISSION P2025/0222, HYDROGEN PRODUCTION FACILITY, LAND OFF CENTRAL AVENUE, SEAWAY PARADE INDUSTRIAL ESTATE, NEATH PORT TALBOT, SA12 7BU

On behalf of the Applicant, Protium Green Hydrogen Supply Limited, Sirius Planning Limited have been instructed to prepare and submit a Section 73 planning application to vary condition 2 of the extant planning permission, ref. P2025/0222, for the consented Hydrogen Production Facility off Central Avenue, Port Talbot, SA12 7BU.

Background

Planning permission was granted on 23rd June 2025 (ref. P2025/0222) for the construction and operation of a hydrogen production facility including associated compression, lightning mast, storage and infrastructure and a hydrogen tube-trailer filling station on land off Central Avenue, Port Talbot, SA12 7BU.

A SAB application (ref. S2025/0031) was also granted for the development on 8th October 2025.

Proposal

Condition 2 of planning permission P2025/0222 lists the approved plans and documents, including the site layout.

Following the receipt of planning permission, the Applicant has undertaken a detailed operational design review and it has come to fruition that a number of amendments are required to the approved site layout for the scheme.

Increased number of lightning masts

The consented site layout (Drawing No. PRO1013/01/03) includes two lightning protection masts measuring 22.5m in height. Elevation details of the consented lightning protection masts are illustrated

on consented Drawing No. PRO1013/01/17. These are located to the north-east of the HPF compound and within the south-west of the compound.

It is proposed to increase the number of lighting protection masts on site to five with four measuring 22.5m in height and one measuring 11m in height. A revised site layout illustrating the location of the lighting protection masts is shown on Drawing No. PRO1013/01/03 R1. Drawing No. PRO1013/01/17 R1 provides elevation details of both the 22.5m and 11m lightning protection mast.

The additional lightning protection masts are required for operational requirements. Given the existing industrial nature of the site and surroundings, it is considered that the increase of the additional masts will not have any adverse impacts on the industrialised landscape setting. The surrounding area contains no sensitive receptors and due to the slender nature of the masts, when away from the immediate area of the site, they would not be perceptible.

Revised Orientation of Equipment & Additional Equipment & Infrastructure

As illustrated on the revised site layout (Drawing No. PRO1013/01/03 R1) a number of pieces of equipment have been re-orientated within the site for operational reasons.

In addition, items of equipment have been replaced and additional equipment and infrastructure are proposed from the consented site layout following the detailed operational design review; these include:

- Approved Motor Control Centre Container replaced with LV Package / Switchroom (Drawing No. PRO1013/01/12 R1)
- Approved Power Electronics Container replaced with HV Package / Switchroom (Drawing No. PRO1013/01/14 R1)
- New Air Compressor Package (Drawing No. PRO1013/01/27)
- New Storage Container (Drawing No. PRO1013/01/28)
- New Paladin Fence (Drawing No. PRO1013/01/30)

The revised layout requires the existing tarmac area to be slightly extended by 99.9m². The proposed concrete under the substation has been reduced to 10.6m² and the proposed concrete under the welfare and warehouse units is now 136.6m². This equates to a total additional impermeable area over existing conditions at the site of 247.1m². This is considered to be a de minimis change that will not impact the approved drainage scheme for the site. No changes are proposed to the approved drainage infrastructure on site.

Section 73 Planning Application

The Applicant wishes to amend condition two of planning permission ref. P2025/0222 to amend the site layout plan and various equipment detail drawings.

To capture the above mentioned amendments, revised and new drawings accompany this letter.

The below table lists the previously submitted drawings and updates to drawings for ease of reference.

Drawing No.	Drawing Title	Change
PRO1013/01/01	Site Location Plan	No change
PRO1013/01/02	Planning Application Boundary and Topographical Survey	No change
PRO1013/01/03 R1	Proposed Site Layout	Amended with revised layout
PRO1013/01/04 R1	General Arrangement	Amended with revised layout
PRO1013/01/05 R1	Swept Path Analysis	Amended with revised layout
PRO1013/01/06 R1	Site Section Views	Amended with revised layout
PRO1013/01/07	Electrolyser Details	No change
PRO1013/01/08	Compressor Details	No change
PRO1013/01/09	MCP Details	No change
PRO1013/01/10 R1	Water Tank Details	Amended Dimensions

PRO1013/01/11	Buffer Storage Details	No change
PRO1013/01/12 R1	LV Package / Switchroom Details	Motor Control Centre Container Details replaced with LV Package / Switchroom Details
PRO1013/01/13	Thermal Management System Details	No change
PRO1013/01/14 R1	HV Package / Switchroom Details	Power Electronics Container Details replaced with HV Package / Switchroom Details
PRO1013/01/15	Transformer Details	Drawing removed, transformer no longer proposed / required
PRO1013/01/16	Firewall Details	Drawing removed, firewall no longer proposed / required
PRO1013/01/17 R1	Lightning Mast Details	Additional 11m Mast Elevation
PRO1013/01/18 R1	Welfare Container Details	Amended Dimensions
PRO1013/01/19 R1	Warehouse Container Details	Amended Dimensions
PRO1013/01/20	Substation Details	No Change
PRO1013/01/21	Cycle Shelter Details	No Change
PRO1013/01/22	Palisade Fencing and Gate Details	No Change
PRO1013/01/24	Process Flow Diagram	No Change
PRO1013/01/27	Air Compressor Package Details	New Drawing
PRO1013/01/28	Storage Container Details	New Drawing
PRO1013/01/30	Paladin Fencing Details	New Drawing

I would be grateful for acknowledgement of receipt of this Section 73 planning application and look forward to receiving formal validation.

If you require any further information or clarification to determine the application, then please do not hesitate to contact me.

Yours faithfully,

Francesca Wray
Principal Planner
For and on behalf of Sirius Planning Ltd

Enc.

Decision Notice P2025/0222

Drawing No. PRO1013/01/03 R1 – Proposed Site Layout
PRO1013/01/04 R1 – General Arrangement
PRO1013/01/05 R1 – Swept Path Analysis
PRO1013/01/06 R1 – Site Sectional Views
PRO1013/01/10 R1 – Water Tank Details
PRO1013/01/12 R1 – LV Package / Switchroom Details
PRO1013/01/14 R1 – HV Package / Switchroom Details
PRO1013/01/17 R1 – Lightning Mast Details
PRO1013/01/18 R1 – Welfare Container Details
PRO1013/01/19 R1 – Warehouse Container Details
PRO1013/01/27 – Air Compressor Package Details
PRO1013/01/28 – Storage Container Details
PRO1013/01/30 – Paladin Fencing Details

cc. Bailey Bonnington, Project Manager, Protium