

DATE TO BE ADDED ON SUBMISSION

Delivered via Planning Applications Wales (PP-12380394)

Ms N Lake/Mr M Griffiths
East Team Leader/Senior Planning Officer
Neath Port Talbot County Borough Council
Planning Division
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Ref: LANT3006

Dear Nicola, Matthew,

APPLICATION FOR FULL PLANNING PERMISSION – LAND AT CROWN WHARF, PORT TALBOT DOCKS

On behalf of the Applicant, LanzaTech UK Limited ('LanzaTech'), we are pleased to enclose a planning application seeking full planning permission for the erection of a Sustainable Aviation Fuel (SAF) production facility at Crown Wharf, Port Talbot Docks ('the site'). The formal description of development ('the proposed development') is:

"Demolition of existing structures and erection of a Sustainable Aviation Fuel (SAF) production facility, including enclosed ground flare, storage tanks, installation of pipework and electrical, processing and utility equipment, administration, warehouse and laboratory buildings, new access, car parking and transport infrastructure including a truck loading area and associated works, hard and soft landscaping, areas for temporary construction laydown, and associated development."

This planning application has been submitted online via Planning Applications Wales (PP-12380394). Tables of the planning application documents submitted for consideration are included at **Appendix 1** and **Appendix 2**.

APPLICATION FEE

In accordance with the relevant fee regulations and as agreed with Officers during pre-application discussions, the application fee is calculated based on the size of the site for the erection of plant or machinery. This application type is calculated at £23,000 plus £120 for each 0.1 hectare (or part thereof) in excess of 5 hectares.

Based on a site size of 17.98 hectares, payment for the application fee of £38,600 will be made by LanzaTech directly via telephone/online payment link.

SITE OWNERSHIP AND TENANCY DETAILS

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, notices will be served on the relevant owners/long-term lessees of the site on the date of the planning application submission.

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APPLICATION SUMMARY

The proposed development is a key opportunity to put Port Talbot at the forefront of delivering innovative carbon reduction industries in the UK. The proposed facility will convert sustainably sourced ethanol into Sustainable Aviation Fuel (SAF) using the LanzaJet™ Alcohol-to-Jet (ATJ) Process. The facility has the potential to produce approximately 90% SAF and 10% sustainable diesel (which would be sold as a renewable road diesel).

The proposal comprises a transformational project for Port Talbot docks, the delivery of which will serve as a catalyst for the wider sustainable regeneration and economic development of the area. It will redevelop brownfield land that has been underutilised for a prolonged period, bringing forward regeneration and new industry in line with the recent Celtic Freeport success for the area.

The proposed development is consistent with a strategy for decarbonisation in South Wales, led by the South Wales Industrial Cluster (SWIC) to deliver net zero for the region. LanzaTech is a key partner of SWIC and Net Zero Industry Wales (NZIW) and is fully committed to unlocking the redevelopment of Port Talbot docks to deliver an innovative and ground-breaking SAF facility, that is also in line with ABP's Future Ports Programme. In advance of this submission, LanzaTech has engaged comprehensively and collaboratively through:

- Early stages of the Replacement Local Development Plan and Candidate Sites process.
- Extensive pre-application discussions from the outset since 2021, across a range of technical topics and with Neath Port Talbot, Natural Resources Wales, and Associated British Ports.
- Consultation events and meetings with key local stakeholders, councillors and ward members and members of the public, including virtually and face to face.
- Mandatory Pre-application Consultation in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

This collaboration has resulted in a fully evidenced and justified development proposal. Details on the above are set out in full in the accompanying Planning Statement and Pre-application Consultation Report.

The proposed scheme will:

- Put Port Talbot on the map as leading SAF development in the UK.
- Ensure that the region leads the way on SAF production and reaching the UK government target to achieve net-zero emissions by 2050 (through the Climate Change Act 2008 (as amended)).
- The proposal has the potential to deliver ~1% of the UK's total jet fuel requirement. This would equate to 10% of the sustainable jet fuel requirement for 2030.
- Achieve local and national policy ambitions to promote sustainable growth and development which supports the local economy, skills, and community.
- Sustainably regenerate an underutilised site with industrial and employment uses complementary to the surrounding context.
- Create approximately 85 FTE jobs on-site and further employment generation in the construction phase and supply chain as LanzaTech draws on local and specialist contractors.

- Utilise the existing harbour for the transportation of materials and products, promoting use of this existing facility in line with Celtic Freeport and wider ABP Future Ports Programme¹.

Full details of the proposed development are comprehensively explained in the accompanying plans and technical documents. The Planning Statement demonstrates that, in accordance with the Local Development Plan and considering relevant material considerations, the planning balance weighs heavily in favour of the proposed development.

All associated and required licences, permits and consents (including but not limited to an Environmental Permit, control of Major Accidents and Hazards (COMAH), marine licence and Hazardous Substances Consent) are being sought through the appropriate determining authority in line with relevant standards, guidance, and requirements. Further details on these, where relevant to the planning process, are set out in the Planning Statement and the Environmental Statement.

SUMMARY AND CONCLUSION

The proposed development will place Port Talbot at the forefront of wider industrial decarbonisation and SAF production in the UK. It presents an important opportunity to respond to climate change and achieving the UK Government's net zero targets. The proposal is a significant investment in Port Talbot industry, delivering a range of benefits that are not outweighed by any adverse impacts associated with the development. Planning permission should be granted accordingly.

We look forward to receiving confirmation that this application has been validated in due course.

Yours sincerely,

Jadine Berry
Associate Director

jadine.berry@turley.co.uk

¹ [Associated British Ports | Future Ports: Port Talbot \(abports.co.uk\)](https://www.abports.co.uk)

Appendix 1: List of Planning Application Documents for Validation

| Document | Author |
|---|---------------------------------|
| Standalone Planning Application Documents | |
| Covering Letter | Turley |
| Application Form | Turley |
| Planning Statement including Draft Planning Obligations | Turley |
| Design and Access Statement | Inspire Architects |
| Full suite of technical plans (please see Appendix 2) | Inspire Architects |
| Sustainability and Energy Statement | Turley Sustainability |
| Transport Assessment (including Transport Implementation Strategy and access plans) | SCP |
| Flood Consequence Assessment | JBA |
| Outline Drainage Strategy | JBA |
| Illustrative Landscape Strategy | EDP |
| Arboricultural Baseline Note | EDP |
| Archaeology and Heritage Assessment | EDP |
| PDZ Exploratory Ground Investigation Report (Phase 1) | TEC Consulting |
| PDZ Desk Study | TEC Consulting |
| Margam Wharf Phase 1 Report | TEC Consulting |
| Detailed UXO Risk Assessment | Brimstone |
| Preliminary Waste Management Plan | Stopford |
| Lighting Assessment | AECOM |
| Fire Safety Design Review | Part B |
| Odour Note | LanzaTech |
| Framework Construction Environmental Management Plan | Technip |
| Pre-Application Consultation (PAC) Report (FOR FINAL SUBMISSION ONLY) | Turley Strategic Communications |
| Environmental Statement Chapters | |
| Major Accidents and/or Disasters | Turley EIA |
| Terrestrial Ecology | Turley EIA |
| Landscape and Visual | Turley EIA |
| Socioeconomics and Human Health | Turley EIA |
| Climate Change | Turley EIA |
| Air Quality | Turley EIA |

| | |
|--|------------------|
| Noise and Vibration | Turley EIA |
| Marine Ecology | Turley EIA |
| Environmental Management Plan | Turley EIA |
| Appendices to the Environmental Statement | |
| Ecological Impact Assessment (inc. ecological surveys and reports and mitigation/enhancement strategy) | RPS |
| Townscape, Landscape and Visual Impact Assessment (Appendix 8.1) | Turley LVIA |
| Verified Visualisations (Appendix 8.2) | Ocean CGI |
| Supply Chain Employment (Appendix 9.1) | Turley Economics |
| Construction Noise Assessment (Appendix 12.2) | Hunter Acoustics |
| Operational Noise Impact Assessment (Appendix 12.3) | Hunter Acoustics |
| Underwater Noise Modelling (Appendix 13.1) | Marine Space |

Appendix 2: Drawing Issue Register

2143.01 Project Dragon

| Planning (PAC) | Document Reference | Size | Sheet No. | | | | | | | | | | | |
|--|--------------------|------|-------------------------|-----|-----|-----|----|--|--|--|--|--|--|--|
| | | | Day | 27 | 09 | 10 | 11 | | | | | | | |
| | | | Month | 7 | 8 | 8 | 8 | | | | | | | |
| Year | 23 | 23 | 23 | 23 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0100_Site Location Plan | A1 | | P11 | P12 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0101_Site Location Plan - Ownership Boundaries | A1 | | P6 | P7 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0200_Existing Site Key Plan | A1 | | P9 | P10 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0201_Existing Site Plan (Area 1) | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0202_Existing Site Plan (Area 2) | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0203_Existing Site Plan (Area 3) | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0204_Existing Site Plan (Area 4) | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0210_Proposed Site Key Plan | A1 | | P8 | P9 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0211_Proposed Site Plan (Area 1) | A1 | | P7 | P8 | P9 | P10 | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0212_Proposed Site Plan (Area 2) | A1 | | P7 | P8 | P9 | P10 | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0213_Proposed Site Plan (Area 3) | A1 | | P7 | P8 | P9 | P10 | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0214_Proposed Site Plan (Area 4) | A1 | | P8 | P9 | P10 | P11 | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0215_Proposed PDZ Layout & Equipment List | A1 | | P8 | P9 | | P10 | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0216_Proposed PDZ Layout - External Surface Finishes | A1 | | P5 | P6 | | P7 | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0217_Proposed Site Plan - PDZ & Temp. Construction Areas | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0220_Proposed Site Key Plan - EIA Boundary Shown | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0227_Site Location Plan - EIA Boundary Shown | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0228_Existing Site Key Plan - EIA Boundary Shown | A1 | | P6 | P7 | | | | | | | | | | |
| 2143.01-IA-ZZ-ST-DR-A-0240_Proposed Site Fencing Layout | A1 | | P2 | P3 | | P4 | | | | | | | | |
| 2143.01-IA-ZZ-DR-A-0400_Existing Site Sections | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0401_Proposed Site Sections - Sheet 1 of 2 | A1 | | P7 | P8 | | | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0402_Proposed Site Sections - Sheet 2 of 2 | A1 | | P6 | P7 | | P8 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0500_Proposed Zone 1 Plant Elevations - Enclosed Ground Flare | A1 | | P2 | P3 | | P4 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0501_Proposed Zone 2 Plant Elevations - Substation 3000 & Collection Basin | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0502_Proposed Zone 3 Plant Elevations | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0503_Proposed Zone 4 Plant Elevations - Tanker Loading | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0504_Proposed Zone 5 Plant Elevations - Sustainable Diesel Tanks | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0505_Proposed Zone 6 Plant Elevations - Ethanol Tanks | A1 | | P3 | P4 | | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0506_Proposed Zone 7 Plant Elevations - Process Modules | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0507_Proposed Zone 8 Plant Elevations - Sustainable Aviation Fuel Tanks | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0508_Proposed Zone 9 Plant Elevations | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0509_Proposed Zone 10 Plant Elevations - Hydrogen Generation | A1 | | P2 | P3 | | P4 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0510_Proposed Zone 11 Plant Elevations | A1 | | P3 | P4 | | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0511_Proposed Zone 12 Plant Elevations - Metering & Water Tanks | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0512_Proposed Zone 13 Plant Elevations - Water Package & Tank | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0513_Proposed Zone 14 Plant Elevations | A1 | | P2 | P3 | P4 | P5 | | | | | | | | |
| 2143.01-IA-ZZ-ZZ-DR-A-0514_Proposed Zone 15 Plant Elevations - Substation 2000 & Liquid Nitrogen Storage | A1 | | P2 | P3 | | P4 | | | | | | | | |
| 2143.01-IA-01-ZZ-DR-A-0300_Proposed Process-Control Building Plans | A1 | | P5 | P6 | | | | | | | | | | |
| 2143.01-IA-01-ZZ-DR-A-0301_Proposed Process-Control Building Elevations | A1 | | P5 | P6 | | | | | | | | | | |
| 2143.01-IA-02-ZZ-DR-A-0300_Proposed Laboratory Plans and Elevations | A1 | | P6 | P7 | | | | | | | | | | |
| 2143.01-IA-03-ZZ-DR-A-0300_Proposed Gatehouse 1 Plans and Elevations | A1 | | P5 | P6 | P7 | | | | | | | | | |
| 2143.01-IA-04-ZZ-DR-A-0300_Proposed Gatehouse 2 Plans and Elevations | A1 | | P5 | P6 | | | | | | | | | | |
| 2143.01-IA-05-ZZ-DR-A-0300_Proposed Workshop Plans and Elevations | A1 | | P6 | P7 | P8 | | | | | | | | | |
| 2143.01-IA-06-ZZ-DR-A-0300_Proposed Warehouse Store Plans and Elevations | A1 | | P6 | P7 | | | | | | | | | | |
| 2143.01-IA-07-ZZ-DR-A-0300_Proposed Compressor House 1 Plans and Elevations | A1 | | P3 | P4 | | | | | | | | | | |
| 2143.01-IA-08-ZZ-DR-A-0300_Proposed Compressor House 2 Plans and Elevations | A1 | | P3 | P4 | | | | | | | | | | |
| 2143.01-IA-09-ZZ-DR-A-0300_Proposed Admin Building Plans and Elevations | A1 | | P6 | P7 | | | | | | | | | | |
| 2143.01-IA-10-ZZ-DR-A-0300_Proposed Amenity Shelter 1 Plans and Elevations | A1 | | P1 | P2 | | | | | | | | | | |
| 2143.01-IA-11-ZZ-DR-A-0300_Proposed Amenity Shelter 2 Plans and Elevations | A1 | | P1 | P2 | | | | | | | | | | |
| 2143.01-IA-12-ZZ-DR-A-0300_Proposed Cycle Store Plans and Elevations | A1 | | P1 | P2 | | | | | | | | | | |
| 2143.01-IA-XX-XX-RP-A-0910_Design and Access Statement | A3 | | P1 | P2 | P3 | P4 | | | | | | | | |
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