

## Development Control

The Planning Department  
Bridgend County Borough Council  
Civic Offices • Angel Street  
Bridgend • CF31 4WB

## Rheoli Datblygu

Adran Cynllunio  
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr  
Swyddfeydd Dinesig • Stryd yr Angel  
Pen-y-bont ar Ogwr • CF31 4WB



Tel/Ffôn: 01656 643155 • Fax/ffacs: 01656 643190 • e-mail/e-bost: [planning@bridgend.gov.uk](mailto:planning@bridgend.gov.uk) • website/gwefan: [www.bridgend.gov.uk](http://www.bridgend.gov.uk)

### Application for Planning Permission

### Town and Country Planning Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

#### Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

#### Applicant Details

Reference:

## Name/Company

Title

Mr

First name

Tomoki

Surname

Nishino

Company Name

Marubeni Europower

## Address

Address line 1

95 Gresham Street

Address line 2

Address line 3

Town/City

London

Country

Postcode

EC2V 7AB

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Reference:

## Name/Company

Title

Mr

First name

Damian Barry

Surname

RPS Consulting Services

Company Name

RPS Consulting Services

## Address

Address line 1

2 Callaghan Square

Address line 2

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 5AZ

## Contact Details

Primary number

02920668662

Secondary number

Email address

rpsca@rpsgroup.com

## Site Area

What is the site area?

22.30

Reference:

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes  
 No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Development of a green hydrogen production facility with electrolysers, hydrogen storage, hydrogen refuelling station, admin building, substation, back-up generator and hydrogen pipeline 'off-take'; with access, circulation, parking, lighting, security fencing, hard and soft landscaping, and drainage infrastructure on land at Brynmenyn, Bridgend. Together with the installation of a solar photovoltaic electricity generating station (solar farm), comprising ground-mounted solar panels, inverters, transformer units, control and storage building, switch gear and a substation; with access, circulation, parking, lighting, security fencing, hard and soft landscaping, drainage infrastructure and temporary construction compound, on land at Bryncethin, Bridgend. Sites to be connected via an electrical wire (part under and part overground)

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Both sites are vacant greenfield parcels. The Bryncethin site is grazed.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

The Brynmenyn site is undeveloped land, allocated for development. The Bryncethin is previously worked, restored land, also allocated for development.

When did this use end (if known)?

dd/mm/yyyy

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

Reference:

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

21.00	hectares
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Area of greenfield land proposed for new development

1.00	hectares
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## Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

<p><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> TBC but likely to include ISO metal containers and modular admin and control buildings</p>
<p><b>Type:</b> Boundary treatments (e.g. fences, walls)</p> <p><b>Existing materials and finishes:</b> N/A</p> <p><b>Proposed materials and finishes:</b> TBC, but will include a mix of post and wire stock proof fencing, metal security fencing and a fire wall. The fire wall specification is not confirmed, but is likely to include steel with non-combustible core, blockwork, or concrete (which may vary between internal and external firewalls). The surfaces may be painted.</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see various proposed layout drawing and the Planning, Design and Access Statement
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Reference:

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes

No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to drainage concept plans and strategy document

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Details and arrangements will be confirmed at application stage

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Waste water and waste oxygen.

Waste water from the water supply purification plant will be discharged to the foul sewer network for treatment and disposal. Although it originates as clean freshwater and the water purification plant does not add contaminants, it will have a more concentrated mineral content and therefore the applicant does not propose to discharge it to the surface water network. The discharge rate will be up to 0.0012 Ml/day, equivalent to 0.014 l/s at steady operation.

The scheme will discharge oxygen from the electrolysis process through vent stacks. Oxygen is not an air pollutant but must be safely dispersed through vent stacks of suitable height to avoid fire risk due to increased oxygen concentration at the site.

## Residential/Dwelling Units

Reference:



Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes  
 No

If you have answered Yes to the question above please add details in the following table:

<b>Use Class:</b> B2 - General industrial
<b>Existing gross internal floorspace (square metres):</b> 0
<b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b> 0
<b>Total gross internal floorspace proposed (including change of use) (square metres):</b> 0
<b>Net additional gross internal floorspace following development (square metres):</b> 0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

### Proposed Employees

Reference:

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Please refer to the wider submissions on the processes involved, but the application is for a hydrogen production facility with electrolyzers that generate hydrogen from electrical power by splitting water, hydrogen storage, and a hydrogen refuelling station. The hydrogen production facility will be powered by a solar PV array.

