

Our ref: 794-PLN-WWP-JPW1777

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Date: 21 January 2025

Jonathan Parsons
Group Manager, Planning & Development
Bridgend County Borough Council
Civic Centre
Bridgend
CF31 4WB

By email

(Draft for pre-application consultation)

Dear Jonathan,

Ti'r Isha Employment Area

Outline planning application with all matters reserved for the construction of an employment unit (Use Class B1, B2 or B8), with indicative access and circulation, hard and soft landscaping and drainage infrastructure.

I am instructed by my client, Cenin Renewables Limited, to submit the enclosed planning application in outline, with all matters reserved, for the development of employment space on allocated land adjacent and to the west of Days Inn and Sarn Park Services and between the A4063 and the M4 motorway.

In support of the application, please find enclosed the following documents:

- Design and Access Statement including indicative proposals and scale parameters
- Application Form and Ownership Certificates
- Flood Consequence Assessment (including conceptual Drainage Strategy)
- Preliminary Ecological Assessment
- Green Infrastructure Statement
- Transport Assessment
- Pre-application Consultation Report
- Supporting plans – existing and proposed.

As set out in the enclosed Design and Access Statement and the wider supporting and consultation material, this site is allocated in the adopted Local Development Plan for employment uses.

The driver behind the proposal is for it to be the employment generating anchor to the wider renewable energy cluster of projects being brought forward by the applicant at Heol y Cyw (the recently consented Ty'n y Waun Solar scheme), Mynydd y Gaer (the proposed Mynydd y Gaer Windfarm), Junction 36 (potential transport hub/interchange) under the umbrella Bridgend Energy Hub. It is envisioned that an advanced technology business that would benefit from a significant amount of renewable energy together with the excellent accessibility of the application site, would occupy the eventual development and that the gaining of this outline planning permission would strengthen the marketability of the site to the sector as well as help to deliver on the newly adopted LDP by implementing this allocation.

We look forward to the registering of the application and to further discussions through its determination.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D Barry', with a stylized initial 'D'.

Damian Barry
Director – Regional Lead - Planning
for RPS Consulting Services Ltd