

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 15 MAY 2025

Page	Application	Location	Item No.	Description
	2024/01212/FUL	OLD WALLLACE FARM, DYFFRYN	1.	Further comments from Barry Vale Friends of the Earth. Additional Informative added
			2.	Comments from Barry Town Council
			3.	Comments from Cllr Johnson
	2024/00246/ENV	PANYTFFYNNON QUARY, BONVILSTON	4.	Correspondence from Agent
			5.	Update for members

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 15 MAY 2025

Application No.: 2024/01212/FUL	Case Officer: Angharad Hobbs
Location: Old Wallace Farm, Dyffryn	
Proposal: Construction and operation of a Battery Energy Storage System (BESS) facility including the erection of battery container units, inverters, 132kV substation, 33kV customer switchgear, storage container and welfare container, water tank, new internal access roads, resurfaced compound, installation of perimeter fencing and access gate; associated ground works; and landscaping.	

From: Friends of the Earth Barry and Vale

Summary of Comments:

Request to withdraw the planning application as the application does not comply with planning procedures for the following reasons:

1. Publication:

The LPA did not properly publicise the application as it did not notify of a departure from the LDP.

The notice failed to respect the public right to be informed of an industrial development at (notifiable) fire risk.

2. Pre-application consultation:

The applicant has failed to carry out a pre-application consultation and this was not provided on the Council website.

3. No Design and Access Statement:

No Design and Access Statement was submitted with the application, which is required for major developments.

4. Defective Committee Report:

Committee Report fails to take seriously the risk of a major fire accident and omits a picture of a major BESS fire in California that we supplied. In addition, comments were not publicised on the case file.

The LPA has not consulted the Health and Safety Executive and the Natural Resources Body for Wales acting jointly.

Report fails to take seriously NRW's concern for the LPA to secure measures for containment of firewater.

NRW's advice to consult a Battery Energy and Electrical process safety expert was not followed.

A check is not made of the volume of the containment basin against the requirement for fire-fighting.

Report's summary of the Fire and Rescue Services submission is insulting. The report ignores the warning of toxic fumes and makes no reference to firefighting water and the

minimum required water supply to an industrial site. The applicant states they won't require a water supply and refers to a water tank for fire purposes which does not comply with FRS's spec for water supply to industrial sites.

No written record is filed of "verbal discussions with the emergency planning department" so one infers the emergency planners know nothing of significance on grid-scale battery fires.

Officer Response:

The following is in direct response to the comments raised, in order:

1. Publication:

The LPA has not advertised the application as a departure to the LDP as the LPA do not consider the proposal a departure. The Officer's Report outlines the relevant policies and concludes that the principle of development is acceptable and as such, is considered to be in line with the LDP.

The description of development clearly outlines the proposal and the LPA do not consider that the description of development or the terms of the notice should make reference to the industrial nature of the proposal or its potential fire risk.

2. Pre-application consultation:

A pre-application consultation report has been received and was received upon receipt of the planning application and it should be noted that the report has been publicly available on the LPA's planning register.

3. No Design and Access Statement:

A Design and Access Statement was included with the planning application and has been publicly available on the LPA's planning register.

4. Defective Committee Report:

The Officer's Report has considered the potential fire risk and photographs from neighbour / consultee comments are not generally included in reports. In addition, it is noted that whilst some neighbour comments have been exported, the email including the image was not. This has now been exported and a copy of the email and image is included as an appendix for information. It should be noted that the comments have been considered and their lack of publication does not impact upon the recommendation or the requirements of the publicity of the application.

The LPA has not consulted the Health and Safety Executive as the application does not fall within a HSE zone and Natural Resources Wales have been consulted, with their comments summarised in the officer's report.

With regards to the containment of firewater, the Officer's Report outlines that the site drainage is a sealed system and in the event of a fire – *"the fire suppression system is activated, a penstock valve downstream of the basin will be automatically triggered to isolate potentially contaminated discharges. Should this occur, contaminated water would be tankered away and would not discharge to any ordinary watercourse"*

A Battery Energy and Electrical process safety expert was not consulted as there is no relevant person at the Authority. Moreover, the LPA did not consider this necessary to determine the planning application on its planning merits.

With regards to the volume of the containment basin against the requirement for fire-fighting, as referenced in the Officer's Report, the basin has been sized to provide sufficient storage

to attenuate the 1 in 30 year rainfall event plus 228m³ of firewater (based on firefighting at 1,900 l/minute for 2 hours) with no discharge.

The comments with regards to the Fire and Rescue Services comments is noted and all comments are summarised and did conclude that there were no objections. The Fire and Rescue Service did provide standing advice in relation to Large Commercial Solar Arrays, Battery Energy storage Facilities, Electric Vehicle Parking/Charging Facilities which states the following:

Fires involving the installations detailed above can be very difficult to extinguish. Conditions can cause a thermal runaway within battery cells, which is a highly exothermic reaction creating toxic, flammable, and/or explosive chemical atmospheres.

The developer of such sites should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored.

Active fire safety systems should be incorporated into the design if necessary and may include, automatic fire detection systems, automatic fire suppression and smoke control systems.

The Authority recognises that the charging of electric vehicles and the use of batteries (including lithium-ion) as Energy Storage Systems (ESS) is a new and emerging practice in the global renewable energy sector. As with all new and emerging practices within UK industry, developers should consider the risks associated with such systems early in the design stage of the project.

The Fire and Rescue Service comments are attached for reference.

The comments regarding no written note of discussions with the emergency planning department is noted and no formal comments were received.

Action required:

Please see attached comments from FOE with the image of a BESS fire in California and also the full comments from the Fire and Rescue Service.

Comments are noted and an informative is recommended to be added, stating the following:

The developer should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored.

Active fire safety systems should be incorporated into the design if necessary and may include, automatic fire detection systems, automatic fire suppression and smoke control systems.

[REDACTED]

From: [REDACTED]
Sent: 27 February 2025 13:36
To: [REDACTED]
Cc: [REDACTED]
Subject: Suspend decision on 2024/001212/FUL pending re-screening for major accidents

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Ian Robinson, Head VoG development control
Marcus Goldsworthy, Director of Planning

Suspend decision on 2024/001212/FUL - re-screen for major accidents

You will be aware of the severe fire hazard from BESS (grid-scale Battery Energy Storage Systems) from the international news on the fire last month at Moss Landings, California. 1200 people were evacuated as chemical and smoke plumes “could pose a health threat to humans and wildlife”, according to local health officials. The “thermal runaway” risk was of course known to the industry but played down.

The applicant’s Screening application 2024/01145/SC1 fraudulently stated:

Risk of accidents The nature of the Proposed Development is not considered likely to pose a risk from accidents which would give rise to the need for EIA.

It’s false as the “nature” of BESS developments does pose a risk. Saying “no need for EIA” directly contradicts EIA Schedule 3 1(f) which states EIA is triggered by “the risk of major accidents and/or disasters relevant to the development concerned...”.

The VoG Screening decision of 19 Dec.2024 in effect repeated what the applicant falsely wrote: “Due to the nature of the proposal, it is unlikely to pose a risk from accidents which would give rise to the need for an EIA”.

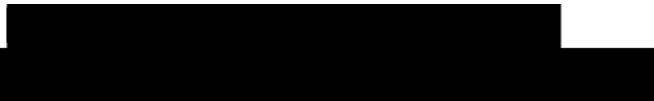
The fire at Moss Landings proves the risk of major fires from *the nature of* BESS developments is real so EIA is required.

The applicant claims they will implement measures to limit and mitigate a fire, yet there is no agreement how to control BESS thermal runaway fires. SW FRS expect quenching by water and collecting used firewater for disposal, yet the applicant’s *Fire Strategy and Emergency Response Plan* (buried in their submied *Detailed Energy Storage System Safety Management Plan*) says to use non-water measures on such a chemical fire. It proposes quenching by gas or aerosol spray. Neither can be sufficient for a mega-battery fire. The California fire was left to burn out, with residents told to seal their homes and 1200 evacuated to escape the smoke and chemicals.

The siting of a BESS away from homes is vital. This site is within reach of many homes in north Barry (Highlight Park). The California fire gives new evidence proving re-screening such a BESS development for major accidents is more than justified. False information given by the applicant justifies more time. Visual evidence of the California fire is below.

Please confirm you will suspend determination of 2024/001212/FUL pending re-screening.

Regards,
[REDACTED] (Planning manager)
[REDACTED]

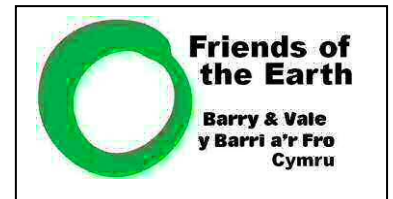


<https://www.youtube.com/watch?v=Q1ohgVMBWt0>

Rob Thomas,

Chief Executive Officer, VoG Council

Item at Planning Committee, 15th May 2025



Withdrawal of 2024/01212/FUL Old Wallace Farm, BESS development.

Please be informed that this application does not comply with planning procedures

1. The LPA did not properly publicise the application as prescribed by Article 12 of the Development Management Procedure (Wales) Order 2012 where section (2) reads

Subject to paragraph (3A), in the case of an application for planning permission for development which—

(a).....

(b) does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated; or

(c) would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way) applies,

the application must be publicised via a site notice and in a local newspaper.

The VoG Notice (ANNEX 1) mentioned right-of-way (c) but omitted the 'departure' nature (b). It failed to mention any salient characteristics of the proposed development, including being industrial and at (notifiable) fire risk, so failed to respect the public right to be informed (Aarhus). The information required for the omitted pre-app consultation (required by the DMPWO article 2 – see point 2) was not provided on the Council website to which the public was referred.

2. The application has not complied with the requirement for **pre-app consultation over major developments**, as defined in Article 2 of the DMPWO

(e) *development carried out on a site having an area of 1 hectare or more.*

The report to Committee gives the site area as 2.6 hectares. The DMPWO says in article 2B (1)

*Major development is specified for the purposes of section 61Z(1) of the 1990 Act (Wales: **requirement to carry out pre-application consultation**).*

3. **No Design&Access Statement** was submitted as required for major developments

The Chiel Planner's letter MA/L/CS/0222/15 of 1 Feb.2016 explains Design&Access statements are required for *All planning applications for "major" development except those for mining operations; waste developments; relaxation of conditions (section '73' applications) and applications of a material change in use of land or buildings.*

The present application is not simply change of use but for substantial development on the land.

4. **Defective Committee Report**

Specifics detailed in ANNEX 2

Please confirm that this item will be withdrawn from the Agenda for the 15 May meeting.

Friends of the Earth Barry&Vale



TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

DEVELOPMENT THAT MAY AFFECT A PUBLIC RIGHT OF WAY

DATBLYGIAD A ALLAI EFFEITHIO AR HAWL TRAMWY CYHOEDDUS

NOTICE is given that the following planning application may affect a Public Right of Way:

By/Gan: Greenfield Energy Developments Limited

Proposal/Cynnig: Construction and operation of a Battery Energy Storage System (BESS) facility including the erection of battery container units, inverters, 132kV substation, 33kV customer switchgear, storage container and welfare container, water tank, new internal access roads, resurfaced compound, installation of perimeter fencing and access gate; associated ground works; and landscaping.

Location/Lleoliad: Old Wallace Farm, Dyffryn

The application documents can be viewed between 8.30 a.m. to 5.00 p.m. Monday to Thursday by appointment (tel no. 01446 704681) at **The Dock Office, Barry Docks, Barry.**

The proposals can also be viewed on the Council's Online Applications Register at <https://vog.planning-register.co.uk> by searching for application number 2024/01212/FUL

Anyone who wishes to make representations about this application should write to the Head of Sustainable Development at *The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT*, **within 21 days of the date of this notice**, quoting reference **2024/01212/FUL**.

Dated/Dyddiad: 22 January 2025 **Vale of Glamorgan Council**

ANNEX 2 Defective Committee Report

1. The Committee Report fails to take seriously the risk of a major fire accident

It omits the picture of the major BESS fire mid-January in California that we supplied. Though the Report includes a brief summary of points, our letter is not included in the case-file to enable people to check and view the strikingly informative picture.

The LPA has not consulted the *COMAH competent authority* [Health and Safety Executive and the Natural Resources Body for Wales acting jointly] prescribed in Sch4 (w)(iii), as required by Article 14 (1) despite our drawing their attention to the serious BESS fire in California.

2. The **Report fails to take seriously NRW's concern** for the LPA to secure measures for containment of contaminated firewater *"Any discharge of firewater to the wider environment would be unacceptable given the high risk of pollution it would pose"*.

NRW's advice to consult a *Battery Energy and Electrical process safety expert* was not followed, lack of the LPA's electrical know-how being obvious.

Nowhere is a check made of the volume of the containment basin against the requirement for fire-fighting.

3. **The Report's summary of the Fire and Rescue Service's** submission is insulting

"no objection to the proposed development and refers the LPA to any current standing advice by the Fire Authority"

ignoring their warning of toxic fumes from a BESS fire and making no reference to fire-fighting water and the minimum required water supply to an industrial site.

thermal runaway within battery cells, which is a highly exothermic reaction creating toxic, flammable, and/or explosive chemical atmospheres

need for the provision of:- adequate water supplies on the site for firefighting purposes

The applicant's response

won't have or require a water supply. There will be a 240,000l water tank on the Site for firefighting purposes

obviously does not comply with FRS's spec for water supply to industrial sites, annexed to their submission.

No written record is filed of "verbal discussions with the emergency planning department" so one infers VoG's emergency planners know nothing of significance on grid-scale battery fires.



The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT
Planning@valeofglamorgan.gov.uk

Our Ref: LP/20-15714 (BR13)
Your Ref: P/DC/ANH/2024/01212/FUL

Date: 25 March 2025
Contact: Crew Manager L. Pontin
Tel: [REDACTED]

E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CONSTRUCTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY INCLUDING THE ERECTION OF BATTERY CONTAINER UNITS, INVERTERS, 132KV SUBSTATION, 33KV CUSTOMER SWITCHGEAR, STORAGE CONTAINER AND WELFARE CONTAINER, WATER TANK, NEW INTERNAL ACCESS ROADS, RESURFACED COMPOUND, INSTALLATION OF PERIMETER FENCING AND ACCESS GATE; ASSOCIATED GROUND WORKS; AND LANDSCAPING.

LOCATION: OLD WALLACE FARM, DYFFRYN.

I acknowledge receipt of the notification to the South Wales Fire and Rescue Authority ("The Authority") in relation to the above application.

The proposed site plan in relation to the above has been examined and The Authority wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with in the early stages of any proposed development.

Changes to our climate and weather patterns will have a significant impact on the well-being of both current and future generations. In line with the **Well-being of Future Generations (Wales) Act 2015** and the **Future Wales – the national plan 2040** framework document, the following areas should be considered early in the planning process:

The climate emergency is likely to increase the risk of flooding as a result of sea-level rises, more frequent severe weather systems and more intense rainfall. Planning authorities should adopt a precautionary approach of positive avoidance of building developments in areas of flooding from the sea or from rivers. Surface water flooding will affect the choice of location and the layout and design of schemes and these factors should be considered at an early stage in formulating any development proposals.

Pencadlys Gwasanaeth Tân ac Achub De Cymru,
Parc Busnes Forest View, Llantrisant, Pont-y-clun, CF72 8LX.

Ffôn 01443 232000 • Ffacs 01443 232180
www.decymru-tan.gov.uk

Rydym yn croesawu gohebiaeth yn y gymraeg a'r saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.

CODI YMWHYBYDDIAETH - LLEIHAU PERYGL

South Wales Fire and Rescue Service Headquarters,
Forest View Business Park, Llantrisant, Pontyclun, CF72 8LX.

Telephone 01443 232000 • Fax 01443 232180
www.southwales-fire.gov.uk

We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

RAISING AWARENESS - REDUCING RISK

Wildfires are a significant potential threat particularly in populated areas adjoining green spaces such as mountains or forestry. Therefore, it is critical that new developments are designed with this in mind. Where a new development is proposed in an area which is at risk of a wildfire, consideration should be given on how to mitigate the spread of wildfires. For example, sustainable land management could assist with prevention measures.

Large Commercial Solar Arrays, Battery Energy storage Facilities, Electric Vehicle Parking/Charging Facilities:

Fires involving the installations detailed above can be very difficult to extinguish. Conditions can cause a thermal runaway within battery cells, which is a highly exothermic reaction creating toxic, flammable, and/or explosive chemical atmospheres.

The developer of such sites should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored.

Active fire safety systems should be incorporated into the design if necessary and may include, automatic fire detection systems, automatic fire suppression and smoke control systems.

The Authority recognises that the charging of electric vehicles and the use of batteries (including lithium-ion) as Energy Storage Systems (ESS) is a new and emerging practice in the global renewable energy sector. As with all new and emerging practices within UK industry, developers should consider the risks associated with such systems early in the design stage of the project.

Standing Advice.

The site plan/s of the above proposal has been examined and The Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development.

- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should also consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Should the applicant require further information in relation to these matters they should contact the above named fire safety officer.

Yours faithfully,

Duly signed and authorised by

A large black rectangular redaction box covering the signature of the Assistant Chief Fire Officer.

for Assistant Chief Fire Officer

cc: 

Enc: BR13 Appendix

Appendix

1.0 Access For Fire Appliances

Typical vehicle access route requirements:

Appliance Type	Min Width Road	Min Width Gate	Min Turning Circle between Kerb
Pump	3.7m	3.1m	16.8m
Aerial Appliance	3.7m	3.1m	26.9m
Min Turning between Wall	Min Height Clearance	Min Capacity Tonnes	
19.2	3.7m	14	
29.0	4.0m	23	

Pedestrian Priority

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of the fire appliances but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements for aerial appliances. Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

2.0 Water Supplies for Firefighting

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to cater for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Access to Open Water Supplies

Where development of water front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

2.1 Housing

Minimum main size 100mm. Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

Housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any hydrant on the development.

2.2 Transportation

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100mm. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

2.3 Industry

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any Industrial estate is as follows:

Light Industrial

Minimum Main Size 100mm
Up to one hectare, 20 litres per second

Commercial/Industrial

Up to two hectares, 35 litres per second - Minimum Main Size 150mm

High Risk Industrial

Two to three hectares 50 litres per second - Minimum Main Size 150mm.
Over three hectares, 75 litres per second.

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site at the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high risk units may require a greater flow.

2.4 Shopping, Health and Community Facilities

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and single storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

2.6 Distances Between Fire Hydrants

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates (Subject to operational needs)	-	150 metres
Town centre areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hotels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Homes)	-	Adjacent to access
Old Persons Homes	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

2.7 Conclusion

Developers should hold joint discussion with Dwr Cymru - Welsh Water or the National Rivers Authority and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire. The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 15 MAY 2025**

Application No.: 2024/01212/FUL	Case Officer: Angharad Hobbs
Location: Old Wallace Farm, Dyffryn	
Proposal: Construction and operation of a Battery Energy Storage System (BESS) facility including the erection of battery container units, inverters, 132kV substation, 33kV customer switchgear, storage container and welfare container, water tank, new internal access roads, resurfaced compound, installation of perimeter fencing and access gate; associated ground works; and landscaping.	

From: Barry Town Council**Summary of Comments:**

No objection in principle to the proposal however, an objection was raised concerning environmental concerns and the suitability of the location.

Officer Response:

These comments were omitted from the report, however their comments are noted and the Officer's report has referred to environmental concerns, location and principle.

Action required:

No further action required.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 15 MAY 2025**

Application No.: 2024/01212/FUL	Case Officer: Angharad Hobbs
Location: Old Wallace Farm, Dyffryn	
Proposal: Construction and operation of a Battery Energy Storage System (BESS) facility including the erection of battery container units, inverters, 132kV substation, 33kV customer switchgear, storage container and welfare container, water tank, new internal access roads, resurfaced compound, installation of perimeter fencing and access gate; associated ground works; and landscaping.	

From: Cllr Ian Johnson**Summary of Comments:**

Comments from Ian Johnson were omitted from the report but correspondence was received 27 February 2025 stating that they had received queries primarily relating to fire risk.

Cllr Johnson stated that Barry councillors and Barry Town Council had not been consulted.

Officer Response:

Comments are noted.

Following receipt of additional information, Cadoc, Gibbonsdown, Dyfan and St Nicholas and Llancarfan Ward Members were consulted as well as Barry Town Council.

Action required:

No action required.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 15 MAY 2025**

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Proposal: Construction and operation of a Battery Energy Storage System (BESS) facility including the erection of battery container units, inverters, 132kV substation, 33kV customer switchgear, storage container and welfare container, water tank, new internal access roads, resurfaced compound, installation of perimeter fencing and access gate; associated ground works; and landscaping.	

From: Agent for the Planning Application**Summary of Comments:**

The agent has referred to some minor errors in the report, which are as follows:

Page 61 mentions that the BESS equipment will be stabilised on a flat concrete slab. The agent wants to clarify that each individual container will be on an individual concrete slab, not one large one for the entire compound.

Page 76: Bottom paragraph, the Welsh energy targets are provided but have changed since Panning Policy Wales was published. The Welsh Government have the target to 'Generate the equivalent of 100% of Wales' annual electricity consumption from renewable sources by 2035.'

Officer Response:

The Agent's comments are noted and no action is required.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 15 May 2025

Application No.: 2024/00246/ENV	Case Officer: Mr. Ceiri Rowlands
Location: Pantyffynnon Quarry / Seth Hill Quarry, Bonvilston Proposal: 2nd Periodic Review following permissions 97/01084/FUL & 2009/00814/ENV	

From: Ceiri Rowlands

Summary: Clarification of proposed amendments.

Officer Comments:

Condition 3 of permission 1997/01084/FUL limits the depth of the workings to 56AOD, unless otherwise agreed in writing.

As a matter of clarification to Members, excavations have already been made below this figure, forming the base of the current dry quarry floor at c.55AOD, together with a sump/shallow lagoon below this. The current position has been agreed through the updates to the working scheme, which are required every five years in accordance with Condition 10.

The plan extract below (from application 2021/01379/FUL) is provided for information, which shows the South Quarry topography in 2021 and outlines the areas of permitted extraction. Mineral extraction has been taking place in the eastern and southern areas.

Action required: None. Members to note.