Is the proposal for a waste management development?

Yes

No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

**Renewable energy type:**

Other low carbon or renewable energy

**Other low carbon or renewable energy (please specify):**

hydrogen

**Energy capacity:**

6 Megawatts

**Renewable energy type:**

Solar

**Energy capacity:**

5.5 Megawatts

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

If Yes, please specify each hazardous substance and the amount involved:

**Hazardous substance :**

Other (please specify)

**Other (please specify):**

hydrogen

**Amount - Tonne(s):**

5.0000

**Hazardous substance :**

Other (please specify)

**Other (please specify):**

sodium hydroxide

**Amount - Tonne(s):**

1.0000

**Hazardous substance :**

Other (please specify)

**Other (please specify):**

hydrochloric acid

**Amount - Tonne(s):**

1.0000

**Hazardous substance :**

Other (please specify)

**Other (please specify):**

sulphuric acid

**Amount - Tonne(s):**

1.0000

Reference:

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

Formal pre-app 28 day consultation launching on 18th November.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

Mr

First Name

Phil

Surname

Thomas

Reference

PE/192/2022

Date (must be pre-application submission)

26/08/2022

Details of the pre-application advice received

Reference:

A response that was supportive to the principle of development and set out multi-topic observations on the form and content of the forthcoming planning application and supporting assessments.

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes  
 No

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

## Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Reference:

**Name of Owner/Agricultural Tenant:**

Justin Kingdon, Head of Estates, Bridgend County Borough Council

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Civic Offices

**Address Line 2:**

Angel Street

**Town/City:**

Bridgend

**Postcode:**

CF31 4WB

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Mr Rob Morgan

**House name:**

Transportation & Engineering, Bridgend County Borough Council

**Number:**

**Suffix:**

**Address line 1:**

Civic Offices

**Address Line 2:**

Angel Street

**Town/City:**

Bridgend

**Postcode:**

CF31 4WB

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Mr J G Jones

**House name:**

Bryncethyn Uchaf

**Number:**

**Suffix:**

**Address line 1:**

Blackmill Road

**Address Line 2:**

Bryncethin

**Town/City:**

Bridgend

**Postcode:**

CF32 9YN

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

B M Davies and E N Davies

**House name:**

Leckwith Cottage

**Number:**

**Suffix:**

**Address line 1:**

2 Bryntirion Hill

**Address Line 2:**

**Town/City:**

Bridgend

**Postcode:**

CF31 4LR

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Paul Davies

**House name:**

Craigmoor

**Number:**

**Suffix:**

**Address line 1:**

Bryncethin

**Address Line 2:**

**Town/City:**

Bridgend

**Postcode:**

CF32 9YJ

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Lynne Walker

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

2 Adrian Close

**Address Line 2:**

Porthcawl

**Town/City:**

Bridgend

Reference:

**Postcode:**

CF36 3LX

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Natural Resources Wales

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Ty Cambria

**Address Line 2:**

29 Newport Road

**Town/City:**

Cardiff

**Postcode:**

CF24 0TP

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

BDW Trading Ltd

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Barratt House, Cartwright Way

**Address Line 2:**

Forest Business Park, Bardon Hill

**Town/City:**

Coalville, Leicestershire

**Postcode:**

LE67 1UF

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Valleys to Coast Housing Ltd

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Tremains Business Park

**Address Line 2:**

Reference:



Tremains Road

**Town/City:**

Bridgend

**Postcode:**

CF31 1TZ

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Davies Logistics Ltd

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Chilcott Avenue

**Address Line 2:**

Brynmenyn Industrial Estate

**Town/City:**

Bridgend

**Postcode:**

CF32 9RQ

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Damian Barry

Surname

RPS Consulting Services

Declaration Date

18/11/2022

Declaration made

**Agricultural Holding Certificate**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Reference:

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Agricultural Tenant

**Name of Agricultural Tenant:**

Mr J G Jones

**House name:**

Bryncethyn Uchaf

**Number:**

**Suffix:**

**Address line 1:**

Blackmill Road

**Address Line 2:**

Bryncethin

**Town/City:**

Bridgend

**Postcode:**

CF32 9YN

**Date notice served (DD/MM/YYYY):**

18/11/2022

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Damian Barry

Surname

RPS Consulting Services

Declaration Date

18/11/2022

Declaration made

Reference: