

Welsh Government

**Quantification of Infrastructure  
and Business/Commercial  
Planning Applications Submitted  
in Wales**

Final Report

Issue 1 | 30 July 2014

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 233697-00

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### Summary List of Business/Commercial Applications

# 1 Introduction

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The Welsh Government commissioned Arup to undertake research to examine the numbers of planning applications for infrastructure projects, plus business/commercial projects, submitted to local planning authorities over the period April 2005 to February 2012. The aim of the research was to obtain a better understanding of the numbers of infrastructure and business/commercial planning applications submitted to Local Planning Authorities (LPAs) in Wales in order to inform the Regulatory Impact Assessment to accompany the Planning (Wales) Bill introduced to the National Assembly for Wales.

## 1.1 Background to the Study

The Welsh Government has been considering the legislation that is required for Wales in terms of the determination of infrastructure and business/commercial projects. The 2012 review of the planning system in Wales carried out by the Independent Advisory Group<sup>1</sup> highlighted the delays and complexities encountered in obtaining planning consents for major projects and highlighted the delays experienced in infrastructure planning applications.

In addition to the information on infrastructure planning applications, the Welsh Government also wished to obtain data on the number and scale of business and commercial planning applications. The Department for Communities and Local Government (DCLG) concluded consultation on extending the nationally significant infrastructure planning regime to include business and commercial projects during 2013. The DCLG consultation can be found at <https://www.gov.uk/government/consultations/nationally-significant-infrastructure-planning-extending-the-regime-to-business-and-commercial-projects>. Further to this consultation, the Infrastructure Planning (Business or Commercial Projects) Regulations 2013 came into force during December 2013. These regulations extend the regime to include business or commercial projects, if the Secretary of State considers such a project to be of national significance and gives a direction to this effect under Section 35 of the Planning Act 2008.

## 1.2 Study Scope and Approach

The scope of the study was to assemble and analyse evidence on infrastructure and business/commercial planning applications over the period April 2005 to October 2013.

### Infrastructure Planning Applications

Data was collected from LPAs for infrastructure projects for all planning applications that would fall outside Section 14 of the Planning Act 2008 (as amended) (the Act), as far as they reflect Town and Country Planning matters and where responsibility for determination currently rests with LPAs in Wales.

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<sup>1</sup> Towards a Welsh Planning Act: Ensuring the Planning System Delivers. Report to the Welsh Government by the Independent Advisory Group, June 2012.



LPAs were asked to provide data for infrastructure planning applications for all applications that fell **below** and **above** the thresholds for Nationally Significant Infrastructure Projects (NSIPs) as defined in **Sections 15, 17-21, 23-30** of Act.

For applications **below** the defined thresholds, the Welsh Government required data on all infrastructure development other than that which has been undertaken with the benefit of permitted development rights. Planning applications for minor associated and ancillary development, or other minor works were not required as part of this research.

The Welsh Government also wished to capture data on infrastructure planning applications **above** the thresholds that are currently defined in the Act.

Details of the thresholds for infrastructure planning applications are provided in Table 1. These are based on the definitions as set out in **Sections 15, 17-21, 23-30 of the Act**, but also make reference to permitted development rights where relevant.

### Infrastructure Categories

Table 1 describes the infrastructure types and the thresholds that apply. The information is based on the definitions set out in the Planning Act 2008. Information was requested for applications falling above and below the thresholds. An explanation of the terms highlighted in red is provided in the Glossary (Appendix 1).

**Table 1: Infrastructure Categories**

No.	Application Type	Threshold
1.	<b>Underground gas storage facilities</b> , not constructed by a gas transporter, for the storage of gas underground in cavities or non-porous strata. <b>And</b> The alteration of underground gas storage facilities	The <b>working capacity</b> of the facilities is expected to be at least 43 million standard cubic metres or the maximum flow rate of the facilities is expected to be at least 4.5million standard cubic metres per day.  The effect of the alteration is expected to increase by at least 43 million standard cubic metres the working capacity of the facilities or the maximum flow rate of the facilities, or to increase by at least 4.5 million standard cubic metres per day the maximum flow rate of the facilities.
2.	<b>LNG facilities</b> <b>And</b> The alteration of an LNG facility	The storage capacity of the facility is expected to be least 43 million standard cubic metres, or <b>maximum flow rate</b> of at least 4.5 million standard cubic metres per day.  The effect of the alteration is expected to be: a) to increase by at least 43 million standard cubic metres the storage of the facility, or b) to increase by at least 4.5 million standard cubic metres per day the maximum flow rate of the facility.
3.	<b>Gas reception facilities</b> <b>And</b> The alteration of a gas reception facility	The <b>maximum flow rate</b> is expected to exceed 4.5 million standard cubic metres per day.  The effect of the alteration is expected to be to increase by at least 4.5 million standard cubic metres per day the maximum flow rate of the facility.

No.	Application Type	Threshold
4.	Pipe-lines constructed by a gas transporter	<p>The construction of a pipe-line by a gas transporter where:</p> <ul style="list-style-type: none"> <li>a) the pipe-line must be more than 800 millimetres in diameter and more than 40 kilometres in length; or</li> <li>b) the construction of the pipe-line must be likely to have a significant effect on the environment.</li> </ul> <p>The pipe-line must have a design operating pressure of more than 7 bar gauge.</p> <p>The pipe-line must convey gas for supply (directly or indirectly) to at least 50,000 customers, or potential customers, of one or more gas suppliers.</p>
5.	Airport related development and construction.	<p>Where the development is:</p> <ul style="list-style-type: none"> <li>a) the construction of an airport;</li> <li>b) the alteration of an airport; or</li> <li>c) an increase in the <b>permitted</b> use of an airport.</li> </ul> <p><b>Construction of an airport means:</b></p> <p>The airport is expected to be capable of providing services if they are:</p> <ul style="list-style-type: none"> <li>a) <b>air passenger transport services</b> for at least 10 million passengers per year; or</li> <li>b) <b>air cargo transport services</b> for at least 10,000 <b>air transport movements</b> of <b>cargo aircraft</b> per year.</li> </ul> <p><b>Alteration of an airport means:</b></p> <p>The effect is:</p> <ul style="list-style-type: none"> <li>a) to increase by at least 10 million per year the number of passengers for whom the airport is capable of providing air passenger transport services, or</li> <li>b) to increase by at least 10,000 per year the number of air transport movements of cargo aircraft for which the airport is capable of providing air cargo transport services.</li> </ul> <p><b>Alteration, in relation to an airport, includes the construction, extension or alteration of:</b></p> <ul style="list-style-type: none"> <li>a) a runway at the airport;</li> <li>b) a building at the airport; or</li> <li>c) a radar or radio mast, antenna or other apparatus at the airport.</li> </ul> <p><b>An increase in the permitted use of an airport means:</b></p> <ul style="list-style-type: none"> <li>a) it is an increase of at least 10 million per year in the number of passengers for whom the airport is permitted to provide air passenger transport services, or</li> <li>b) it is an increase of at least 10,000 per year in the number of air transport movements of cargo aircraft for which the airport is permitted to provide air cargo transport services.</li> </ul>

No.	Application Type	Threshold
6.	Harbour facilities <b>And</b> Alteration of harbour facilities	<p>Where the construction or alteration of harbour facilities are expected to be capable of handling the embarkation or disembarkation of at least the <b>relevant quantity</b> of material per year.</p> <p>The relevant quantity is:</p> <p>a) In the case of facilities for container ships: anything below 500,000 TEU;</p> <p>b) In the case of ro-ro ships: anything below 250,000 units;</p> <p>c) In the case of facilities for cargo ships of any other description, anything below 5 million tonnes.</p>
7.	Railways <b>And</b> Alteration of railways	<p>Works to the national rail network not covered by permitted development rights as contained within Article 3 of the Town and Country Planning (General Permitted Development) Order 1995:</p> <p>The railway will be part of a network operated by an approved operator and includes a length of track that:</p> <p>i) is a continuous length of more than 2km; and</p> <p>ii) is not on land that was operational land of a railway undertaker immediately before the construction began or is on land that was acquired at an earlier date for the purpose of constructing the railway; and</p> <p>iii) the construction or alteration of the railway is not permitted development.</p> <p>The alteration of a railway where the railway is part of a network operated by an approved operator and the alteration of the railway will include laying a stretch of track that:</p> <p>(i) is a continuous length of more than 2 km; and</p> <p>(ii) is not on land that was operational land of a railway undertaker immediately before the alteration work began or is on land that was acquired at an earlier date for the purpose of the alteration; and</p> <p>(c) the alteration of the railway is not permitted development.</p> <p>This does not include works that take place on the operational land of a railway undertaker unless that land was acquired for the purpose of the construction or alteration.</p>
8.	Rail freight interchanges <b>And</b> Alteration of rail freight interchanges	<p>The construction of a rail freight interchange at least 60 hectares in area and:</p> <p>a) capable of handling consignments of goods from more than one consignor and to more than one consignee; and</p> <p>b) at least 4 <b>goods trains</b> per day.</p> <p>The rail freight interchange must include warehouses to which goods can be delivered from the railway network in Wales either directly or by means of another form of transport.</p> <p>The rail freight interchange must not be part of a military establishment.</p> <p>The alteration of a rail freight interchange where the effect is to increase by at least 60 hectares the area of land on which the rail freight interchange is situated.</p>

No.	Application Type	Threshold
9.	<p>Dams and reservoirs</p> <p><b>And</b></p> <p>Alteration of dams and reservoirs</p>	<p>The construction of a dam or reservoir where:</p> <p>a) the construction will be carried out by one or more <b>water undertakers</b>; and</p> <p>b) the volume of water to be held back by the dam or stored in the reservoir is expected to exceed 10 million cubic metres.</p> <p>The alteration of a dam or reservoir where:</p> <p>a) the alteration will be carried out by one or more water undertakers; and</p> <p>b) the additional volume of water to be held back by the dam or stored in the reservoir as a result of the alteration is expected to exceed 10 million cubic metres.</p>
10.	Transfer of water resources	<p>The development relating to the transfer of water resources where:</p> <p>a) the development will be carried out by one or more <b>water undertakers</b>;</p> <p>b) the volume of water to be transferred as a result of the development is expected to exceed 100 million cubic metres per year;</p> <p>c) the development will enable the transfer of water resources:</p> <p>i) between <b>river basins</b> in Wales;</p> <p>ii) between water undertakers' areas in Wales; or</p> <p>iii) between a river basin in Wales and a <b>water undertaker's area</b> in Wales; and</p> <p>d) the development does not relate to the transfer of drinking water.</p>
11.	<p><b>Waste water</b> treatment plants</p> <p><b>And</b></p> <p>Alteration of waste water treatment plants</p>	<p>The construction of a <b>waste water</b> treatment plant where it is expected to have a capacity exceeding that which is capable of dealing with a population equivalent of 500,000. The main purpose of the infrastructure will be:</p> <p>i) the transfer of waste water for treatment; or</p> <p>ii) the storage of waste water prior to treatment, or both and the infrastructure is expected to have a capacity for the storage of waste water exceeding 350,000 cubic metres.</p> <p>The alteration of a <b>waste water</b> treatment plant where the effect of the alteration is expected to be to increase by more than a population equivalent of 500,000 the capacity of the plant. The main purpose of the infrastructure will be:</p> <p>i) the transfer of waste water for treatment; or</p> <p>ii) the storage of waste water prior to treatment, or both and the infrastructure is expected to have a capacity for the storage of waste water exceeding 350,000 cubic metres.</p>

No.	Application Type	Threshold
12.	Hazardous waste facilities <b>And</b> Alteration of hazardous waste facilities	The construction of a hazardous waste facility where the main purpose of the facility is expected to be the final disposal or recovery of hazardous waste, and a) in the case of the disposal of hazardous waste by landfill or in a <b>deep storage facility</b> , more than 100,000 tonnes per year; b) in any other case, more than 30,000 tonnes per year. The alteration of a hazardous waste facility where the main purpose of the facility is expected to be the final disposal or recovery of hazardous waste, and a) in the case of the disposal of hazardous waste by landfill or in a deep storage facility, to increase by more than 100,000 tonnes per year the capacity of the facility; b) in any other case, to increase by more than 30,000 tonnes per year the capacity of the facility.
13.	Pipe-lines <u>not</u> constructed by a gas transporter	A <b>pipe-line</b> below 16.093 km in length wholly or partly in Wales.
14.	<b>Generating stations (onshore)</b>	Proposed development between 25 megawatts and 50 megawatts inclusive.

## Business and Commercial Planning Applications

LPAs were also asked to provide data on business and commercial planning applications for the following thresholds set out in Table 2.

The categories and thresholds in Table 2 are based on the DCLG consultation on extending the nationally significant infrastructure planning regime to include business and commercial projects. However, for the purposes of gathering meaningful data on applications in Wales, the thresholds were reduced, in agreement with the Welsh Government, from the DCLG proposals for England.

The thresholds were reduced to 20,000m<sup>2</sup> from 40,000 m<sup>2</sup> for offices and research and development facilities, manufacturing and processing, warehousing, storage and distribution and conference and exhibition centres. The threshold for leisure, tourism and sports and recreation was reduced to 50ha and 20,000 seats from 100ha and 40,000 seats. Coal mining was specifically excluded from the extractive industries category. The thresholds for the other extractive industry categories (such as quarrying proposals) are included, but have been reduced by half from the corresponding DCLG categories. Finally, the floorspace threshold for mixed use development was lowered to 50,000m<sup>2</sup> from 100,000m<sup>2</sup>.

**Table 2: Business and Commercial Thresholds**

Type of Development	Threshold
Offices and research and development facilities	Over 20,000m <sup>2</sup> gross internal floorspace
Manufacturing and processing	Over 20,000m <sup>2</sup> gross internal floorspace
Warehouse, storage and distribution	Over 20,000m <sup>2</sup> gross internal floorspace
Conference and exhibition centres	Over 20,000m <sup>2</sup> gross internal floorspace
Leisure, tourism and sports and recreation	Area - over 50 hectares Sports stadia, where the seating capacity is a

Type of Development	Threshold
	minimum of 20,000 seats
Extractive industries (quarrying only). Including proposals for:  Onshore oil and gas extraction  Quarrying proposals	Over 250 tonnes per day for petroleum and 250,000 cubic metres per day for gas  Over 50 hectares
Mixed use development including, for example, mixed use business parks. (Mixed use includes one of more of the above uses, but does not include housing development or where retail is a main use).	Over 50,000m <sup>2</sup> floorspace

## Application Data

LPAs were initially asked to provide data for infrastructure and business/commercial applications, relevant to the thresholds, for the following fields:

- LPA name;
- Case officer;
- Application reference number;
- Application type (outline, full, reserved matters);
- Amount of planning application fee (£);
- Description of the proposed development including size;
- Environmental Impact Assessment (EIA) or non-EIA development;
- Date of application;
- Date of validation;
- Decision and date of decision;
- Applications determined on appeal; and
- Linked planning applications where relevant.

Guidance on the appropriate application data to include in the data return was provided to LPAs in the form of a detailed Companion Guide.

However, many LPAs experienced difficulties in providing the data in the required format due to the specific application information that was required. A number of LPAs did not have the in-house capability to electronically filter the application data or the resources available to prepare the data manually. As a result, most LPAs provided Arup with a list of all major applications over the data period, which were then subjected to an initial sifting exercise to remove unsuitable applications.

This process resulted in a “long list” of both infrastructure and business/commercial applications. These long lists were filtered by Arup and the Steering Group, in accordance with the thresholds set out in the Companion Guide, to eliminate any erroneous data and any applications that were too small to consider. It should be noted that for wind farm applications (generation stations

onshore), a threshold of 10 turbines or more was applied in order to focus the research on the larger wind farm schemes.

On completion of this filtering process, interviews with LPA officers were arranged in order to collate more detailed information on each selected application. Each interview was undertaken following a structured proforma, a copy of which is provided in Appendix B.

### 1.3 Structure of the Report

This report aims to provide an evidence base for the Welsh Government to inform the Regulatory Impact Assessment for the forthcoming Planning Bill. As a result, the report is primarily data orientated. The results of the research are presented in tabular and illustrative formats with graphs and charts. Key trends in the data are highlighted in each section. The structure of the report is set out below:

- Section 2 sets out the overall findings of the research for both infrastructure and business/commercial applications; and
- Sections 3 and 4 present a detailed analysis of the infrastructure applications and business/commercial applications respectively.

### 1.4 Acknowledgements

The core study team comprised:

- Kieron Hyams (Project Director);
- Jessica Jones (Project Manager);
- Natalie Queffurus; and
- Liz Derry.

We are grateful to the input and advice of the Steering Group, which comprised:

- Neil Hemington, Welsh Government;
- Teresa Davies, Welsh Government; and
- Brian Davies, Welsh Government.

We are also grateful to the LPAs who supplied the data for the research and to the officers who participated in application interviews.

## 2 Review of Applications Considered

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### 2.1 Introduction

The application research provided a comprehensive review of infrastructure and business/commercial planning application in Wales. It should be noted that detailed case studies of individual applications were not undertaken. Rather, the aim of the research was to identify trends in the application process. As a result, the data is presented graphically and in tabular form. In some cases, problems in issuing timely decisions were encountered arising both from the operation of the current planning system and from poor practice by applicants, agents and LPAs. Key trends in the application data and problems encountered in the planning process for infrastructure and business/commercial applications are highlighted in the relevant section of the report.

### 2.2 Data Limitations

A number of problems were experienced during the data collection exercise. These included:

1. Where possible, face-to-face and/or telephone interviews have been undertaken with case officers in order to understand the “life cycle” of each planning application. In situations, where officers were unavailable or had left the LPA, a review of the application case file was undertaken. Where file reviews were undertaken, it was often the case that record keeping was poor. This was particularly problematic for some of the older applications. This was compounded by the patchy nature of electronic records for applications falling early in the data period, which meant that information could not always be cross checked or sourced from online or LPA in-house electronic systems if the case files were deficient. Conversely for the most recent applications, some LPAs were able to provide a wide range of application data from their “back-office” systems.
2. The mixed use of application file and electronic systems by LPAs highlighted a particular problem with inconsistent record keeping between systems. For instance, application correspondence may largely be conducted via email with the applicant or agent. However, email correspondence is not always printed and placed on the file. Similarly, information may be held on the “system” for officers’ use, but may not actually be on the application file. Online data systems also varied greatly between LPAs. The availability of and accuracy of up to date application information is a concern, particularly for members of the public who may not know “where to look” when inspecting application files. This raises an issue of consistency in information and data handling by LPAs.
3. It was not always possible to collect data specifically in relation to individual thresholds. This was due to the fact that the majority of applications had either been submitted prior to the introduction of the NSIP regime or had not been presented in respect of the NSIP thresholds because the application had been made via the Town and Country Planning Act (TCPA) route. For example, data on airport related development applications did not include information on air passenger transport services or air cargo transport services. In cases where data pertinent to the



thresholds is absent, a professional judgement on whether the application falls above or below the threshold has been made. Similarly, a number of the business/commercial applications were submitted in outline. As a result, floorspace details were not always available. Where it has not been possible to classify an application, an explanation of the reasons why this is the case is provided for the relevant application.

4. Wherever possible small applications were eliminated during the sifting and filtering process. However, in some cases it was impossible to identify the scale of applications from the basic data provided by LPAs until the detailed research had been undertaken.
5. The Welsh Government originally requested some specific information on the number and grades of officers involved in the pre-application and application stages. However, this data could not be meaningfully collected in the form required as most LPAs do not record information in this format. Similarly, it was difficult to find historic information where the grades of officers had changed over time or officers had left the LPA. As a result, information was collected on the type of officers involved by department and the seniority of officers where this information could be recalled.
6. Information on pre-application discussions was poor for both infrastructure and business/commercial applications. In many cases, there were no apparent records of pre-application discussions or officers could not remember if pre-application discussions had taken place. In some cases, officers were able to provide estimates of time spent on pre-application discussions. However, this was the exception rather than the rule. Information was also requested on fees for pre-application discussions. However, there were no instances of fees being charged throughout the data set. Similarly, information on fees charged for S106 agreements was also extremely limited.
7. The availability of data on post-decision procedures was also variable, with many LPAs simply not knowing if conditions had been discharged or if development had commenced on site. Information on Section 73 applications and minor amendments was also missing in some cases.

## 2.3 Summary Data

### Number of LPAs with Applications Within the Thresholds

A total of 22 LPAs participated in the research. The response from LPAs is summarised in Table 3. However, it should be noted that three of the responding LPAs, Caerphilly County Borough Council, Merthyr Tydfil County Borough Council and the Pembrokeshire Coast National Park Authority, provided a nil return, that is, the LPAs confirmed that they did not have any applications within either the infrastructure or business/commercial categories. As a result, there were 19 LPAs with applications that fell within the relevant categories for the research.

**Table 3: Summary of LPA Responses**

No.	Local Planning Authority	Response	
		Yes	No
1	Anglesey	✓	
2	Blaenau Gwent	✓	
3	Brecon Beacons NPA	✓	
4	Bridgend	✓	
5	Caerphilly	✓*	
6	Cardiff		✓
7	Carmarthenshire	✓	
8	Ceredigion	✓	
9	Conwy	✓	
10	Denbighshire	✓	
11	Flintshire	✓	
12	Gwynedd	✓	
13	Merthyr Tydfil	✓*	
14	Monmouthshire	✓	
15	Neath Port Talbot	✓	
16	Newport	✓	
17	Pembrokeshire	✓	
18	Pembrokeshire Coast NPA	✓*	
19	Powys	✓	
20	Rhondda Cynon Taf	✓	
21	Snowdonia NPA	✓	
22	Swansea	✓	
23	Torfaen		✓
24	Vale of Glamorgan	✓	
25	Wrexham		✓
	<b>Total Responses</b>	<b>22</b>	<b>3</b>
	<b>Total Responses Excluding Nil Response</b>	<b>19</b>	<b>-</b>

\* Nil response provided.

### Confidence in the Data

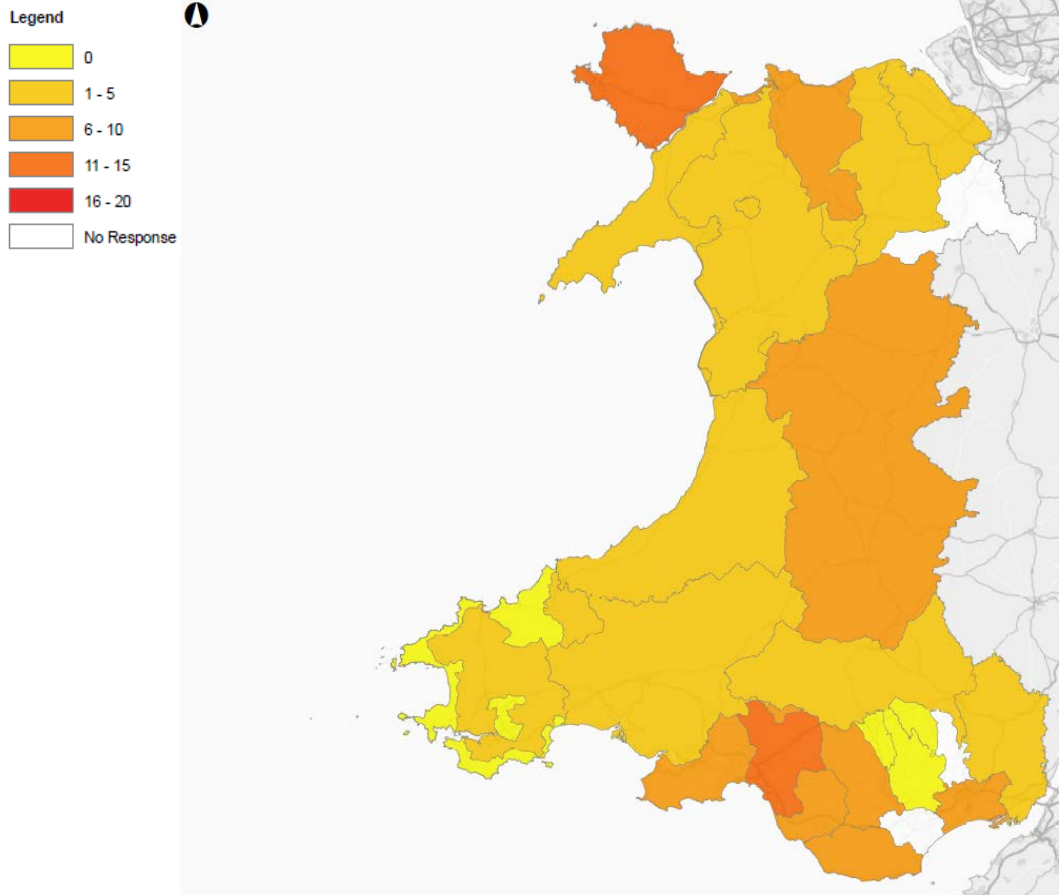
Due to the good response rate from LPAs from across Wales, it is considered that a high degree of confidence can be attributed to capturing the data on the range and scale of infrastructure planning applications. However, due to the absence of responses from 3 LPAs, most notably Cardiff and Wrexham, confidence in the business/commercial applications data must be regarded as lower due to the likelihood of missing large scale business/commercial applications from these urban authorities.

## Total Applications

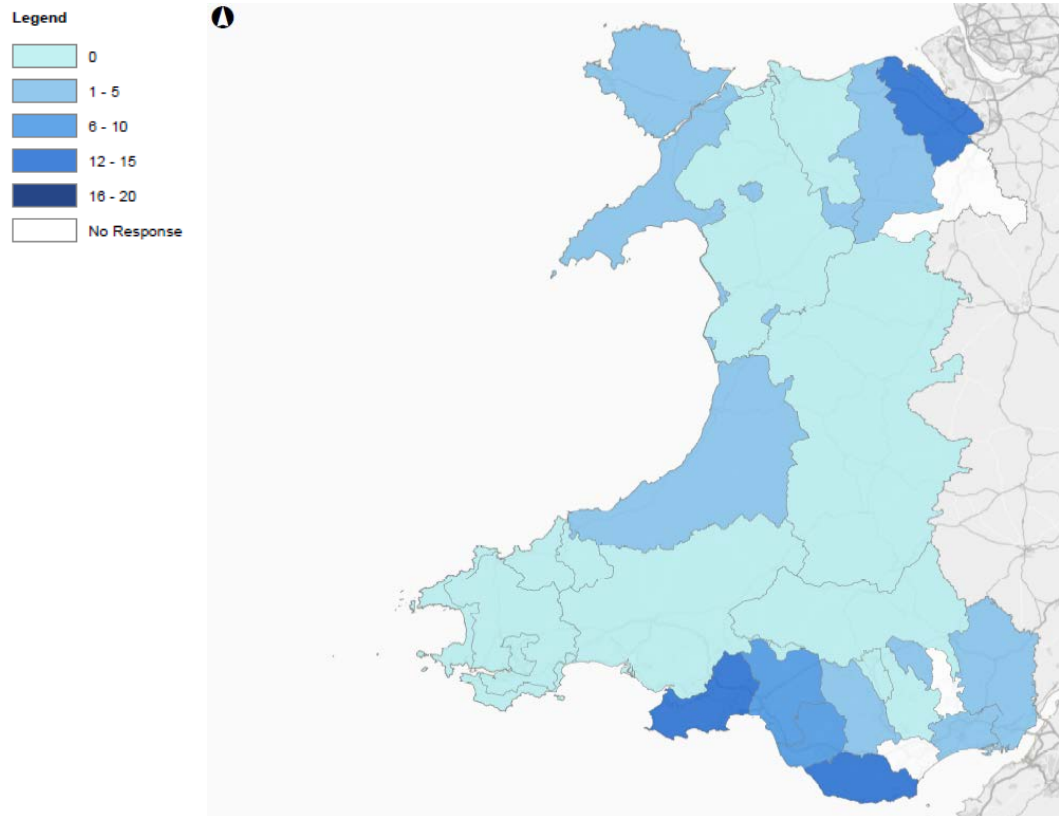
A total of 187 infrastructure and business/commercial planning applications were analysed across 19 LPAs, for the data period April 2005 to October 2013, comprising 107 infrastructure applications and 80 business/commercial applications. The total number of applications is summarised in Table 4. The distribution of applications geographically is illustrated on Pictures 1 and 2. Perhaps unsurprisingly, the data indicated that urban LPAs, in south-east Wales tended to have the largest number of applications for both types of development.

**Table 4: Total Number of Infrastructure and Business/Commercial Applications by LPA**

Local Planning Authority	Infrastructure Applications	Business/Commercial Applications	Total
Anglesey	14	1	15
Blaenau Gwent	0	2	2
Brecon Beacons NPA	1	0	1
Bridgend	7	10	17
Carmarthenshire	5	0	5
Ceredigion	2	5	7
Conwy	6	0	6
Denbighshire	4	3	7
Flintshire	2	12	14
Gwynedd	3	3	6
Monmouthshire	1	1	2
Neath Port Talbot	14	6	20
Newport	10	5	15
Pembrokeshire	5	0	5
Powys	9	0	9
Rhondda Cynon Taf	9	4	13
Snowdonia NPA	2	0	2
Swansea	7	15	22
Vale of Glamorgan	6	13	19
<b>TOTAL</b>	<b>107</b>	<b>80</b>	<b>187</b>



**Picture 1: Map 1 - Distribution of Infrastructure Applications**



**Picture 2: Map 2 - Distribution of Business/Commercial Applications**

## 2.4 Summary of Applications

Summary lists of the infrastructure and business/commercial planning applications are provided in Appendices C and D respectively. The summary information includes the following data:

- Local planning authority;
- Planning application number;
- Project name;
- Description of development;
- Scale of development; and
- Category of the application above or below the infrastructure and business/commercial thresholds. Where it has not been possible to categorise an application due to the absence of relevant data on the scale of the proposed development, this is explained in each summary table.

The number of applications that fall above or below the thresholds is presented in Table 5.

**Table 5: Number of Applications Above and Below the Threshold**

Above the Threshold	Below the Threshold	Unable to Classify	Total
<b>Infrastructure Applications</b>			
32	61	14	107
<b>Business/Commercial Applications</b>			
17	60	3	80

## 3 Infrastructure Planning Applications

### 3.1 Total Number of Applications

The research revealed a total of 107 planning applications within the infrastructure categories. This ranged from 81 applications for generating stations (onshore), to 1 application within the dams and reservoirs category. Table 6 summarises the number of applications by infrastructure category.

**Table 6: Total Number of Applications by Infrastructure Category**

Infrastructure Category	Total
Underground gas storage facilities	0
LNG facilities	3
Gas reception facilities	0
Pipe-lines constructed by a gas transporter	1
Airport related development and construction	5
Harbour facilities	2
Railways	1
Railway freight interchanges	2
Dams and reservoirs	1
Transfer of water resources	0
Waste water treatment plant	7
Hazardous waste facilities	1
Pipe-lines not constructed by a gas transporter	3
Generating stations	81
<b>TOTAL</b>	<b>107</b>

### 3.2 Number of Applications Received Per Annum

Table 7 illustrates the number of infrastructure applications received by quarter between April 2005 and October 2013.

**Table 7: Total Number of Infrastructure Planning Applications Received Per Quarter**

Total Infrastructure Applications Received By Quarter					
Year	Quarter				Total
2002*	1st	2nd	3rd	4th	
	0	0	1	0	<b>1</b>
2005	1st	2nd	3rd	4th	
	1	2	2	1	<b>6</b>
2006	1st	2nd	3rd	4th	
	1	3	6	1	<b>11</b>
2007	1st	2nd	3rd	4th	
	1	8	3	2	<b>13</b>
2008	1st	2nd	3rd	4th	

Total Infrastructure Applications Received By Quarter					
Year	Quarter				Total
	2	3	5	6	16
2009	1st	2nd	3rd	4th	
	2	1	4	1	8
2010	1st	2nd	3rd	4th	
	1	0	2	7	11
2011	1st	2nd	3rd	4th	
	7	1	2	4	14
2012	1st	2nd	3rd	4th	
	6	3	1	2	12
2013	1st	2nd	3rd	4th	
	6	3	6	0	15
				<b>TOTAL</b>	<b>107</b>

\*Application submitted prior to 2005, but determined within the time period April 2005-October 2013

The pattern of planning application submissions is consistent over time, with LPAs receiving less than 10 applications on only two occasions in 2005 and 2009.

### 3.3 Pre-Application Stage

Of the 107 infrastructure applications analysed, most applications (68%) had a pre-application stage. This is illustrated in Figure 1. However, the research indicated that record keeping of pre-application discussions was often poor. Some officers were able to provide specific dates of meetings and/or pre-application consultation events and this should be regarded as best practice. However, for the most part, there were no records of pre-application discussions on file.

The vast majority of LPAs did not charge for pre-application meetings. However, it should be noted that some LPAs did advise that pre-application fees had recently been introduced.

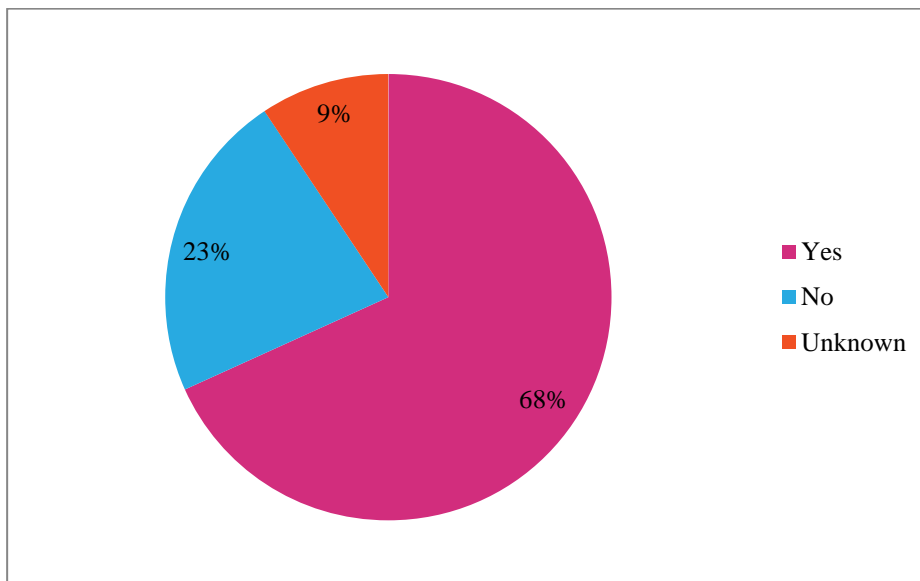


Figure 1: Pre-Application Stage

### 3.4 Validation

LPA's were asked to provide information on the date that applications were received and the date of validation. The analysis indicates that the majority of applications (62% across the time period) were validated the same day as received. However, approximately a quarter of applications (27%) had a delay to validation of more than eight days, with one application delayed for over 10 months. Reasons for delays in validation were varied, but typically arose due to insufficient application information submitted by the applicant, discrepancies in application plans, land ownership certificates and disputes regarding the planning application fee.

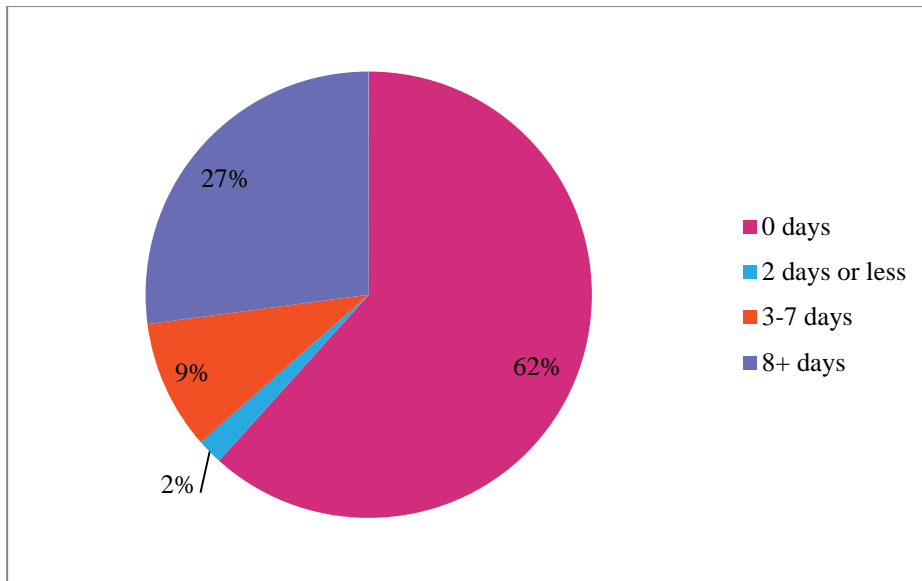
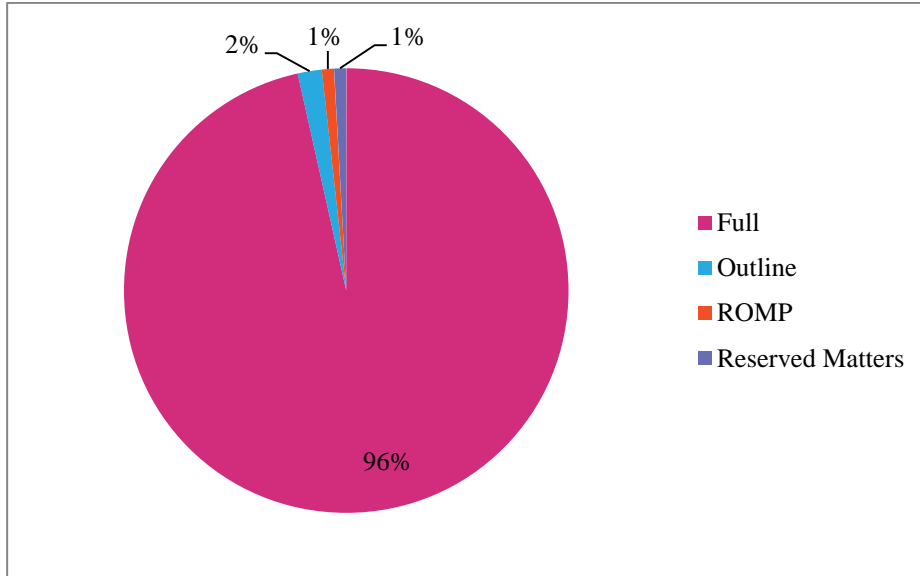


Figure 2: Validation of Infrastructure Applications

### 3.5 Application Type

Figure 3 illustrates that the vast majority of infrastructure applications were made as full planning applications (96%). With regard to the ROMP application, it should be noted that it has been included within the infrastructure category as it relates to a hazardous waste facility. In this case, sand is extracted and used as part of the restoration strategy for the hazardous waste facility and is not “won” in the traditional sense of mineral extraction.





**Figure 3: Application Type**

### 3.6 Size of Infrastructure Planning Applications

Table 8 summarises the size of infrastructure planning applications by category. Due to the number of historic applications, which did not supply application information within NSIP criteria, analysing the overall sizes of the development categories is problematic. However where information was provided this is included in the table.

**Table 8: Size of Infrastructure Planning Applications by Category**

<b>Infrastructure Category</b>	<b>No.</b>	<b>Smallest</b>	<b>Largest</b>	<b>Average</b>	<b>Median</b>	<b>No. Above the Threshold</b>	<b>No. Below the Threshold</b>	<b>Unable to Classify</b>
Underground gas storage facilities	0	-	-	-	-	0	0	0
LNG Facilities	3	84.95m cubic metres per day	-	-	-	2	0	1
Gas reception facilities	0	-	-	-	-	0	0	0
Pipe-lines constructed by a gas transporter	1	1.2km	-	-	-	0	1	0
Airport related development and construction	5	600 passengers	-	-	-	0	2	3
Harbour facilities	2	0.25ha	4ha	2.13ha	2.13ha	0	0	2
Railways	1	840m	-	-	-	0	1	0
Railway freight interchanges	2	2.7ha	12.07ha	7.4ha	7.4ha	0	2	0
Dams and reservoirs	1	13,360 m3	-	-	-	0	1	0
Transfer of water resources	0	-	-	-	-	0	0	0
Waste water treatment plants	7	2,200 pop	70,000 pop	36,100 pop	36,100 pop	0	2	5
Hazardous waste facilities	1	125,000 tonnes	-	-	-	1	0	0
Pipe-lines not constructed by a gas transporter	3	1.2km	16km	9.1km	9.1km	0	3	0
Generating stations (onshore)	81	0.006MW	50MW	19MW	19MW	29	48	4
<b>TOTAL</b>	<b>107</b>					<b>32</b>	<b>60</b>	<b>15</b>

### 3.7 Application Fees

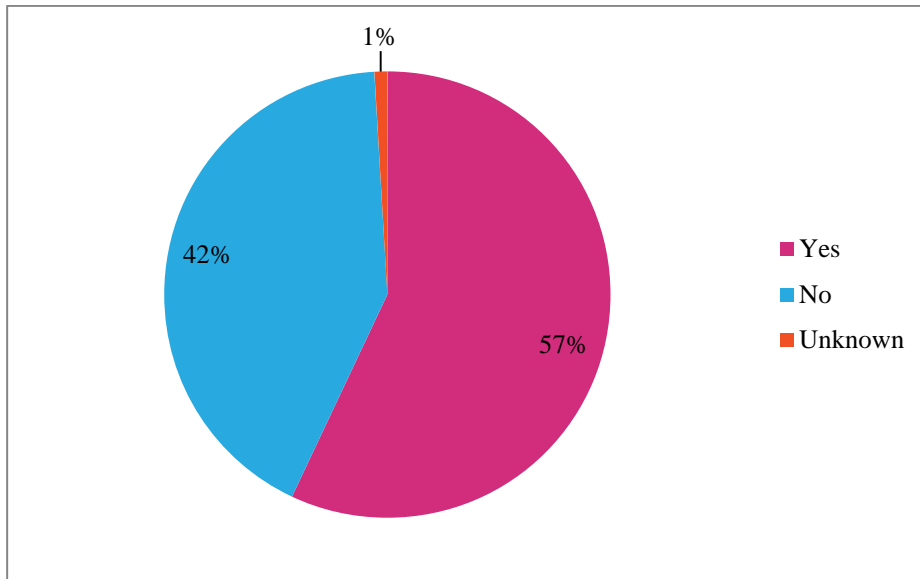
Table 9 summarises the planning application fees that were payable by infrastructure category. Notably, the category of generating stations (onshore) attracted the largest application fee (actual, average and median), as well as the lowest fee (£166 for Section 73 applications).

**Table 9: Fees for Infrastructure Planning Applications by Category**

Category of Infrastructure Development	Number of Applications	Smallest	Largest	Average	Median
Underground gas storage facilities	0	-	-	-	-
LNG Facilities	3	£166.00	£25,280.00	£12,723.00	£12,723.00
Gas reception facilities	0	-	-	-	-
Pipe-lines constructed by a gas transporter	1	£24,852.00	-	-	-
Airport related development and construction	5	£166.00	£29,644.00	£11,730.00	£12,008.00
Harbour facilities	2	£1,210.00	£11,550.00	£6,380.00	£6,380.00
Railways	1	£1,992.00	-	-	-
Railway freight interchanges	2	£632.00	£5,695.00	£3,164.00	£3,164.00
Dams and reservoirs	1	£10,126.00	-	-	-
Transfer of water resources	0	-	-	-	-
Waste water treatment plants	7	£316.00	£13,860.00	£6,467.83	£5,533.00
Hazardous waste facilities	1	Nil ROMP	-	-	-
Pipe-lines not constructed by a gas transporter	3	£1,680.00	£32,722.00	£17,201.00	£17,201.00
Generating stations (onshore)	81	£166.00	£250,000.00	£35,729.00	£20,138.00
<b>TOTAL</b>	<b>107</b>				

### 3.8 EIA Development

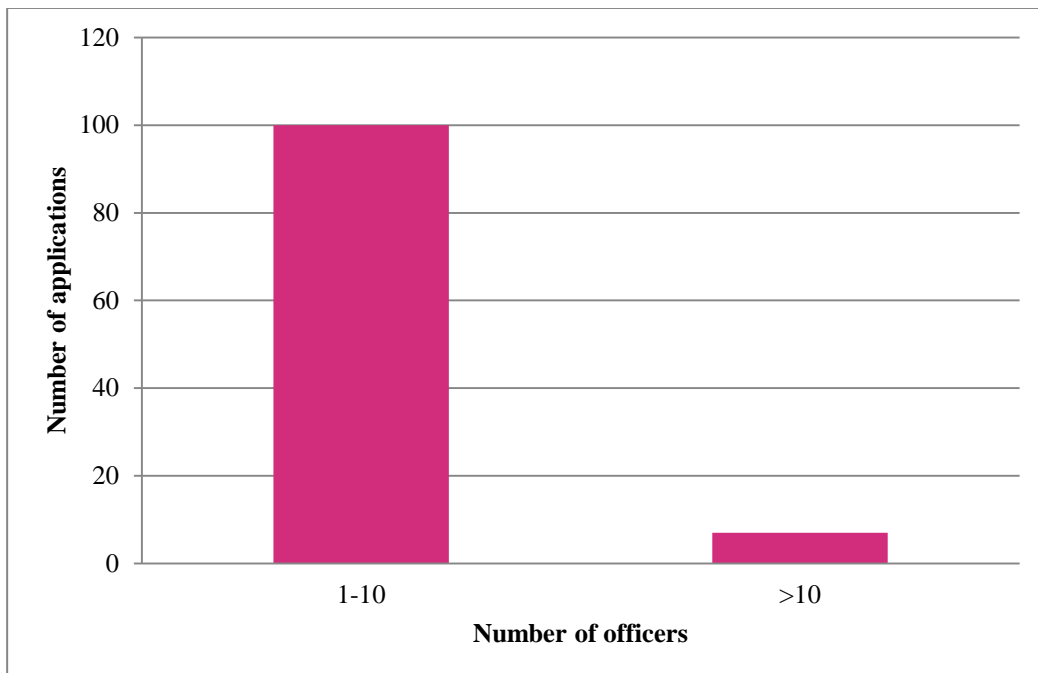
The proportion of infrastructure applications identified as EIA development (57%) and non-EIA development (42%) is illustrated in Figure 4. It is interesting to note the relatively high proportion of non-EIA development considering the scale and type of development associated with many of the infrastructure categories.



**Figure 4: EIA Development**

### 3.9 Officer Involvement

As shown in Figure 5, nearly all applications (93%) involved 1-10 officers during the consultation period. In most cases, a senior case officer was allocated to deal with infrastructure applications. The most regularly consulted internal departments within local authorities were highways, environmental health, drainage and rights of way. However, the number and type of officers involved in the applications was extremely variable depending on the complexity of the scheme and technical issues involved, with some applications involving as few as 3 officers. Conversely, 7 applications involved 10 or more officers.



**Figure 5: Officer Involvement**

### 3.10 Consultees

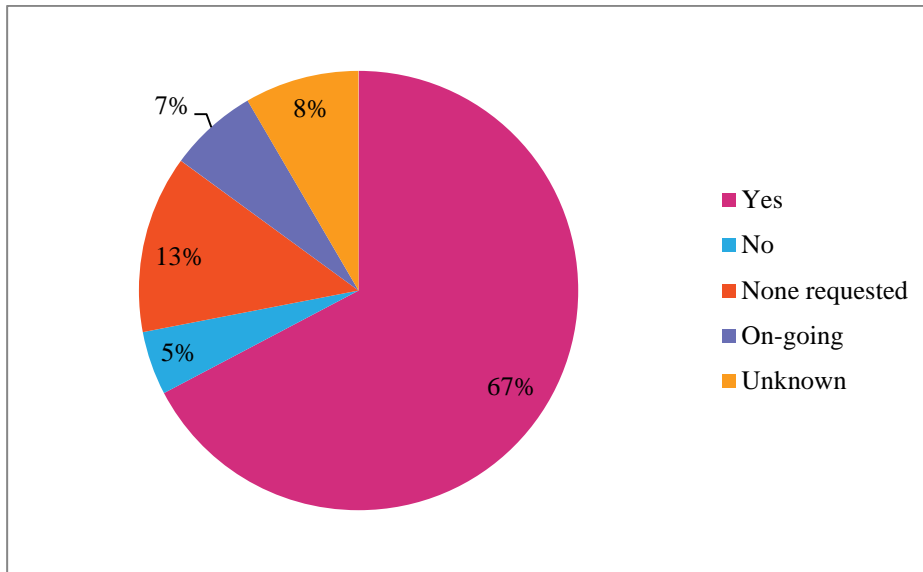
The number of consultee organisations involved during the consultation period also mainly consisted of 1-10 organisations, as shown in Figure 6. Some applications involved considerably more consultees, with one wind farm application involving in the order of 37 consultees. The most frequently listed consultees were the former Countryside Council for Wales and the former Environment Agency Wales (now Natural Resources Wales (NRW)), Dwr Cymru Welsh Water and the Welsh Government Transport and Planning departments. Specialist consultees were also regularly contacted including Cadw, local archaeological and wildlife groups.



Figure 6: Consultees

### 3.11 Provision of Additional Information

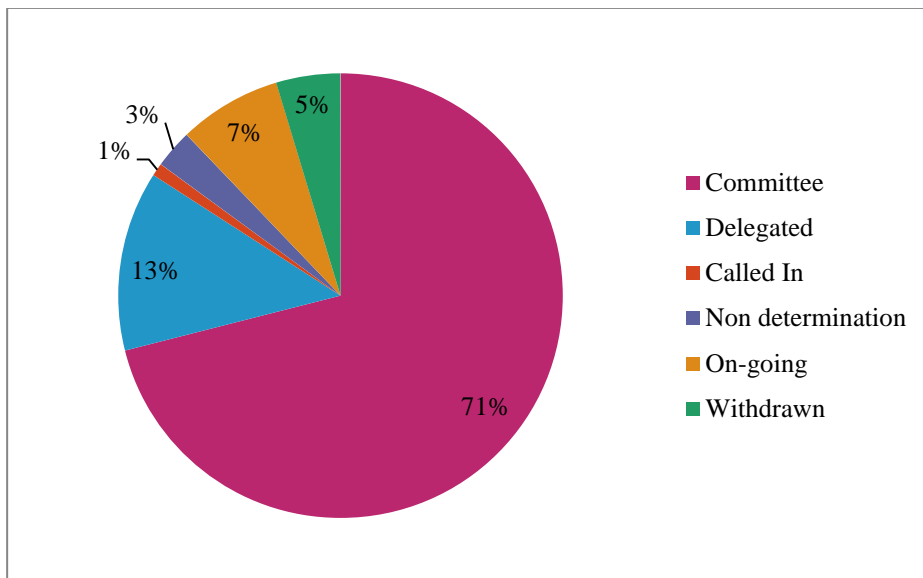
The majority of applications (67%) required the submission of additional information as illustrated in Figure 7. In many cases, requests for additional information arose following requests for further details from consultees. The timescale for the provision of additional information by applicants was extremely variable, resulting in long delays for some applications. In most cases where additional information was required, officers advised that this involved on-going correspondence as well as meetings with applicants.



**Figure 7: Provision of Additional Information**

### 3.12 Determination Method

Figure 8 illustrates that the majority of infrastructure applications (71%) were determined at Committee. LPAs all have their own procedures and varying degrees of autonomy for schemes of officer delegation to determine planning applications. However, the trend of Committee based decisions for infrastructure planning applications is clear.

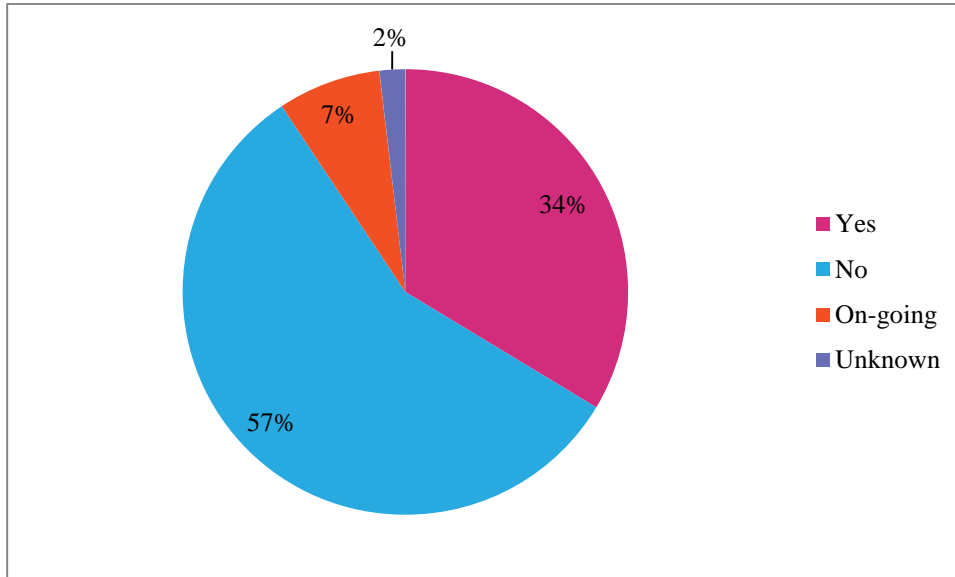


**Figure 8: Determination Method**

### 3.13 Members' Site Visits

As illustrated by Figure 9, the majority of applications (57%) did not require a Members' site visit. In some cases, site visits were held on the same day or shortly before the Committee presumably because Members had requested a site visit in advance. However, in cases where applications were deferred, following a request for a site visit at Committee, this did lead to a delay while the site visit was

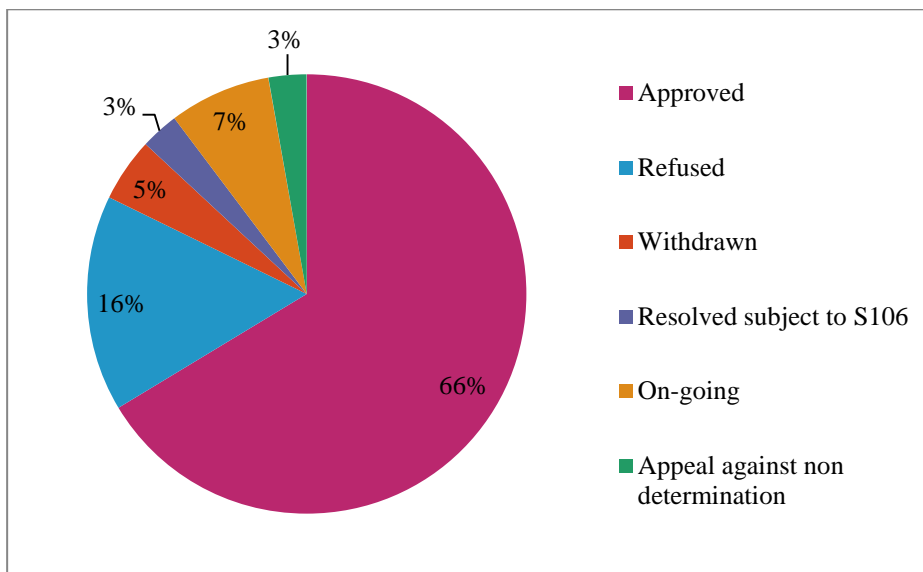
arranged and the application was reported back to Committee following its deferral.



**Figure 9: Members' Site Visits**

### 3.14 Application Decisions

Figure 10 illustrates the decisions made for the 107 infrastructure applications during the data period. It can be seen that the majority of applications were approved or benefitted from a resolution to grant planning permission subject to the completion of a satisfactory S106 agreement. Three applications were subject to Judicial Review and one application was considered at the Court of Appeal. One application was also finally disposed of by the local planning authority as insufficient information was provided by the applicant.



**Figure 10: Application Decisions**

### 3.15 Determination Timescales

As shown in Figure 11, a large number of infrastructure applications took more than 52 weeks to determine. However, 33% of applications were determined within the 8 or 16 week targets for non-EIA or EIA development. 13% of applications were determined within less than 8 weeks. For applications that received a timely decision, the general comment from officers was that pre-application discussions and consultation had been of benefit in processing the application.

The distribution of applications beyond 16 weeks suggests that unless applications can be determined within their target timescales, they can potentially remain undetermined for long periods, in some extreme cases, for a number of years. The most common reasons for delays to determination were requests for further information from the applicant, applications being reported to two or more Planning Committees following Members’ site visits and the negotiation and signing of S106 agreements.

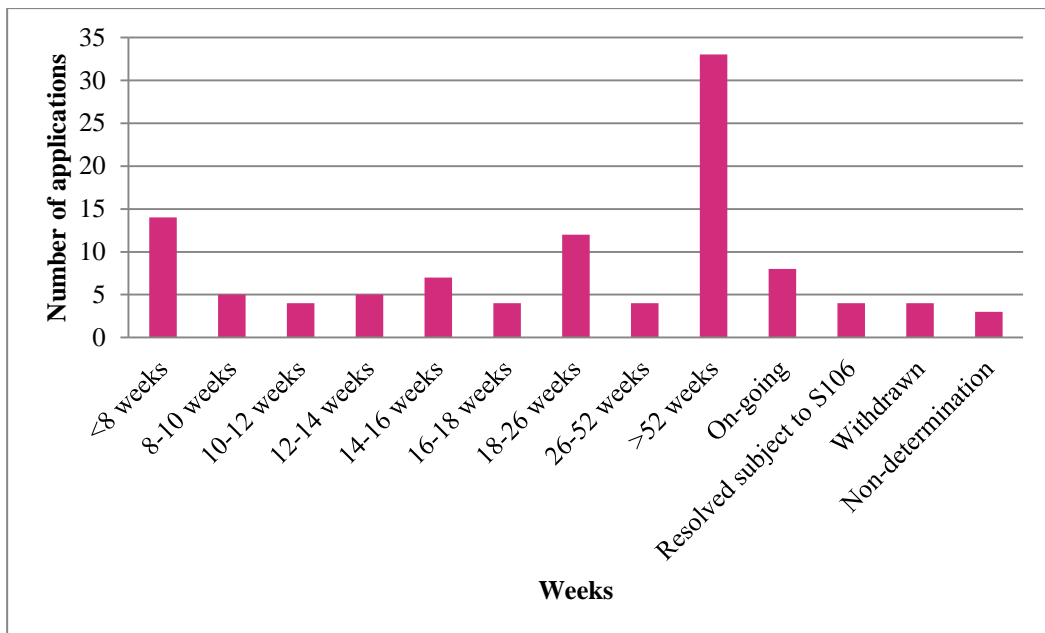
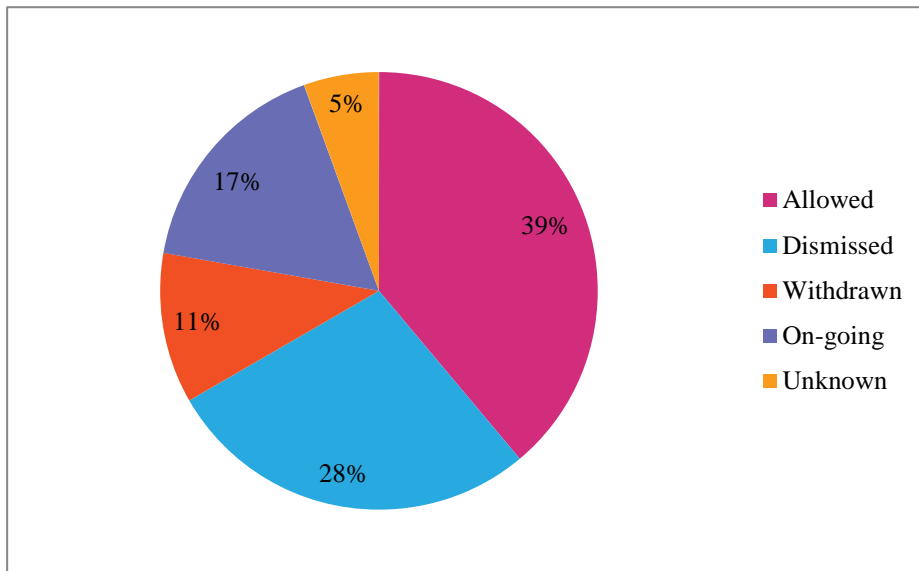


Figure 11: Determination Timescales



### 3.16 Planning Appeals

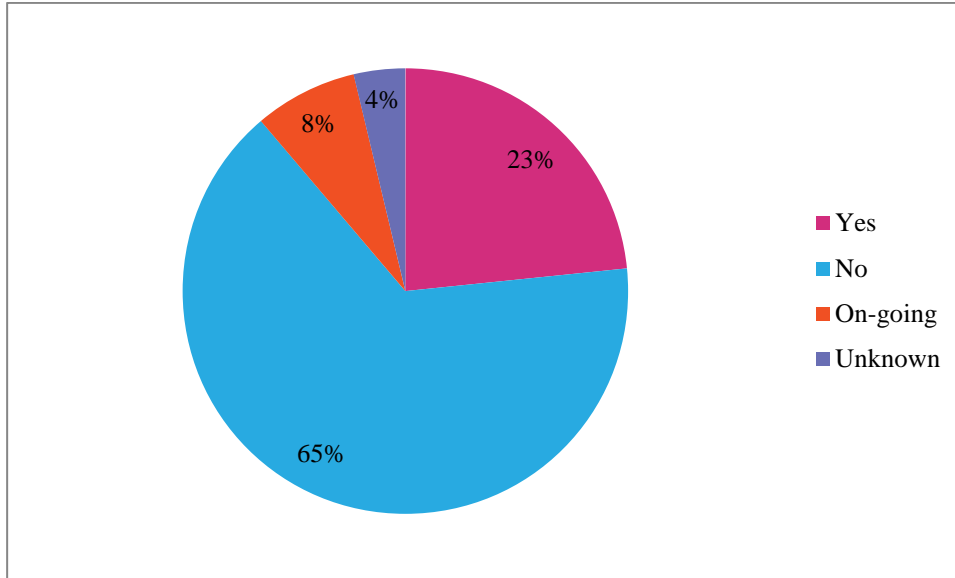
Figure 12 summarises the total number of planning appeals that were made to the Planning Inspectorate during the data period. Of the 18 appeals submitted, 14 were made against the refusal of planning permission. However, three appeals against non-determination were also submitted. Seven appeals were allowed and five were dismissed. Two appeals were withdrawn, three are currently on-going and are awaiting determination by the Planning Inspectorate, one decision is unknown.. In addition to the planning appeals, four Judicial Reviews were made to the High Court of Justice. Two applications for Judicial Review were successful and the decision was quashed. However, the other two decisions were upheld. One application was also considered at the Court of Appeal which upheld the original refusal of the application by the LPA.



**Figure 12: Planning Appeals**

### 3.17 Section 106 Agreements

As indicated in Figure 13, the majority of applications (65%) did not require a Section 106 agreement. It is unknown whether there was a Section 106 agreement in place for six applications due to poor or lost records at the post decision stage.



**Figure 13: Section 106 Agreements**

### 3.18 Pre-Commencement Conditions

Figure 14 illustrates the number of pre-commencement conditions that were imposed on planning permissions. Infrastructure applications most commonly received between 1 and 5 pre-commencement conditions. Of the 82 applications with confirmed pre-commencement conditions, approximately a quarter have discharged all conditions to date. A further 13 applications were recorded with associated Section 73 applications or minor/non-material amendments.



**Figure 14: Number of Pre-Commencement Conditions**

### 3.19 Start on Site

Figure 15 represents the number of infrastructure planning applications that are known to have started on site, per year, during the data period. As can be seen from Figure 15, in all years apart from 2011 the majority of applications have not started on site. However, this may be a reflection of poor record keeping. When interviewed, most case officers did not know or were not sure if developments had started on site. This highlights an area where LPA’s knowledge of their local areas is not up to date and could potentially create difficulties for LPAs in monitoring the discharge of conditions as well as monitoring conditions that limit the operation of a scheme with consequent problems for enforcement.

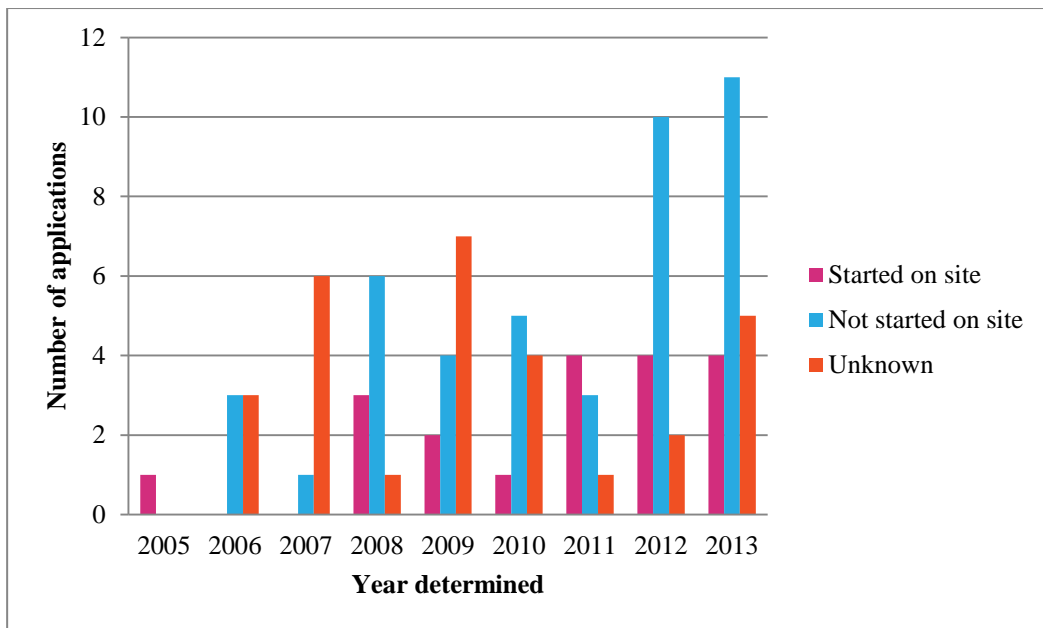


Figure 15: Start on Site by Year

## 4 Business/Commercial Planning Applications

### 4.1 Total Number of Applications

A total of 80 business/commercial planning applications were analysed for the 7 development categories. The majority of applications were for mixed use development (49%) with an average size of 49,846sqm. This category encompassed a wide range of development, some of which were outwith the original definition of mixed use that was set out in the Companion Guide. This was reflected the diverse nature of major applications that had been submitted to LPAs. For instance, major strategic applications such as the Swansea University campus and the MOD Defence Technical College incorporated a diverse range of land uses including education, research and development, offices, commercial and business uses as well as residential elements. These schemes were therefore categorised as mixed use for the purpose of the analysis. Table 10 shows the number of applications by development category.

**Table 10: Total Number of Business/Commercial Planning Applications by Category**

Business & Commercial	Total
Offices and research and development facilities	10
Manufacturing and processing	13
Warehouse, storage and distribution	6
Conferences and exhibition centres	0
Leisure, tourism and sports and recreation	7
Extractive industries	5
Mixed use	39
<b>TOTAL</b>	<b>80</b>

### 4.2 Number of Applications Received Per Annum

Table 11 illustrates the number of business/commercial planning applications received per quarter over the data period (April 2005- October 2013). It can be seen that the number of business/commercial applications fell from the third quarter of 2008, consistent with the timing of the economic downturn, and have remained lower than pre-2008 levels since.

**Table 11: Total Number of Business/Commercial Planning Applications Received Per Quarter**

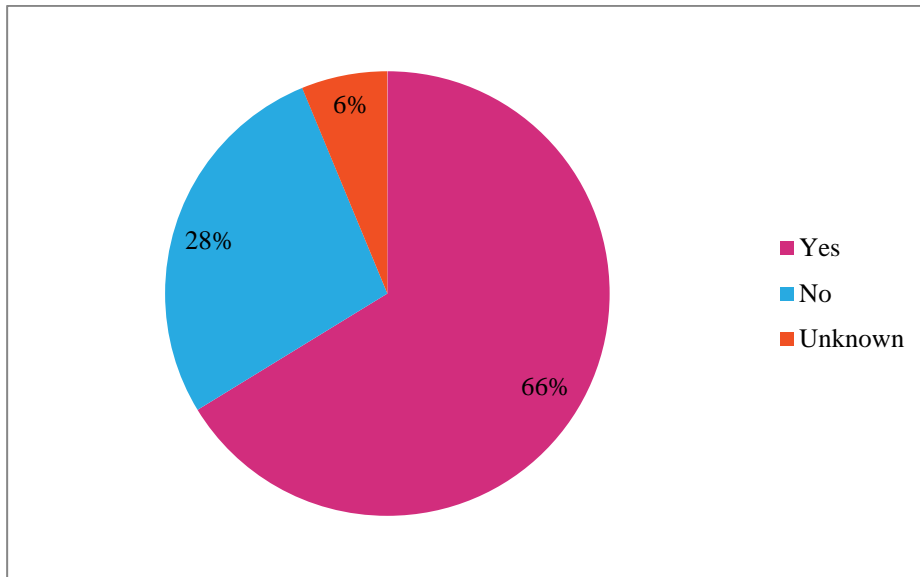
Total Business and Commercial Applications Received By Quarter					
Year	Quarter				Total
2000*	1st	2nd	3 <sup>rd</sup>	4th	
	1	-	-	-	<b>1</b>
2003*	1st	2nd	3 <sup>rd</sup>	4th	
	1	1	-	-	<b>2</b>

<b>Total Business and Commercial Applications Received By Quarter</b>					
Year	Quarter				Total
2004*	1st	2nd	3 <sup>rd</sup>	4th	
	-	1	-	1	<b>2</b>
2005	1st	2nd	3 <sup>rd</sup>	4th	
	1	1	3	7	<b>12</b>
2006	1st	2nd	3 <sup>rd</sup>	4th	
	5	1	1	4	<b>11</b>
2007	1st	2nd	3 <sup>rd</sup>	4th	
	8	1	3	1	<b>13</b>
2008	1st	2nd	3 <sup>rd</sup>	4th	
	4	5	-	1	<b>10</b>
2009	1st	2nd	3 <sup>rd</sup>	4th	
	-	3	3	1	<b>7</b>
2010	1st	2nd	3 <sup>rd</sup>	4th	
	4	-	5	-	<b>9</b>
2011	1st	2nd	3 <sup>rd</sup>	4th	
	1	-	-	2	<b>3</b>
2012	1st	2nd	3 <sup>rd</sup>	4th	
	-	-	2	2	<b>4</b>
2013	1st	2nd	3 <sup>rd</sup>	4th	
	3	2	1	-	<b>6</b>
<b>Total</b>					<b>80</b>

\* Application submitted prior to 2005, but determined within the time period April 2005 - October 2013

### 4.3 Pre- Application Stage

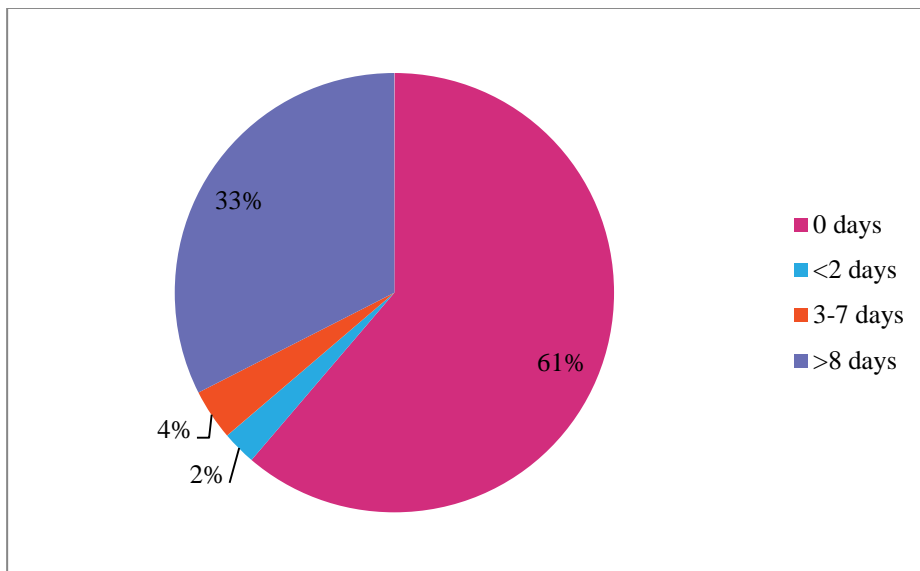
Of the 80 business and commercial applications analysed, the majority of applications (66%) had a pre-application stage as shown in Figure 16. As for the infrastructure applications, record keeping for pre-application meetings and discussions was poor and in many cases officers could not advise if a pre-application discussion had been held. Similarly, LPAs did not charge for business/commercial pre-application discussions in the data period, but had recently started to charge for this service.



**Figure 16: Pre- Application Stage**

#### 4.4 Validation

Figure 17 indicates that most applications (61%) were validated on the same day that they were received. However, just over a third of applications experienced a delay in validation of more than eight days. In one case, an application was not validated for some nine months after receipt by the local planning authority. The reasons for delay to business/commercial applications were similar to those cited for infrastructure applications, with insufficient application information submitted by the applicant or administrative delays by the LPA listed as the most common reasons for delay.



**Figure 17: Validation of Business/Commercial Applications**

## 4.5 Application Type

The majority of business/commercial applications were made as full planning applications (57%). However, a third of applications (31%) were made in outline, presenting a more varied split of application types than the infrastructure schemes, which were predominantly full planning applications. Six applications were for the approval of reserved matters. Two applications were classed as hybrid, that is, the applications were made in outline with partial reserved matters details incorporated into the scheme. One application constituted mineral development.

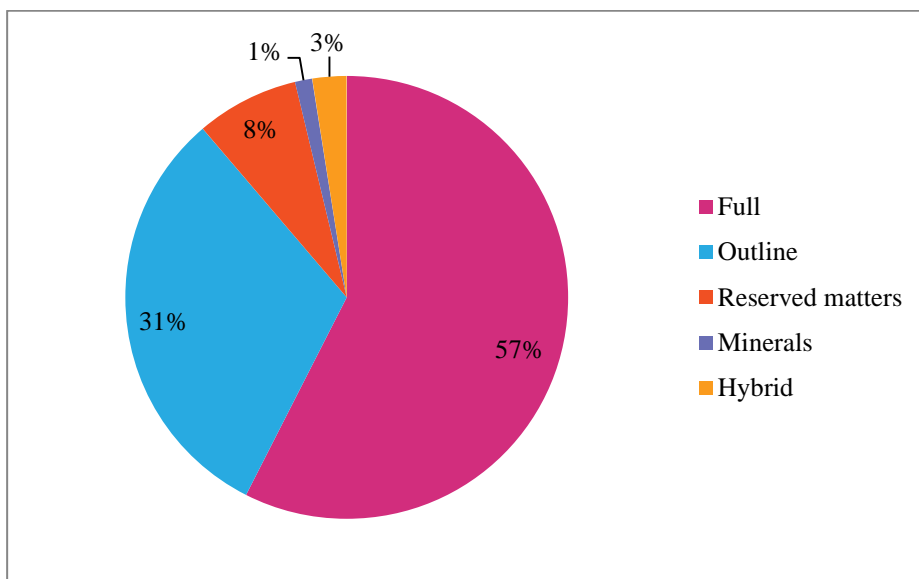


Figure 18: Application Type

## 4.6 Size of Business/Commercial planning applications

Table 12 summarises the size of business/commercial planning applications by category. The majority of applications fall below the business/commercial floorspace thresholds. However, three mixed use applications were submitted as outline applications and therefore the floorspace information was not provided.

Table 12: Size of Business and Commercial Planning Applications by Category

Business / commercial Category	No.	Smallest	Largest	Average	Median	No. Above the Threshold	No. Below the Threshold	Unable to Classify
Offices and research and development facilities	10	574 sqm	80,065 sqm	11,114 sqm	3,946 sqm	1	9	0
Manufacturing and processing	13	1,255 sqm	66,130 sqm	13,113 sqm	7,340 sqm	2	11	0
Warehouse, storage and distribution	6	2,039 sqm	72,250 sqm	17,215 sqm	4,933 sqm	1	5	0
Conferences and exhibition centres	0	-	-	-	-	0	0	0

Leisure, tourism and sports and recreation	7	1.3ha	344ha	103ha	16.9ha	3	4	0
Extractive industries	5	0.6ha	271ha	58.8ha	10.2ha	1	4	0
Mixed use	39	750 sqm	296,444 sqm	49,846 sqm	19,031 sqm	9	27	3
<b>Total</b>	<b>80</b>					<b>17</b>	<b>60</b>	<b>3</b>

## 4.7 Application Fees

Table 13 summarises the planning application fees that were payable by development category.

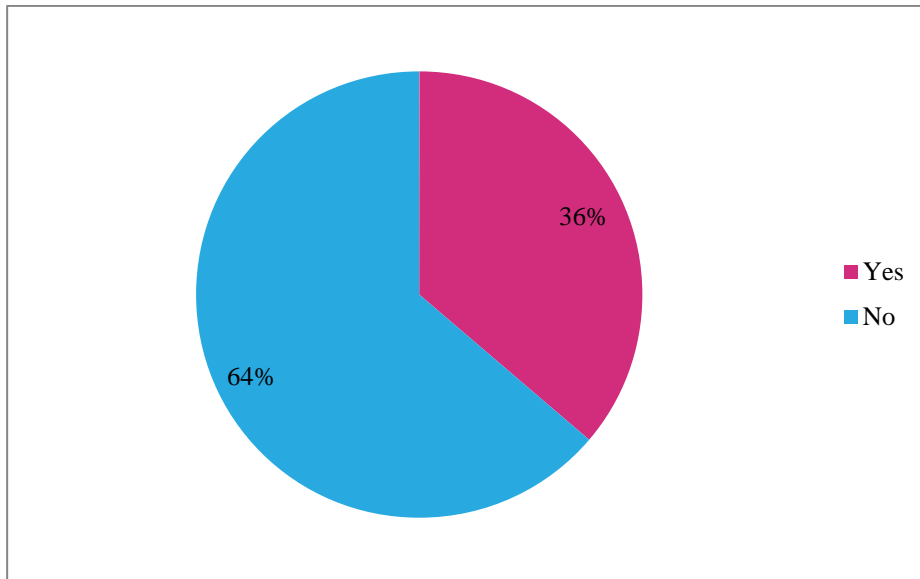
**Table 13: Fees for Business/ Commercial Planning Applications by Category**

Category of business & commercial development	Number of applications	Smallest	Largest	Average	Median
Offices and research and development facilities	10	£6,240.00	£32,544.00	£15,862.00	£12,155.00
Manufacturing and processing	13	£4,080.00	£89,100.00	£25,780.00	£12,100.00
Warehouse, storage and distribution	6	£8,064.00	£50,000.00	£20,948.00	£17,055.00
Conferences and exhibition centres	0	-	-	-	-
Leisure, tourism and sports and recreation	7	£4,320.00	£125,000.00	£54,155.00	£25,000.00
Extractive processes- Mining	5	£2,310.00	£16,932.00	£9,561.00	£11,660.00
Mixed use	39	£166.00	£250,000.00	£38,666.00	£25,000.00
<b>TOTAL</b>	<b>80</b>				

## 4.8 EIA Development

The proportion of applications identified as EIA development (36%) and non-EIA development (64%) is illustrated in Figure 19. Notably, a much higher proportion of business/commercial application did not require an EIA (64%) than the infrastructure applications (42%).

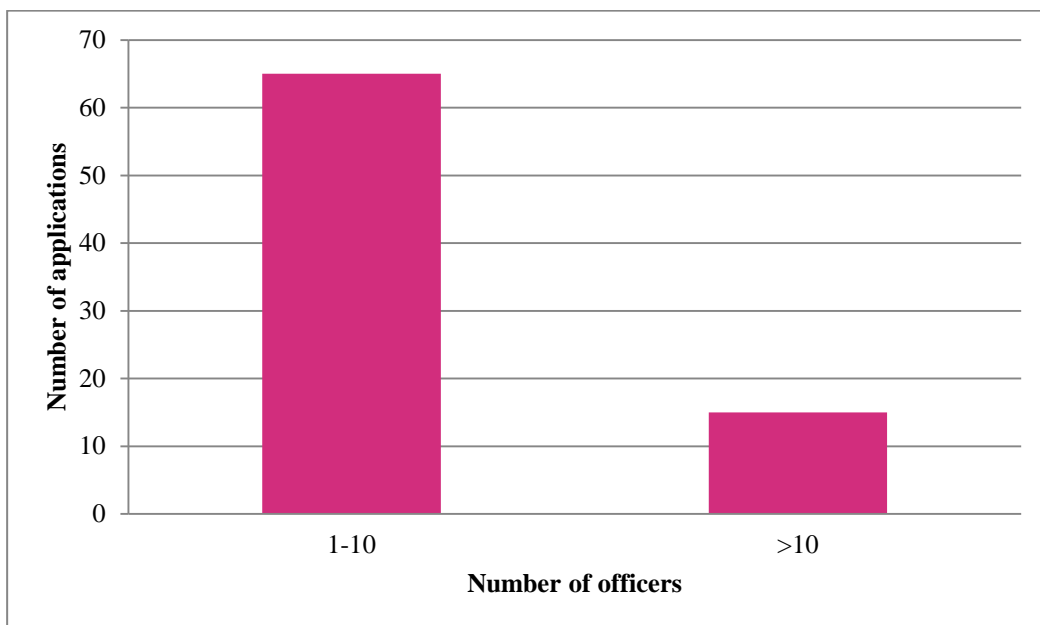




**Figure 19: EIA Development**

### 4.9 Officer Involvement

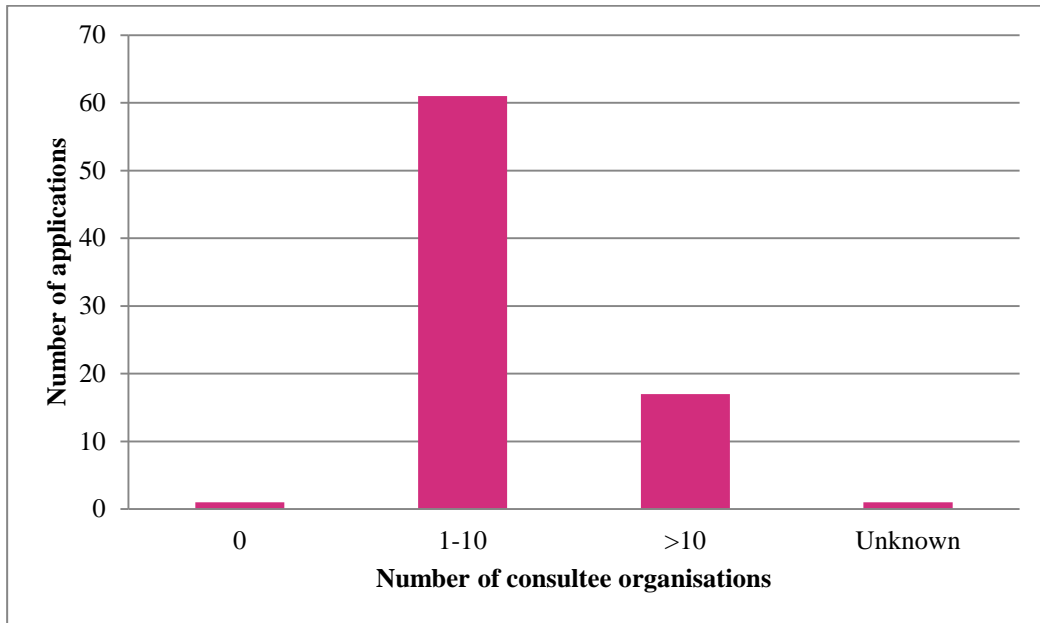
As shown in Figure 20, over three quarters of applications involved 1-10 officers during the consultation period. In most cases, either a manager or senior case officer was allocated to deal with the business/commercial applications. The most regularly consulted internal departments within local authorities were highways, environmental health and public protection. The pattern of officer involvement in business/commercial applications was similar to the infrastructure applications with smaller schemes typically involving 2 or 3 officers and more complex schemes requiring a wider range of officer input. One case involved 20 officers from various departments within the local authority.



**Figure 20: Officer Involvement**

## 4.10 Consultees

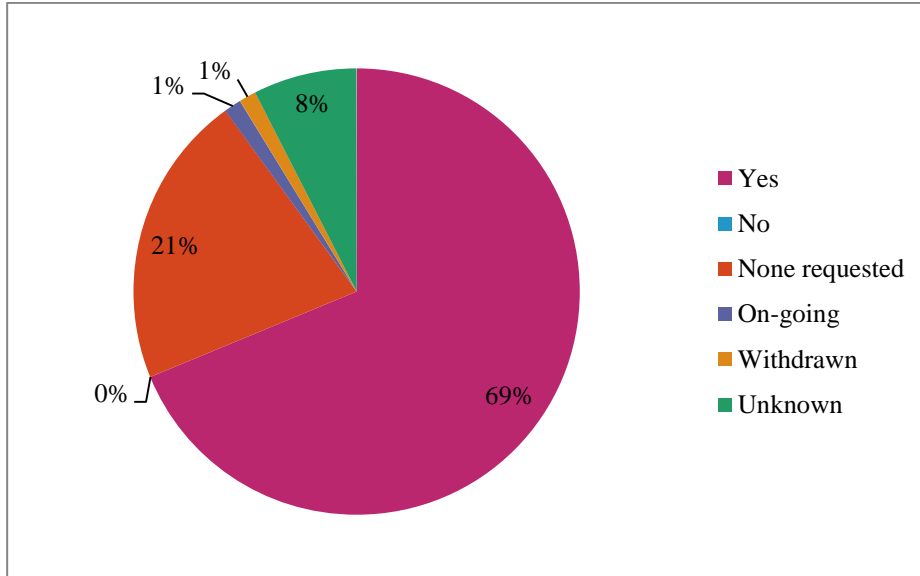
The number of consultees organisations involved during the consultation period also mainly consisted of 1-10 organisations, as shown in Figure 21. The most frequently listed consultees were the former Countryside Council for Wales and the former Environment Agency Wales (now Natural Resources Wales (NRW)), Police and Fire Services and other environmental and archaeological groups. Similarly, the most complex applications involved a much larger number of consultees with one application listing 37 consultees on the application file.



**Figure 21: Consultees**

## 4.11 Provision of Additional Information

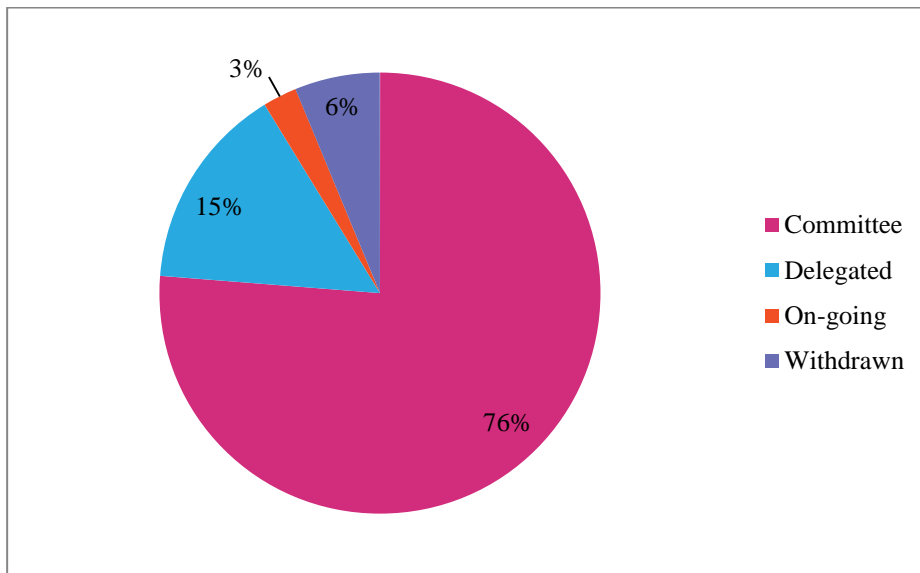
The majority of applications (69%) required the submission of additional information as illustrated in Figure 22. In many cases, requests for additional information arose following requests for further details from consultees. Of the 54 applications that requested further information the majority (65%) had some form of meeting or continued correspondence with the applicants during this phase.



**Figure 22: Provision of Additional Information**

### 4.12 Determination Method

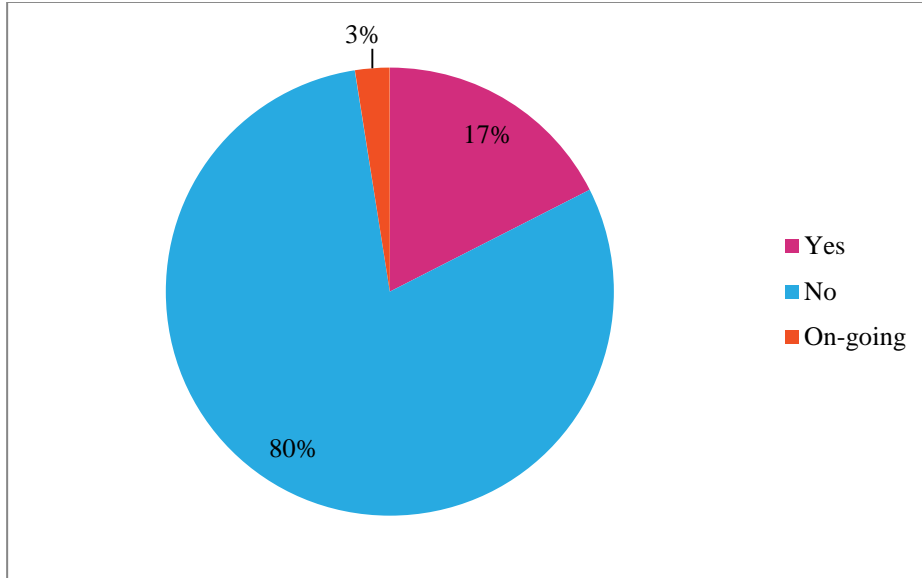
As shown in Figure 23, the most common method of determination for business/commercial applications was by Committee (76%). Despite some authorities having extensive schemes for delegated powers, the trend for business/commercial applications to be determined at Committee is clear. Interestingly, the percentage of business/commercial applications determined at Committee is higher at 76% than for the infrastructure applications at 71%.



**Figure 23: Determination Method**

### 4.13 Members' Site Visits

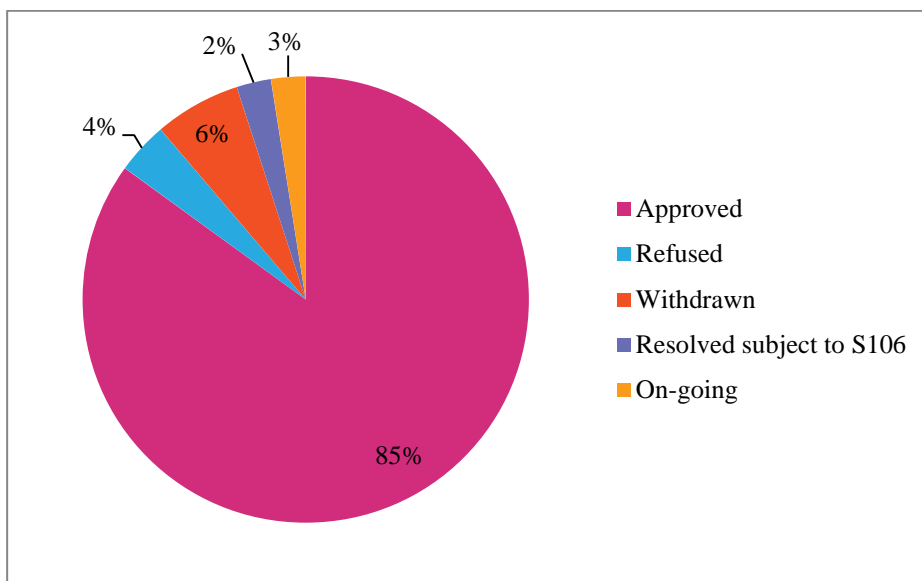
Despite more business/commercial applications being reported to Committee, most applications (80%) did not include a Members' site visit as indicated in Figure 24.



**Figure 24: Members' Site Visits**

### 4.14 Application Decisions

The majority of business/commercial planning applications were approved (85%) (Figure 25). A further 2 applications benefitted from resolutions to grant planning permission subject to the completion of a satisfactory S106 agreement. One applicant also submitted an appeal to the Planning Inspectorate, against the refusal of a S73 application to extend working hours. The case is currently still on-going.



**Figure 25: Application Decisions**

### 4.15 Determination Timescales

Figure 26 indicates that a large number of business/commercial planning applications took a long time to be determined. 21% of applications took between 18 and 26 weeks, 10% took between 26 and 52 weeks, while a further 23% took more than 52 weeks to be determined. Only 31% of business/commercial planning applications were determined within the target dates of 8/16 weeks for non-EIA/EIA development respectively. This indicates that determination targets for these types of applications are regularly being missed by LPAs.

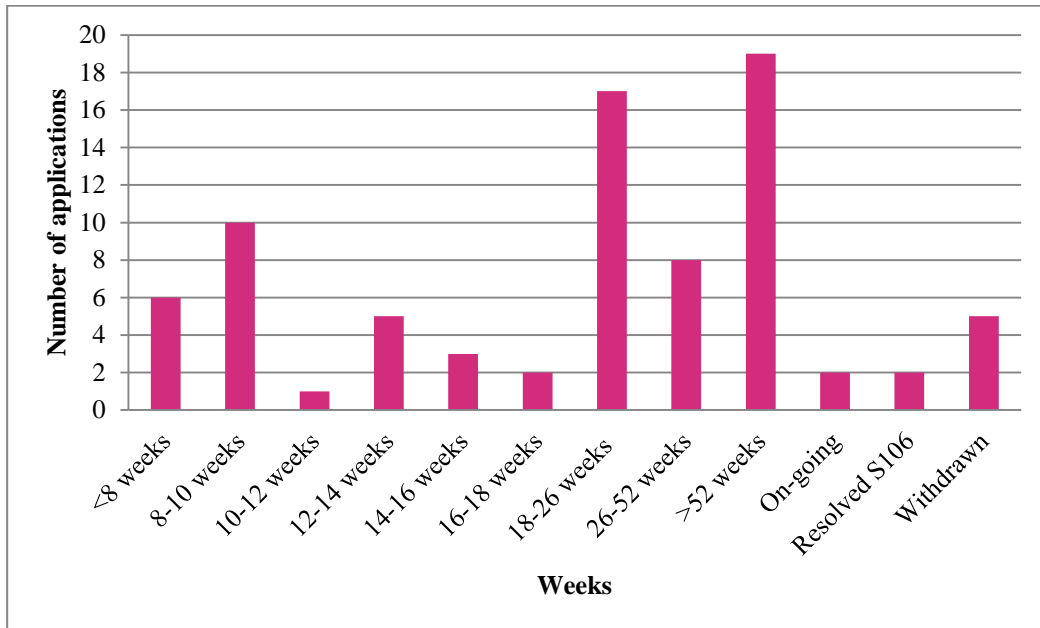


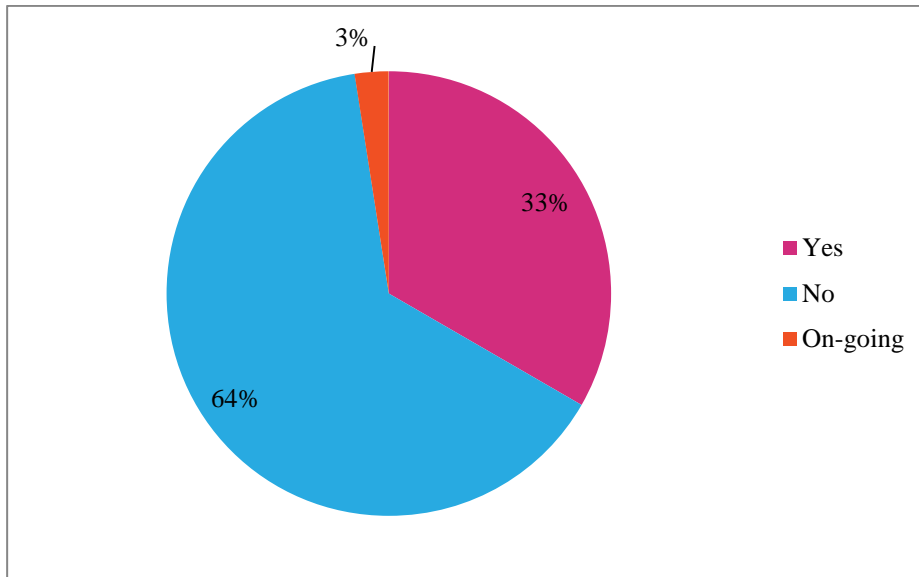
Figure 26: Determination Timescales

### 4.16 Planning Appeals

Of the 80 planning applications considered, only one case has gone to appeal. The appeal has been submitted and the case is currently on-going.

### 4.17 Section 106 Agreements

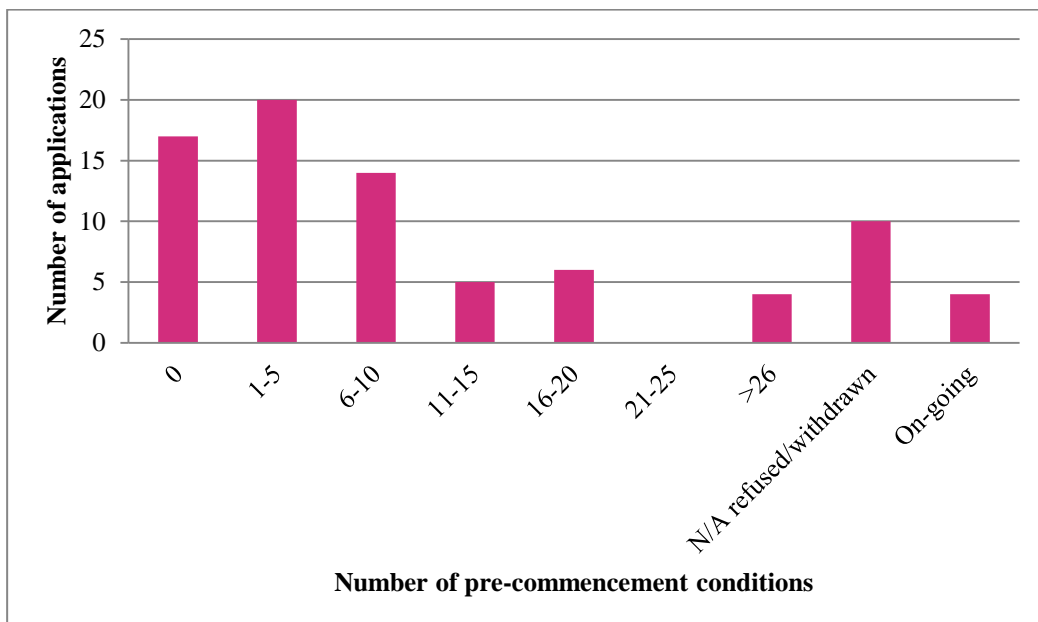
Figure 27 indicates that only one third of business and commercial applications has been subject to Section 106 agreements and 64% of applications did not require a legal agreement.



**Figure 27: Section 106 Agreements**

### 4.18 Pre-Commencement Conditions

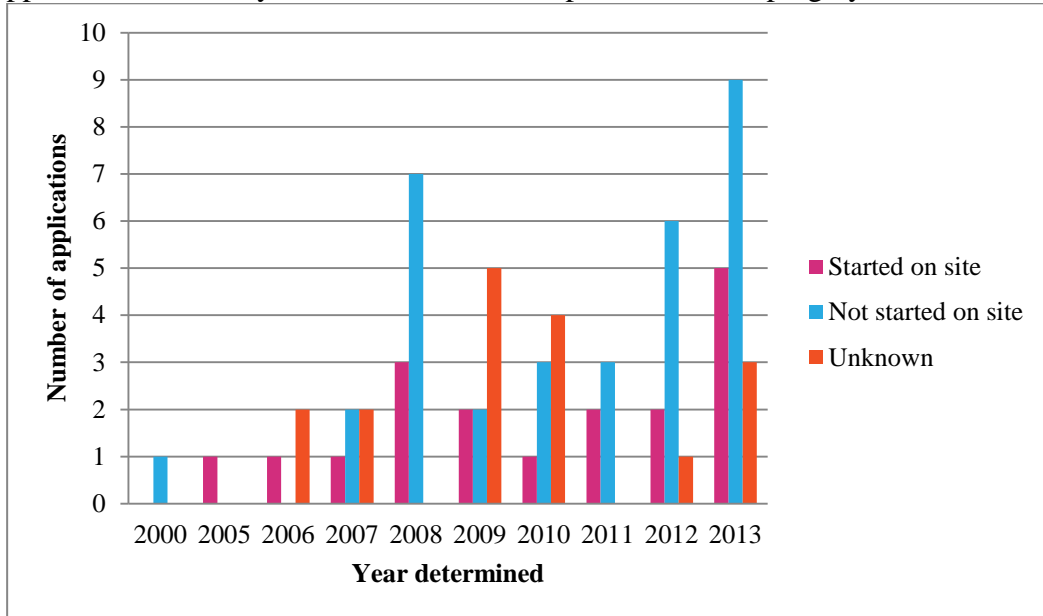
Figure 28 illustrates that the majority of applications (64%) had 10 or less pre-commencement conditions. Indeed, 21% of applications had no pre-commencement conditions. Of the 64 applications with confirmed pre-commencement conditions, only a small minority of these have fully discharged all pre-commencement conditions (19%). A further 11 applications were recorded with Section 73 applications or minor/non-material amendments.



**Figure 28: Pre-Commencement Conditions**

## 4.19 Start on Site

Figure 29 represents the number of business/commercial planning applications that are known to have started on site, per year, during the data period. As can be seen from Figure 30, many applications have not started on site. This is particularly evident from 2010 onwards. However, as with the infrastructure applications, this may also be a reflection of poor record keeping by LPAs.



**Figure 29: Start on Site by Year**

## **Appendix A**

### **Glossary of Terms (Infrastructure Planning Applications)**



## A1 Glossary of Terms (Infrastructure Planning Applications)

No.	Term	Definition
<b>1.</b>	<b>Underground gas storage facilities; and Alteration of underground gas storage facilities.</b>	
	“Underground gas storage facilities”	Facilities for the storage of gas underground in cavities or in porous strata.
	“Working capacity” in relation to underground gas storage facilities	The capacity of the facilities for storage of gas underground, ignoring any capacity for storage of cushion gas.
	“Cushion gas”	Gas which is kept in underground gas storage facilities for the purpose of enabling other gas stored there to be recovered from storage.
	“Maximum flow rate” in relation to underground gas storage facilities	The maximum rate at which gas is able to flow out of the facilities on the assumption that: a) the facilities are filled to maximum capacity; and b) the rate is measured after any processing of gas required on its recovery from storage.
<b>2.</b>	<b>LNG facility; and Alteration of an LNG facility</b>	
	“LNG facility”	A facility for: a) the reception of liquid natural gas from outside Wales. b) the storage of liquid natural gas, and c) the regasification of liquid natural gas.
	“Maximum flow rate”	The maximum rate at which gas is able to flow out of the facility, on the assumption that: a) the facility is filled to maximum capacity; and b) the rate is measured after regasification of the liquid natural gas and any other processing required on the recovery of the gas from storage.
	“Storage capacity”	The storage capacity of an LNG facility is to be measured as if the gas were stored in regasified form
<b>3.</b>	<b>Gas reception facilities; and Alteration of a gas reception facility</b>	
	“Gas reception facility”	A facility for: a) the reception of natural gas in gaseous form from outside Wales; and b) the handling of natural gas (other than its storage). A gas reception facility is within this section if: a) the gas handled at by the facility does not originate in Wales, England or Scotland; b) the gas does not arrive at the facility from England or Scotland; and c) the gas has not already been handled at another facility after its arrival in Wales.
	“Maximum flow rate”	The maximum rate at which gas is able to flow out of

No.	Term	Definition
		the facility.
<b>4.</b>	<b>Pipe-lines constructed by a gas transporter</b>	
	“Gas supplier”	Gas supplier has the same meaning as in Part 1 of the Gas Act 1986 (c. 44) (see section 7A(11) of that Act).
<b>5.</b>	<b>Airport related development and construction.</b>	
	“Air cargo transport services”	Services for the carriage by air of cargo.
	“Air passenger transport services”	Services for the carriage by air of passengers.
	“Air transport movement”	A landing or take-off of an aircraft.
	“Cargo”	Cargo includes mail.
	“Cargo aircraft”	Cargo aircraft means an aircraft which is: a) designed to transport cargo but not passengers; and b) engaged in the transport of cargo on commercial terms.
	“Permitted”	Permitted by planning permission or development consent.
<b>6.</b>	<b>Harbour facilities; and Alteration of Harbour Facilities</b>	
	“Cargo ship”	A ship which is used for carrying cargo.
	“Container ship”	A cargo ship which carries all or most of its cargo in containers.
	“Ro-ro ship”	A ship which is used for carrying wheeled cargo.
	“TEU”	A twenty-foot equivalent unit.
	“Unit”	In relation to a ro-ro ship means any item of wheeled cargo (whether or not self-propelled).
<b>7.</b>	<b>Railways; and Alteration of railways</b>	
	“Approved operator”	(a) A person who is authorised to be the operator of a network by a licence granted under section 8 of the Railways Act 1993 (c. 43) (licences for operation of railway assets), or (b) A wholly-owned subsidiary of a company which is such a person. (6) The condition is that the person is designated, or is of a description designated, in an order made by the Secretary of State.
	“Network”	The meaning given by section 83(1) of the Railways Act 1993 (c. 43).
	“Operational land”	The same meaning as in the TCPA 1990
	“Permitted development”	Development in relation to which planning permission is granted by article 3 of the Town and Country Planning (General Permitted Development) Order 1995.
	“Railway undertaker”	The same meaning as in Part 17 of Schedule 2 to the Town and Country Planning (General Permitted

No.	Term	Definition
		Development) Order 1995.
	“Wholly-owned subsidiary”	The same meaning as in the Companies Act 2006 (c. 46) (see section 1159 of that Act).
<b>8.</b>	<b>Rail freight interchanges; and Alteration of rail freight interchanges</b>	
	“Goods train”	A train that (ignoring any locomotive) consists of items of rolling stock designed to carry goods.
	“Military establishment”	An establishment intended for use for naval, military or air force purposes or for the purposes of the Department of the Secretary of State responsible for defence.
	Additional notes	The following terms have the meanings given by section 83(1) of the Railways Act 1993: “network”; “rolling stock”; “train”.
<b>9.</b>	<b>Dams and reservoirs; and Alteration of dams and reservoirs</b>	
	“Water undertaker”	A company appointed as a water undertaker under the Water Industry Act 1991 (c. 56).
<b>10.</b>	<b>Transfer of water resources</b>	
	“River basin”	An area of land drained by a river and its tributaries;
	“Water undertaker”	A company appointed as a water undertaker under the Water Industry Act 1991.
	“Water undertaker’s area”	The area for which a water undertaker is appointed under that Act.
<b>11.</b>	<b>Waste water treatment plants; and Alteration of waste water treatment plants</b>	
	“Waste water”	“Waste water” includes domestic waste water, industrial waste water and urban wastewater.
	Additional notes	The following terms have the meanings given by regulation 2(1) of the Urban Waste Water Treatment (England and Wales) Regulations 1994 (S.I. 1994/2841): “domestic waste water”; “industrial waste water”; “population equivalent”; “urban waste water”.
<b>12.</b>	<b>Hazardous waste facilities; and Alteration of hazardous waste facilities</b>	
	“Deep storage facility”	A facility for the storage of waste underground in a deep geological cavity.
	Additional notes	The following terms have the same meanings as in the Hazardous Waste (England and Wales) Regulations 2005 (S.I. 2005/894) (see regulation 5 of those regulations)— “disposal”; “hazardous waste”;

No.	Term	Definition
		"recovery".
<b>13.</b>	<b>Pipe-lines not constructed by a gas transporter</b>	
	"Pipe-line"	Section 66 of the Pipe-Lines Act 1962 defines a "cross-country pipe-line" as longer than 16.093km.
<b>14.</b>	<b>Generating stations (onshore)</b>	
	Generating stations (onshore)	Proposed development between 25 megawatts and 50 megawatts inclusive. It is recognised that onshore generating stations over 50 megawatts are determined under the current NSIP regime for Wales.

## **Appendix B**

### **Interview Proforma**

## B1 Interview Proforma

<b>LPA</b>	
<b>Application ref.</b>	
Assessor	
Case Officer	
Description of Development	
Size of Development	
<b>Application Stage</b>	<b>Date (s)/Number</b>
<b>Pre-application Stage</b>	
Date of first pre-application meeting	
Number of subsequent pre-application meeting(s)	
Pre-application consultation event(s) (month/year)	
Screening	
Estimate of officer time (pre-application)	
Pre-application fee (£)	
<b>Determination Stage</b>	<b>Date (s)/Number</b>
Application received	
Application registered	
Application validated	
Application fee (£)	
Target date	
Reasons for any delay to validation	
Case officer site visit(s)	
Consultation issued date(s) including re-consultation	
Officer (s) involved (internal)	Case officer: <input type="checkbox"/> Junior <input type="checkbox"/> Senior <input type="checkbox"/> Manager
<input type="checkbox"/> Duty Planner <input type="checkbox"/> Chief Planner <input type="checkbox"/> Technician <input type="checkbox"/> Customer Service Centre <input type="checkbox"/> Directorate Head <input type="checkbox"/> Technical Services	
<input type="checkbox"/> Planning Policy <input type="checkbox"/> Urban Design <input type="checkbox"/> Legal <input type="checkbox"/> Transport <input type="checkbox"/> Environmental Health <input type="checkbox"/> Ecology <input type="checkbox"/> Regeneration	
<input type="checkbox"/> Tree Officer <input type="checkbox"/> Conservation <input type="checkbox"/> Heritage <input type="checkbox"/> Archaeology <input type="checkbox"/> Rights of Way <input type="checkbox"/> Health and Safety <input type="checkbox"/> Drainage	
Consultees (external)	
Requests for further information (number and short description)	

<b>LPA</b>	
<b>Application ref.</b>	
Assessor	
Additional information received (number and short description)	
Meeting(s) with applicants (approx. date)	
Delegated or committee decision/resolution	
Member site visit(s)	
Approved/Refused	
Decision date	
Decision notice issued	
Draft Heads of Terms (S106) submitted	
S106 signed	
S106 fees (£)	
Any reasons for delay in the application	
<b>Post Decision Stage</b>	<b>Date (s)/Number</b>
Number of pre-commencement condition (s)	
First pre-commencement condition discharged	
Last pre-commencement condition discharged	
S73 applications to vary/delete/remove conditions (date and short description)	
S73 applications to renew permission	
Fees (S73 applications and other fees where relevant)	
Amendments (minor/non-material)	
Appeal submitted	
Appeal approved/dismissed	
Appeal decision notice issued	
Legal challenge	
Start on site	

## Appendix C

### Summary List of Infrastructure Planning Applications



No.	Authority	Application Number	Project	Description of Proposed Development	Infrastructure Category	Scale of Development	Above the Infrastructure Threshold	Below the Infrastructure Threshold	Notes	Summary of Infrastructure Threshold
1	Anglesey County Council	34C40Z/EIA/ECON	Peboc Biomass Energy Plant	Erection of a new biomass energy plant comprising a wood pellet plant, biomass combined heat and power plant, debarking and chipping plant, wood storage yard and construction of new vehicular access	Generating station (on shore)	33 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
2	Anglesey County Council	30C630A	Anaerobic Digestion Plant	Outline application for an anaerobic digestion plant at Ynys Uchaf, Brynteg	Generating station (on shore)	1.5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
3	Anglesey County Council	11/C122E/EIA/ECON	Great Lakes, Amlwch	Construction and operation of a liquid natural gas plant at former Great Lakes, Amlwch	LNG Facilities	3 billion cubic feet (84.95m cubic metres) per day	✓			Storage capacity is expected to be least 43 million standard cubic metres, or maximum flow rate of at least 4.5 million standard cubic metres per day.
4	Anglesey County Council	11C122G/EIA	Former Great Lakes, Amlwch	Construction of a waste water works together with associated landscaping at former Great Lakes Site, Amlwch	Waste water treatment plant	1.07ha	-	-	Data unavailable on population equivalent and storage capacity.	Capacity exceeding that which is capable of dealing with a population equivalent of 500,000 or the storage of waste water exceeding 350,000 cubic metres.
5	Anglesey County Council	11C122M/EIA/ECON	Great Lakes, Amlwch	Renewal of planning consent 11C122E/EIA/ECON for the construction and operation of a Liquid Natural Gas (LNG) plant	LNG Facilities	3 billion cubic feet (84.95m cubic metres) per day	✓			Storage capacity is expected to be least 43 million standard cubic metres, or maximum flow rate of at least 4.5 million standard cubic metres per day.
6	Anglesey County Council	14C42J	Cefni Water Treatment Works, Bodffordd	Erection of a water treatment building, sludge thickeners, holding tank, construction of a site access road, erection of security fencing and associated landscaping	Waste water treatment plant	2.19ha	-	-	Data unavailable on population equivalent and storage capacity.	Capacity exceeding that which is capable of dealing with a population equivalent of 500,000 or the storage of waste water exceeding 350,000 cubic metres.
7	Anglesey County Council	16C166/ECON	Cae'r Glaw, Gwalchmai	Erection of biogas plant, construction of new vehicular access and landscaping on parts of OS 7689, 7174, 6760	Generating Station (on shore)	10MW	-	✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
8	Anglesey County Council	17LPA494H/CC	Penhesgyn Landfill Site, Llansadwrn	Development of a landfill gas power generation facility and associated access, infrastructure and	Generating Station (on shore)	1 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
9	Anglesey County Council	17LPA494J/CC	Penhesgyn Landfill Site, Llansadwrn	Reserved matters for the development of a landfill gas power generation facility and associated access, infrastructure and	Generating Station (on shore)	1 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
10	Anglesey County Council	23C39Q	Tre Ysgawen Hall, Capel Coch	Construction of an energy centre for a 600kw biomass boiler	Generating station (on shore)	0.6 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
11	Anglesey County Council	14C28Y/ECON	Plot 8 Mona Industrial Park, Mona	Erection of a new building together with the installation of an anaerobic digestion/biogas energy recovery plant	Generating station (on shore)	3.23ha, 25,000 tonnes of waste	-	-	Data unavailable on energy generation.	Proposed development between 25 megawatts and 50 megawatts inclusive.
12	Anglesey County Council	14C28C/1/ECON	Plot 8 Mona Industrial Park, Mona	Amended layout of the reception building and anaerobic digestion/biogas energy recovery plant previously approved under 14C28Y/ECON	Generating station (on shore)	3.23ha, 25,000 tonnes of waste	-	-	Data unavailable on energy generation.	Proposed development between 25 megawatts and 50 megawatts inclusive.
13	Anglesey County Council	34LPA121Q/CC	Ysgol Gyfyn, Llangefni	Installation of biomass wood pellet boiler unit in connection with the new school to be erected at Ysgol Gyfun Llangefni	Generating station (on shore)	2.4ha		✓	Data on energy output unavailable, but classed as under the threshold due to the nature of the development at Ysgol Gyfyn, Llangefni.	Proposed development between 25 megawatts and 50 megawatts inclusive.
14	Anglesey County Council	47C52E	Alaw Water Treatment Works	Change of use of land to water treatment works, construction of a water treatment building, thickeners, holding tanks, blending tank, ancillary kiosks and tanks, vehicle parking and internal site access roads, the erection of security fencing together with associated landscaping	Waste water treatment plant	2.95ha	-	-	Data unavailable on population equivalent and storage capacity.	Capacity exceeding that which is capable of dealing with a population equivalent of 500,000 or the storage of waste water exceeding 350,000 cubic metres.
15	Bridgend County Borough Council	P/05/364/FUL	The Old Llynfi Power Station, Bridgend	Biomass Power Regeneration Plant	Generating station (on shore)	10 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
16	Bridgend County Borough Council	P/11/21/FUL	Llynfi Biomass Power, Bridgend	Biomass Power Station Of 25Mw Electric Output	Generating station (on shore)	25 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
17	Bridgend County Borough Council	P/06/417/FUL	Land At Pant Y Wal North West Of Gilfach Goch Centred	Wind Farm Of 10 X 2.5Mw Wind Turbines With Assoc. Mast, Substations, Etc, & New Access Onto A4093 (Revised Env. Stat)	Generating station (on shore)	30 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
18	Bridgend County Borough Council	P/10/844/FUL	Mynydd Y Gelli / Mynydd Caerau Nr Abergwynfi Neath Port Talbot & Bridgend	15 Wind Turbines (3 In Bcbc), Substation, Upgrade Ext. Tracks Assoc. Infrastructure & Anem. Mast	Generating stations (onshore)	30 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
19	Bridgend County Borough Council	P/12/887/FUL	LAND AT CWM NANT GWYN CEFN YDFA COYTRAHEN BRIDGEND CF32 0EG	Solar Pv Park	Generating stations (onshore)	2.5 - 3 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
20	Bridgend County Borough Council	P/11/138/FUL	Former Stormy Down Aerodrome Site Stormy Down Bridgend	Ground Based Solar Photovoltaic Panels For Energy Generation	Generating stations (onshore)	0.006 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.

21	Bridgend County Borough Council	P/12/368/FUL	Newton Down Windfarm Stormy Lane Porthcawl Bridgend	Two Wind Turbines With Max. Height Blade Tip Of 125M With Vehicular Access, Site Tracks & Associated Works	Generating stations (onshore)	5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
22	Brecon Beacons National Park	08/02488/FUL	Fifth Avenue Hirwaun Industrial Estate Hirwaun Aberdare Mid-Glamorgan CF44 9YN	Development of a sustainable waste resource recovery and energy production park comprising 26,476 m2 of buildings and structures, including a 10,240m2 building for use class B1/B2 use; process buildings; a gatehouse and weighbridge; a visitor centre and administration building; a 20MW net capacity combined heat and power plant; with a 40m ventilation stack; external anaerobic digestion, liquid and gas holding tanks; 30,352m2 of internal roads and hardstandings; vehicular parking; external security lighting; 17,497m2 of landscaping; vehicular ingress and egress from Fifth and Ninth Avenues, and associated utilities infrastructure.	Generating stations (onshore)	20 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
23	Carmarthenshire County Council	W/14257	Land Adjacent To, Blaengwen Farm, Pencader, Carmarthen (Alltwalis Wind Farm)	Erection Of Ten Wind Turbines And Associated Ancillary Development Comprising A Meteorological Mast (67 M), Transformers, Sub-Station, Temporary Site Compound And Improvements To Highway Access, Together With Habitat Improvements	Generating stations (onshore)	23 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
24	Carmarthenshire County Council	E/23947	LAND SURROUNDING BRYN LLEWELYN, LLANLLWNI, CARMARTHENSHIRE, SA39 9ED	21 WIND TURBINES (3 BLADED HORIZONTAL AXIS) TO A MAXIMUM BLADE TIP HEIGHT OF 127 METRES WITH ASSOCIATED ELECTRICITY TRANSFORMERS, UNDERGROUND CABLING, ACCESS TRACKS, ROAD WIDENING WORKS, CRANE HARDSTANDINGS, CONTROL BUILDINGS, SUBSTATION COMPOUND, COMMUNICATIONS MAST AND ANEMOMETRY MAST FOR A PERIOD OF TWENTY FIVE YEARS. TEMPORARY WORKS INCLUDING CONSTRUCTION COMPOUND, LAYDOWN AREA, ROTOR ASSEMBLY PADS,	Generating stations (onshore)	37.9-48.3 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
25	Carmarthenshire County Council	E/10446	Mynydd Y Betws, Betws, Ammanford, Carmarthen	ERECTION OF 16 WIND TURBINE GENERATORS, AN ANEMOMETER MAST, ELECTRICAL SUBSTATION AND CONTROL BUILDING, ELECTRICAL CONNECTIONS. ACCESS ROADS, TEMPORARY	Generating stations (onshore)	37.5 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
26	Carmarthenshire County Council	E/24195	Forestry Commission Wales Land, And Agricultural Land South Of Rhydymymerau (B4337) And North Of Abergorlech (B4310) (Brechfa Forest East)	PROPOSED ERECTION OF TWELVE (12) WIND TURBINES TO FORM A SCHEME KNOWN AS 'BRECHFA FOREST EAST WIND FARM'. THE PROPOSAL WILL ALSO INCLUDE NEW TRACKS, UPGRADE OF EXISTING TRACKS, ANEMOMETRY MAST, SUBSTATION, BORROW PIT AND OTHER ASSOCIATED DEVELOPMENT. THE DEVELOPMENT WILL INVOLVE THE FELLING OF TREES	Generating stations (onshore)	24-36 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
27	Carmarthenshire County Council	S/24039	FFOS LAS RACECOURSE, TRIMSARAN, KIDWELLY, CARMARTHENSHIRE, SA17 4DE	20,000 Solar Panels Which Will Be Set In Rows Consisting Of 18 Panels (Known As Arrays) Split Over Three Areas. In Addition To The Panels, The Development Will Require Up To Ten Solar Inverter Boxes And A Substation	Generating stations (onshore)	5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
28	Ceredigion	A070288	West Wales Airport, Blaenannerch, Cardigan	New Airport Infrastructure including Terminal Building, 2No Hangers, Fire Station, Fuel Storage, New Vehicular Access and Parking with associated Hotel and Technical Training Centre, Hydro-Break, underground surface water facility and landscaping.	Airport related development and construction	Not known	-	-		The airport is expected to be capable of providing services if they are air passenger transport services for at least 10 million passengers per year or air cargo transport services for at least 10,000 air transport movements of cargo aircraft per year.
29	Ceredigion	A050648	Land adjacent to Rhos Garn Whilgarn, Talgarreg, Llandysul	Development of a 10 turbine wind farm & associated sub-station, control building, 60m anemometer & infrastructure	Generating stations (onshore)	20-23 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
30	Conwy CBC	0/36419	Alwen Water Treatment Works, Brenig, Cerrigydrudion, Conwy, LL21 9TT	Change of Use to Water Treatment Works, Erection of Rapid Gravity Filter Building, MCC Control Room, Electricity Sub-Station and Associated Tanks, Pumping and Metering Facilities and Construction of New Site Access Roads	Waste water treatment plant	70,000 population 8,303 Sqm		✓		Capacity exceeding that which is capable of dealing with a population equivalent of 500,000 or the storage of waste water exceeding 350,000 cubic metres.

31	Conwy CBC	0/38541	Land at Coed Dolwyd Llansanffraid Glan Conwy Conwy	Change of Use of Grazing Land and the Construction of a Below Ground Service Reservoir Tank and Associated Pipelines, Together with Highway Works, Landscaping and Ecological Mitigation Measures and the Use of Land as a Temporary Construction Compound  Provision of emergency water supply	Dams and Reservoirs	31,360m3 13 ha Underground reservoir: 112m(l)x56m(w)x5m(d)		✓		The volume of water to be held back by the dam or stored in the reservoir is expected to exceed 10 million cubic metres.
32	Conwy CBC	0/38639	Coedty Pipeline Dolgarrog Conwy LL32 8QE	Replacement of the upper Coedty pipeline (running from Coedty reservoir to the area known as Marble Arch at the top of the incline) works also to include replacement of the surge pipeline, construction of 3 associated structures, upgrading of access tracks and minor widening of the public road at a number of locations	Pipe-line constructed by a gas transporter	1.2km		✓		The pipe-line must be more than 800 millimetres in diameter and more than 40 kilometres in length; the construction of the pipe-line must be likely to have a significant effect on the environment; the pipe-line must have a design operating pressure of more than 7 bar gauge; and the pipe-line must convey gas for supply (directly or indirectly) to at least 50,000 customers, or potential customers, of one or more gas suppliers.
33	Conwy CBC	0/35170	Land at Mwdwl Eithin, South of Llanfihangel Glyn Myfyr, Corwen, Conwy	Erection Of 11 No. Wind Turbines And Associated Infrastructure	Generating station (on shore)	27.5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
34	Conwy CBC	0/32334	Land at Mwdwl Eithin, South of Llanfihangel Glyn Myfyr, Conwy	Erection Of 13 No. Wind Turbines And Associated Infrastructure Incorporating Mineral Extraction for Borrow Pits	Generating station (on shore)	30 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
35	Conwy CBC	0/38695	Land at Llys Dymper Gwytherin Llanrwst Conwy	Erection of 10 no. Wind Turbines (5 no. at Maximum 100 m Tip Height and 5 no. at Maximum 110 m Tip Height), Provision of Crane Hardstandings, Control Building, Substation, Underground Electrical Cables, Temporary Construction Compound, Temporary Road Widening to Clwydian Way and Ffordd Gogor, Temporary New Section of Road at Penrhywylfa, New Improved Access Tracks (Including Widening), Permanent Anemometer Mast (74.5 m High) and Borrow Pits	Generating station (on shore)	23 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
36	Denbighshire	31/2008/1123	Land South Of, St. Asaph Business Park (South), Glascoed Road, St. Asaph,	Installation Of 132/400 Kv Electrical Substation And Associated Underground 132 Kv Cables Between St. Asaph And Pensarn In Connection With Proposed Gwynt Y Mor Offshore Windfarm	Generating stations (onshore)	36.06ha	-	-	Data unavailable	Proposed development between 25 megawatts and 50 megawatts inclusive.
37	Denbighshire	25/2007/0565	Land East Of, Llyn Brenig, Nantglyn,	Construction And Operation Of A Wind Farm Comprising Of Sixteen Wind Turbines With A Maximum Tip Height Not Exceeding 100M, Along With Transformers, Access Tracks, On-Site Switchgear And Metering Building, Two Anemometry Towers And Associated Construction And Operational Infrastructure	Generating stations (onshore)	40 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
38	Denbighshire	25/2007/0642	Gorsedd Bran, Nantglyn,	Construction Of 13 Wind Turbine Generators (Up To 125M In Overall Height) C/W Electrical Control Room & Compound Area, New And Improved Access Tracks, Underground Cabling, 80M Anemometry Mast, Ancillary Works And Equipment. Temporary Construction Works. New Vehicular Access From The Minor Country Road. Removal Of Conifer Forest	Generating stations (onshore)	32.5-39 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
39	Denbighshire	04/2007/0964	Derwydd Bach, Melin-Y-Wig, Corwen,	Construction Of 10 Wind Turbine Generators (Up To 120.5 M In Overall Height) C/W Electrical Control Room And Compound Area, New And Improved Access Tracks, Underground Cabling, 80 M Anemometry Mast, Ancillary Works And Equipment. Temporary Construction Works. Borrow Pit And Vehicular Access From County Road	Generating stations (onshore)	23 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.

40	Flintshire	46699	Chester Handling Services "International House", Aviation Park, Flint Road, Saltney Ferry, Chester	New airport terminal, secure apron area and car park	Airport related development and construction	8,537 sqm 840sqm floorspace proposed	-	-	Data unavailable on passenger numbers and air cargo transport numbers.	The airport is expected to be capable of providing services if they are air passenger transport services for at least 10 million passengers per year or air cargo transport services for at least 10,000 air transport movements of cargo aircraft per year.
41	Flintshire	51041	Chester Handling Services "International House", Aviation Park, Flint Road, Saltney Ferry, Chester	Renewal of planning permission ref: 048777 for the construction of an airport terminal building	Airport related development and construction	0.85ha 733sqm floorspace	-	-	Data unavailable on passenger numbers and air cargo transport numbers.	The airport is expected to be capable of providing services if they are air passenger transport services for at least 10 million passengers per year or air cargo transport services for at least 10,000 air transport movements of cargo aircraft per year.
42	Gwynedd Council	C12/0325/34/LL	Llwyn Isaf Landfill, Clynog Fawr, Caernarfon, Gwynedd, LL545DF	Construction Of An Anaerobic Digestion Facility And Associated Infrastructure Including Continued Use Of The Site Access Track From The A48	Generating stations (onshore)	0.5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
43	Gwynedd Council	C13/0094/36/LL	Gwaith Dwr/Water Works, Garndolbenmaen, Gwynedd, LL519HZ	Full Application For The Erection Of A Water Treatment Plant To Include Buildings, Tanks, Engineering Work, Equipment, Tracks, Solar Panels And Landscaping	Waste water treatment plant	3.52 ha 2480sqm floorspace	-	-	Data unavailable on population equivalent and storage capacity.	Capacity exceeding that which is capable of dealing with a population equivalent of 500,000 or the storage of waste water exceeding 350,000 cubic metres.
44	Gwynedd Council	C09M/0140/08/LL	Cambrian Coast Mainline Railway, Minffordd, Penrhyndeudraeth, Gwynedd, LL486HP	Proposed Realignment Of Existing Railway Track, Retaining Wall, Signals, Lineside Fencing And Change Of Use To Operational Railway	Railways and Alteration of railways	840m of rail line 1.2 ha (12,000 Sq m)		✓		Works to the national rail network not covered by permitted development rights. The railway will be part of a network operated by an approved operator and includes a length of track that is a continuous length of more than 2km.

45	Monmouthshire	DC/2011/00196	Land at Llancayo FarmLlancayoUskNP151HY	Installation of up to 22,000 photovoltaic panels, erection of inverter and converter buildings, erection of site boundary fencing and CCTV cameras and the underground connection of 11kv cable to existing sub-station at prioress mill	Generating station (on shore)	5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
46	Neath Port Talbot	P2006/1261	Maesgwyn, Glynneath	Development Of A 45Mw Wind Farm Comprising 15 X 3Mw Wind Turbines With Associated Masts, Substation And Related Infrastructure Together With Improvement Of Existing Access To A4109 And Internal Access Tracks Etc.	Generating stations (onshore)	45 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
47	Neath Port Talbot	P2002/0931	Morfa Landfill Site	New Planning Conditions Under Section 96 - Schedule 13 Of The Environment Act 1995	Hazardous Waste Facilities	Morfa non-hazardous landfill - 500,000 tonnes per annum Morfa hazardous landfill - 75, tonnes per annum		✓		In the case of the disposal of hazardous waste by landfill or in a deep storage facility, more than 100,000 tonnes per year; In any other case, more than 30,000 tonnes per year.
48	Neath Port Talbot	P2011/1063	Pwllfawtkin Landfill Site	Proposed anaerobic digestion facility with ancillary infrastructure and the restoration of Tip 871	Generating stations (onshore)	3 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
49	Neath Port Talbot	P2012/0092	Maesgwyn, Glynneath	Proposed anaerobic digestion facility (up to 1MW) with associated works (revised application submitted 21/12/12)	Generating stations (onshore)	1 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
50	Neath Port Talbot	P2007/0826	Longland Lane, Margam	Biomass fired power station (to produce electricity by use of wood fuel from sustainably managed forests or residues from sawmills)	Generating stations (onshore)	14 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
51	Neath Port Talbot	P2008/1394	Land At The Afan Dwr Cymru, Welsh Water Treatment Works, Margam	Advanced Digestion Plant, Combined Heat And Power Plant, Sludge Dewatering And Storage Facilities Plus Associated Engineering Operations And Demolition Of Existing Structures	Generating stations (onshore)	2.25 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
52	Neath Port Talbot	P2009/0805	Maesgwyn, Glynneath	Biomass combined heat and power plant and wood pelleting plant	Generating stations (onshore)	4 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
53	Neath Port Talbot	P2011/0942	Land at Baglan Energy Park, Briton Ferry	Emergency backup STOR (Short Term Operating Reserve) compound to support the National Grid with associated WPD switchroom and connections.	Generating stations (onshore)	20 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
54	Neath Port Talbot	P2012/0310	Land at Baglan Energy Park, Briton Ferry	Emergency backup STOR (Short Term Operating Reserve) compound to support the National Grid with associated WPD switchroom and connections.	Generating stations (onshore)	20 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
55	Neath Port Talbot	P2010/1263	Maesgwyn, Glynneath	Solar electricity generation farm with 10 inverter buildings, substation, underground cables, access tracks and fencing	Generating stations (onshore)	5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
56	Neath Port Talbot	P2011/0054	Former BP Chemicals, Sandfields	Solar electricity generation farm with 3 inverter buildings, underground cables, access tracks and perimeter fencing	Generating stations (onshore)	5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
57	Neath Port Talbot	P2013/0635	Land at Hendre Fawr Farm, Rhigos	11.6 MW Solar Array including transformer stations internal access tracks, landscaping, fencing and associated works. (Cross boundary application with Rhondda Cynon Taff CBC)	Generating stations (onshore)	11.6 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
58	Neath Port Talbot	P2008/1409	LONGLANDS LANE MARGAM PORT TALBOT SA13 2SU	Biomass Fired Power Station. Additional Plans Elevations, Information, Landscaping Layout And Additions To Design And Access Statement	Generating stations (onshore)	35 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.

59	Neath Port Talbot	P2010/1148	Mynydd Y Gelli Near Abergwynfi Port Talbot	Erection of 12 wind turbines with a max blade tip of 118m, (3 turbines together with a control building and electricity sub station in a secure compound are to be sited within Bridgend CBC) temporary construction compounds, 78m anemometry mast, new access from A4107, upgrading of existing on site tracks and construction of new on site access tracks, crane hard standings, underground electricity cables, four borrow pits, and widening of existing forestry tracks. (Application reduced to 12 turbines, with 9 in NPT and 3 in BCBC)	Generating stations (onshore)	30 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
60	Newport	07/0663	Land To West Of West Way Road Alexandra Docks Newport	CONSTRUCTION OF A LOCAL DISTRIBUTION CENTRE FOR OPERATIONAL RAILWAY PURPOSES INC	Rail freight interchanges	12.074 ha			✓	The construction of a rail freight interchange at least 60 hectares in area.
61	Newport	08/1257	Land West Of South Dock Lock West Way Road Alexandra Docks Newport	Construction And Operation Of New Biomass Power Plant	Generating Stations (onshore)	39 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
62	Newport	08/1470	Land South West And Adjacent To Timber Yard West Way Road Newport	Erection Of A 12 Megawatt Electrical (Mwe) Energy Recovery Facility	Generating Stations (onshore)	12 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
63	Newport	09/0195	Land To South Of Baldwins Crane Hire West Way Road Alexandra Docks Newport	Construction And Operation Of 25 Mwe Power Plant	Generating Stations (onshore)	25 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
64	Newport	10/1238	Land To South Of Baldwins Crane Hire West Way Road Alexandra Docks Newport	Development Of Bulk Drying And Pelleting Facility With Onsite Energy Centre, Open Store Bays, Site Access And Parking, Security Gate House, Site Office And Workshop And Elevated Conveyor To The Quay Accompanied By An Environmental Statement	Generating Stations (onshore)	28 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
65	Newport	10/1102	SOLUTIA UK LTD TRASTON ROAD NEWPORT NP19 4XF	Erection Of Combined Heat And Power Plant Together With 15M High Chimney Stack	Generating Stations (onshore)	4 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
66	Newport	11/0311	Hazel Farm Langstone Court Road Langstone Newport	Provision Of A Solar Photovoltaic Farm Providing 10,560 Pv Panels Mounted On Up	Generating stations (onshore)	2.5 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
67	Newport	11/1303	Land To South Of Queensway Llanwern Newport	DEVELOPMENT OF AN ENERGY FROM WASTE FACILITY WITH A BOTTOM ASH PROCESSING FACILITY TO PROCESS APPROXIMATELY 256,000 TONNES PER ANNUM OF RESIDUAL MUNICIPAL AND COMMERCIAL WASTE, INCLUDING NEW ACCESS ROAD, GRID CONNECTION, UTILITIES CONNECTION AND OTHER INFRASTRUCTURE TO DELIVER HEAT AND POWER TO THE TATA STEELWORKS	Generating stations (onshore)	19.3 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
68	Newport	12/1001	Land To The North Of Little Longlands, Longlands Lane Magor Caldicot	ERECTION OF 1NO. WIND TURBINE (WITH GENERATING CAPACITY OF UP TO 1.5MW), WITH A MAXIMUM HEIGHT TO TIP OF 100M, TOGETHER WITH ANCILLARY DEVELOPMENT INCLUDING ELECTRICAL SUB STATION KIOSK AND ELECTRICAL TRANSFORMER KIOSK, UNDERGROUND CABLING, ONSITE ACCESS TRACKS, ACCESS TO THE PUBLIC HIGHWAY, CRANE HARDSTANDINGS, TEMPORARY CONSTRUCTION COMPOUND AND SITE SIGNAGE	Generating stations (onshore)	1.5 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.

69	Newport	13/0030	BIRD PORT LTD EASTERN DRY DOCK CORPORATION ROAD NEWPORT NP19 4RE	Proposed erection of all weather ship handling terminal	Harbour Facilities	2556sqm. 60m long, 26.5m high straddling the dock.	-	-	Data unavailable in cargo handling quantities.	Where the construction or alteration of harbour facilities are expected to be capable of handling: In the case of facilities for container ships: anything below 500,000 TEU; In the case of facilities for cargo ships of any other description, anything below 5 million tonnes.
70	Pembrokeshire	05/0869/PA	Waterston to West Pennar (Former Power Station Site), Pembroke, Pembrokeshire	Application for Grant of Planning Permission under S73 of the TCPA 1990 in the same terms as 03/0078/PA ( for part of the South Hook LNG terminal) but with a revised condition 2 (implementation in accordance with deposited plans) to approve various alterations to the proposals approved under permission 03/0078/PA	LNG Facility		-	-	Data unavailable in cargo.	The storage capacity of the facility is expected to be least 43 million standard cubic metres, or maximum flow rate of at least 4.5 million standard cubic metres per day. The effect of the alteration is expected to be: a) to increase by at least 43 million standard cubic metres the storage of the facility, or b) to increase by at least 4.5 million standard cubic metres per day the maximum flow rate of the facility.
71	Pembrokeshire	05/1296/PA	Dragon LNG Terminal, Waterston, Milford Haven, Pembrokeshire	Above ground installation (AGI) for connecting Dragon LNG Terminal to National Grid's Pipeline (The development will involve the provision of a level platform measuring approximately 50m x 35m, for the AGI by filling an area with material excavated from the area of the LNG storage tanks. A 1.2m diameter steel pipeline and fittings will be installed below ground and a 0.75m diameter steel pipeline and fittings above and below ground for connection together with smaller ancillary pipework and fittings which will also be provided. Two buildings to accommodate instrumentation and an analyser, measuring 6m x 4m x 3m high and 3m x 3m x 2.4m high respectively, will be provided in the north eastern part of the compound.)	Pipe-line not constructed by a gas transporter	1.2km		✓		A pipe-line below 16.093 km in length wholly or partly in Wales.
72	Pembrokeshire	06/0335/PA	Waterston to West Pennar (Former Power Station Site), Pembroke, Pembrokeshire	Installation of an underground gas pipeline and associated above ground installations	Pipe-lines not constructed by a gas transporter	16km		✓		A pipe-line below 16.093 km in length wholly or partly in Wales.
73	Pembrokeshire	10/0415/PA	Chevron Oil Refinery, RHOSCROWTHER, Pembroke, SA71 5SJ	Installation of underground natural gas pipeline with associated above ground installations	Pipe-lines not constructed by a gas transporter	2.17km		✓		A pipe-line below 16.093 km in length wholly or partly in Wales.
74	Pembrokeshire	07/1639/PA	Murco Petroleum Ltd, Milford Haven Refinery, Milford Haven, Pembrokeshire	Combined heat and power plant and associated natural gas pipeline and terminal station	Generating stations (onshore)	21.6 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
75	Powys	P/2008/0249	Farmland to east of Cwm Llinau on Mynydd Y Cemmaes Llanbrynmair Powys	Wind Energy Development comprising 12 turbines with a maximum height of 115 m. , access tracks, cable trenches, substation, anemometer mast, crane hardstandings, temporary construction compound and associated works	Generating stations (onshore)	1.5-2.3 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
76	Powys	P/2008/0450	Farmland to east of Cwm Llinau on Mynydd Y Cemmaes Llanbrynmair Powys	Wind Energy Development comprising 12 turbines with a maximum height of 115 m, access tracks, cable trenches, substation, anemometer mast, crane hardstandings, temporary construction compound and associated works	Generating stations (onshore)	16 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
77	Powys	M/2007/0931	Mynydd yr Hendre & Mynydd Pistyll Du (Tirgwynt Wind Farm) Near Carno Powys	Construction of 12 wind turbine generators (tower height of 80m) , crane hardstandings, access tracks, electricity substation and anemometer mast together with engineering operations involving 3 no. borrow pits and underground	Generating stations (onshore)	27.6 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.
78	Powys	M/2007/0972	Land at Mynydd Waun Fawr Llanerfyl Welshpool Powys	Construction of 15 wind turbine generators (tower/hub height of 70m), unit transformers together with access tracks, off-site highway works, substation, temporary construction compound, crane hardstandings and erection of anemometer mast including engineering operations to form borrow pits	Generating stations (onshore)	40 MW	✓			Proposed development between 25 megawatts and 50 megawatts inclusive.

79	Powys	P/2008/0532	Land at Waun Garno Llawr y Glyn Trefeglwys Caersws Powys	Wind energy development comprising 11 wind turbines with a maximum hub height of up to 80 metres and max blade height of 115 metres, access tracks, cable trenches, substation, anemometer mast, crane hardstandings, temporary construction compound and associated infrastructure	Generating stations (onshore)	16.5-25.3 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
80	Powys	P/2010/0762	Land adjacent to Carno Wind Farm Carno Powys SY17 5JS	Wind Energy development comprising 18 wind turbines, transformer housing, one anemometer mast, new access tracks, substation, control building, crane hard standings, upgrading of existing access tracks, main access road alterations, underground cable route, borrow pits and construction compound areas	Generating stations (onshore)	45 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
81	Powys	P/2010/0890	Land at Esgair Cwmowen Nr Carno Powys	Windfarm development comprising 19 wind turbines (installed capacity of up to 47.5 MW), anemometer mast, substation & control building, site entrance, new & improved access tracks and all associated building and engineering operations and landscaping together with highway improvements	Generating stations (onshore)	47.5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
82	Powys	P/2008/0785	Garreg Lwyd Hill Between Felindre & Llanbadarn Fynydd Llandrindod Wells Powys	Erection of 23 Wind Turbines, Wind Monitoring Mast, Access Tracks, Crane Hardstandings, Water Crossings, Control Building, Substation Compound, Car Park, Offside Road improvements, Temporary Compounds, Borrow Pits, Masts & Welfare Facilities	Generating stations (onshore)	46 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
83	Powys	P/2009/0384	Bryngydfa Wind Farm (Northern area SO135809, Southern area SO149787) Felindre Knighton Powys	Construction of a twelve turbine windfarm and associated ancillary infrastructure including new and upgraded tracks and underground electrical cables, two control buildings, two anemometer masts, two temporary construction compounds, borrow pits and upgrading existing culvert(s)	Generating stations (onshore)	36 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
84	Rhondda Cynon Taf	06/1325/10	Mynydd Portref/Mynydd Hugh North Of Brynna, Llanharan.	Construction of 11 x wind turbine generators (up to 86m in overall height) c/w associated access tracks and 50m anemometry mast. Construction of electricity sub-station and associated electrical cabling and ancillary works.(Originally 12 turbines, but reduced to 11 turbines) Amended Description 22/03/07)	Generating stations (onshore)	9.35 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
85	Rhondda Cynon Taf	06/1842	Fforch Nest Wind Farm	Proposed erection of 7 wind turbines to form part of the Fforch Nest wind farm with associated tracks, masts and bridleway	Generating stations (onshore)	14-17.5 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
86	Rhondda Cynon Taf	06/1415/10	Land South Of A465 Hirwaun, (Hirwaun Common, Mynydd Bwlfa, Mynydd Cefn Y Gyngon)	Erection of 12 wind turbines together with ancillary infrastructure	Generating stations (onshore)	30 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
87	Rhondda Cynon Taf	08/1735/10	Fifth Avenue, Hirwaun Industrial Estate, Hirwaun, Aberdare	Development of a sustainable waste resource recovery and energy production park (Additional information received 13/05/09).	Generating station (on shore)	20 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
88	Rhondda Cynon Taf	10/1244/10	Mynydd Y Gelli Nr Abergwynfi, Neath Port Talbot	Erection of 15 wind turbines & associated works (turbines to be sited within boundaries of Neath Port Talbot & Bridgend County Borough Council with construction access from Rhondda Cynon Taf via A4061 - Rhigos Road)	Generating station (on shore)	30 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
89	Rhondda Cynon Taf	12/0704/10	MYNYDD PORTREF EXTENSION, ARGOED EDWIN FARM, LLANHARAN, PONTYCLUN, CF72 9NG	Erection of 6no. wind turbines up to 110m blade tip height, access tracks, cables, electrical substation and associated ancillary equipment. (Supplementary Environmental Information (SEI) giving further detail and consideration of the impacts of access track construction received 22 April 2013). (Further Supplementary Environmental Information (SEI) reducing the number of turbines from 7no. to 6no. (turbine T1 deleted) received 10 October 2013). (Application sought to extend 06/1325/10 Mynydd Portref)	Generating station (on shore)	12 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.
90	Rhondda Cynon Taf	13/0901/10	FARMHOUSE, PENRHIW CRADOC FARM, LLANWONNO ROAD, MOUNTAIN ASH, CF45 3UX	Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm.	Generating station (on shore)	8.06 MW			✓	Proposed development between 25 megawatts and 50 megawatts inclusive.



91	Rhondda Cynon Taf	13/0186/10	Land At Bryn Pica Landfill, Bryn Pica, Llwydcoed, Aberdare	Construction of an anaerobic digestion facility, landscaping and associated infrastructure.	Generating station (on shore)	1 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
92	Rhondda Cynon Taf	13/0880/10	AMGEN RHONDDA LTD, BRYN PICA LANDFILL AND RECYCLING, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0BX	Construction of an Anaerobic Digestion Facility, landscaping and associated infrastructure (revised scheme layout)	Generating station (on shore)	1MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
93	Snowdonia National Park	NP5/59/397C	Garreglwyd, Ffestiniog	Change of use of grassland and extension to existing Water Treatment Works including construction of tanks, kiosks, gabion walls, screen fencing, perimeter fence and gates, formation of internal site access road, and formation of 2 temporary vehicle passing places between the site and the junction with the B4391.	Waste water treatment plant	0.69ha (Plant only)		-	Data unavailable on population equivalent and storage capacity.	Storage capacity is expected to be least 43 million standard cubic metres, or maximum flow rate of at least 4.5 million standard cubic metres per day.
94	Snowdonia National Park	NP4/31/111	Llyn Conwy Water Treatment Works	Construction of replacement water treatment works (WTW) to include new processing building, tanks, equipment and internal site access on land adjacent to existing WTW proposed for demolition, land recontouring and restoration and proposed construction of a building and mast on behalf of Airwave Solution	Waste water treatment plant	Population of 2,200. 2.94ha, 1215.3sqm net additional floorspace		✓		Storage capacity is expected to be least 43 million standard cubic metres, or maximum flow rate of at least 4.5 million standard cubic metres per day.
95	Swansea	2007/2684	Kings Dock Swansea SA1 8QT	Erection of a biomass fired combined heat and power plant with ancillary offices, workshops, heat rejection building, car parking, landscaping and infrastructure requirements	Generating stations (onshore)	50 MW		✓	This application is at the top end of the threshold.	Proposed development between 25 megawatts and 50 megawatts inclusive.
96	Swansea	2008/1781	Mynydd Y Gwair, Swansea	Installation of 19 wind turbines (maximum height to blade tip of 127 metres with a hub height of 80 metres), with associated tracks and ancillary infrastructure (including 80m high anemometer mast, electrical substation compound,	Generating stations (onshore)	47.5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.
97	Swansea	2005/1420	SA1 Swansea Waterfront, Langdon Road, Swansea SA1 8QY	Construction of channel and channel feature with holding basin and sea lock linking the Prince of Wales Dock and the River Tawe/Swansea Bay along with associated infrastructure requirements and engineering works	Harbour Facilities	4ha approx.		-	Data unavailable in cargo handling quantities.	Where the construction or alteration of harbour facilities are expected to be capable of handling: In the case of facilities for container ships: anything below 500,000 TEU; In the case of ro-ro ships: anything below 250,000 units; In the case of facilities for cargo ships of any other description, anything below 5 million tonnes.
98	Swansea	2011/1305	Maliphant Rail Depot Maliphant Street Swansea SA1 2EN	Construction of Intercity Express Programme Maintenance Depot including a footbridge and access ramp, inspection shed, train wash facility, cleaners store and amenity building, fuel farm pump room, fuel tank room, CET pump room, HV substation, switch room & transformer, security fencing, lighting, CCTV, retaining wall, groundworks, trackworks, associated car parking and landscaping	Railway freight interchanges	2.7 ha		✓		The construction of a rail freight interchange at least 60 hectares in area.

99	Swansea	2012/0452	Vale Europe Ltd, Clydach Refinery, Ynys Penllwch Road Clydach Swansea SA6 5QR	Construction of Advanced Energy Facility producing electricity (10.3MW) and heat through Pyrolysis using Refuse Derived Fuel for use within the existing industrial processes and for export to the National Grid involving the extension and alteration of the existing site buildings, erection of a 41m high emissions stack, erection of external plant including gas storage tanks and 4 no. 21m high feedstock storage silos, demolition and replacement of existing workshop / fabrication shop, 2.4m high fence enclosure.	Generating station (on shore)	10.3 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
100	Swansea	2012/1221	Mynydd Y Gwair, Swansea	Installation of 16 wind turbines (maximum height to blade tip of 127 metres with a hub height of 80 metres), with a maximum generating capacity of 48MW, associated tracks and ancillary infrastructure (including permanent and temporary anemometer masts, electrical substation compound, hardstandings, transformers and underground cabling) and construction of new access track from A48 (Bolgoed Road at Pontarddulais) (approximately 14.54km in length) incorporating improvements to 3.9km of existing road across Mynydd Pysgodlyn	Generating station (on shore)	48 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
101	Swansea	2013/0865	Land at Cefn Betingau Farm, Morryston, Swansea SA6 6NX	Construction of 9 megawatt solar park consisting of installation of up to 135,000 pv panels and 9 inverter/transformer cabins and a single control building	Generating stations (onshore)	9 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
102	Vale of Glamorgan	2009/00021/FUL	Land accessed off of Atlantic Way within Barry Docks, Barry	Change of use from B2 - General Industrial Use to Sui Generis - Waste Use which would include operational development in the form of the construction of a gasification waste to energy plant for non-hazardous waste	Generating Stations (onshore)	7.5 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
103	Vale of Glamorgan	2008/01203/FUL	Land at Woodham Road, Barry	Erection of new industrial building and installation of 9MW fuelled renewable energy plant	Generating Stations (onshore)	9 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
104	Vale of Glamorgan	2013/00699/FUL	RAF St. Athan, St. Athan	Erection of an aircraft hangar providing a new helicopter search and rescue facility	Airport related development and construction	1.41 ha / 2,863m2		✓	Application for search and rescue facility rather than passenger or cargo transport	The airport is expected to be capable of providing services if they are air passenger transport services for at least 10 million passengers per year or air cargo transport services for at least 10,000 air transport movements of cargo aircraft per year.	
105	Vale of Glamorgan	2013/00512/FUL	Former Ineos Chlor Chemical Works	Construction and operation of a small embedded short term operating reserve generating plant and auxiliary equipment	Generating stations (onshore)	18 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
106	Vale of Glamorgan	2010/00240/FUL	Land off Woodham Road, Barry	Erection of new industrial building and installation of 9MW wood fuelled renewable energy plant	Generating stations (onshore)	9 MW		✓		Proposed development between 25 megawatts and 50 megawatts inclusive.	
107	Vale of Glamorgan	2007/00650/FUL	Cardiff International Airport, Vale of Glamorgan	Proposed new baggage reclaim extension and departure lounge extension	Airport related development and construction	Capacity of 600 passengers over summer months		✓		The airport is expected to be capable of providing services if they are air passenger transport services for at least 10 million passengers per year or air cargo transport services for at least 10,000 air transport movements of cargo aircraft per year.	
<b>Total number of Applications Above or Below the Threshold</b>										<b>32</b>	<b>60</b>
<b>Unable to Categorise Due to Absence of Relevant Data</b>											<b>15</b>
											<b>107</b>

## **Appendix D**

### **Summary List of Business/Commercial Applications**

No.	Authority	Application Number	Project	Description of Proposed Development	Business/commercial category	Scale of Development	Above the Threshold	Below the Threshold	Notes	Summary of Business and Commercial Thresholds
1	Anglesey County Council	46C427K/TR/EIA/E CON	Penrhos Coastal Park, Holyhead	Leisure village at Penrhos Coastal Park comprising: up to 500 new leisure units including new lodges and cottages; central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, cafes, bars, restaurants and retail; central new farmers' market building, central new spa and leisure building; new cafe and watersports centre at the site of the former Boathouse; demolition of the Bathing House and construction of a restaurant; demolition of other existing buildings including three agricultural barns and three residential dwellings; providing and maintaining 29ha of publicly accessible areas with public car parking and enhancements to the coastal path including: managed walkways within 15ha of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's Pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation; creation of a new woodland sculpture trail and boardwalks and enhanced connection to the coastal path; the beach will continue to be accessible; a combined heat and power centre. Land at Cae Glas: the erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Penrhos Coastal Park, including change of use for: The Bailiff's Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitor information centre, restaurant, cafe, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to managers' accommodation and ancillary office; and Beddmanarch House from residential to a visitor centre.	Leisure, tourism and sports and recreation	207.5ha	✓			Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
2	Blaenau Gwent	C/2013/0062	Land North of Rassau Industrial Estate Rassau Ebbw Vale	Circuit of Wales motorsports facility (comprising: high performance circuit; motocross circuit; karting circuit; four-wheel drive circuit; riding academy; innovation centre; hotels; retail showrooms; ancillary retail; industrial and business uses; driver training area; solar park; camping; parking; landscaping and associated uses) Leisure tourism and sports and recreation over 50 hectares	Leisure, tourism and sports and recreation	344 ha	✓			Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
3	Blaenau Gwent	C/2007/0125	Former Steelworks Site Steelworks Road Ebbw Vale	Mixed use development comprising residential, hospital, learning campus, employment uses, theatre, leisure centre, primary school, landscaping works and railway terminus. Associated works to include public transport facilities, highway infrastructure and improvements and town centre link.	Mixed use	117,450sqm	✓			Over 50,000sqm floorspace
4	Bridgend County Borough Council	P/08/1114/OUT	Island Farm, Bridgend	New Development (Mixed Use - Sport/Leisure/Commercial/Offices)	Mixed use	30,400 sqm		✓		Over 50,000sqm floorspace
5	Bridgend County Borough Council	P/08/325/BCB	Porthcawl Harbourside Porthcawl Bridgend	Mixed Use Regeneration Inc. Retail/Commercial Units, Public Realm, Residential, Community, Leisure Building, Car Parking	Mixed use	19,003sqm		✓		Over 50,000sqm floorspace
6	Bridgend County Borough Council	P/10/20/OUT	FORMER CHRISTIE TYLER SITE ABERGARW ROAD BRYNMENYN BRIDGEND CF32 9LF	Mixed Use Redev. To Include Residential And/Or Nursing Home & Employment, Highway Works & Other Associated Works	Mixed use	10,264 sqm		✓		Over 50,000sqm floorspace
7	Bridgend County Borough Council	P/04/818/OUT	Land South West Of Maesteg Rd Tondy Bridgend	Waste Transfer, Houses, Road, Shops, Hotel, Restaurant Leisure, Med Centre, Creche, Etc.	Mixed use	12.5ha	-	-	Data unavailable - planning application submitted in outline with no details on floorspace	Over 50,000sqm floorspace
8	Bridgend County Borough Council	P/03/58/OUT	Land At Island Farm Bridgend	Wru National Academy, Sports & Leisure Facilities Hotel/Restaurant, Business Park, Housing & Access	Mixed use	22,130sqm		✓		Over 50,000sqm floorspace
9	Bridgend County Borough Council	P/06/1588/FUL	Rockwool Wern Tarw Pencoed Bridgend CF35 6NY	Factory Extension (Amendment To P/04/1543/Ful)	Manufacturing and processing	10,478 sqm		✓		Over 20,000sqm gross internal floorspace

10	Bridgend County Borough Council	P/07/719/FUL	Land At Parc Crescent Adj To Sas International Waterton Industrial Estate Bridgend CF31 3XB	Erect New Factory Unit Including Service Yard And Parking	Manufacturing and processing	7,340 sqm		✓		Over 20,000sqm gross internal floorspace
11	Bridgend County Borough Council	P/05/1575/FUL	Waterton Industrial Park Bridgend	Office Development 4 No Blocks & Associated Car Parking And Access - Amended Plans 05/107	Offices and research and development facilities	3,721 Sqm		✓		Over 20,000sqm gross internal floorspace
12	Bridgend County Borough Council	P/05/1030/FUL	Pencoed Technology Park Pencoed Bridgend CF35 5HY	New Build Office/Laboratory With Car Parking Provision (Affecting Footpath 14 Pencoed)	Offices and research and development facilities	1,996 Sqm		✓		Over 20,000sqm gross internal floorspace
13	Bridgend County Borough Council	P/04/1543/FUL	Rockwool Pencoed CF35 6NY	Factory Extension - Comprising New Floorspace, New Car Park, New Chimney & Conveyor Belt (Environmental Statement Received)	Manufacturing and processing	10,478sqm		✓		Over 20,000sqm gross internal floorspace
14	Ceredigion	A051091	Land at Bath House Farm & Gwbert Road, Cardigan	Demolition of residential dwellings & construction of mixed use development comprising: Community uses (hospital & social services facilities); retail (Class A1) development (food & non-food); public car parking facilities; highway & service infrastructure (including 'link' road to Gwbert Road); associated car parking, landscaping & earthworks; public open space & riverside walk & cycle path	Mixed use	Outline 15ha	-	-	Data unavailable - planning application submitted in outline with no details on floorspace	Over 50,000sqm floorspace
15	Ceredigion	A070191	Site off Parc-Y-Llyn, Aberystwyth	Proposed three/four storey office building with associated car parking, outbuildings and two wind turbines	Offices and research and development facilities	574sqm		✓		Over 20,000sqm gross internal floorspace
16	Ceredigion	A080414	Land at Bath House Farm, Cardigan	Demolition of Residential Dwellings & Construction of Mixed Use Development comprising: Community Uses (Hospital/Health Care Facilities); Retail (Class A1) Development (Food & non-food); Extra Care Housing; Public car parking facilities; highways & service infrastructure; associated car parking, landscaping & earthworks; public open space & riverside walk & cycle path	Mixed use	11,305sqm		✓		Over 50,000sqm floorspace
17	Ceredigion	A090792	Gogerddan Campus, Aberystwyth University, Aberystwyth SY23 3EB	Construction of a new Institute of Biological Environmental and Rural Sciences Building and associated works.	Offices and research and development facilities	1,798 sqm		✓		Over 20,000sqm gross internal floorspace
18	Ceredigion	A090798	Penglais Campus, Aberystwyth	Construction of a new Institute of Biological Environmental and Rural Sciences Building and associated works	Offices and research and development facilities	1,798 sqm		✓		Over 20,000sqm gross internal floorspace
19	Denbighshire	43/2005/1033	Land At, Nant Hall Road, Prestatyn, LI199Lr	Proposed Commercial Development Comprising 1393 Sq M (15000 Sq Ft) Of Business Space (Class B1), Four Retail Units Totalling 5202 Sq M (56000 Sq Ft), Parking Spaces, Service Areas, Bus Stand And Circulation Space And New Highway Access With Associated Landscaping And Site works	Mixed use	5652sqm		✓		Over 50,000sqm floorspace
20	Denbighshire	40/2005/1500	Part Of, Kinmel Park Army Camp, Kinmel Park, Abergele Road, Bodelwyddan, Rhyl, LI185Ty	Demolition Of Existing Barracks And Related Buildings And Redevelopment Of 2.91Ha (7.19 Acres) Of Land For Employment Uses (B1 And B8 Uses). Development Of 2.74Ha (6.77 Acres) Of Grassland Previously Occupied By Barracks, Incorporating Existing Parking Area, For Residential Purposes, And Alterations To Existing Vehicular And Pedestrian Access (Outline Application)	Mixed use	Outline 5.69ha (2.5ha proposed for residential (approx 85 houses), 2.7ha proposed for employment)	-	-	Data unavailable - planning application submitted in outline with no details on floorspace	Over 50,000sqm floorspace
21	Denbighshire	45/2006/1200 PF	Ocean Beach Site, Wellington Road, Rhyl, LI181Ln	Demolition And Redevelopment Of 7.625 Hectares Of Land To Provide A Mixed-Use Development Comprising 230 Residential Apartments, Hotel, Assembly And Leisure, Business, Retail, Cafes, Restaurants And Public Houses, Car Parking, New Public Realm And Ancillary Uses Together With Associated Highways And Other Works, Including 10 No. 6Kw Wind Turbines And 3 No. Potential Pv Solar Installations	Mixed use	19,059sqm 7.625ha, 6KW		✓		Over 50,000sqm floorspace
22	Flintshire	49320	RAF Sealand South Camp, Welsh Road, Sealand, Deeside	Outline application for the redevelopment of a strategic brownfield site for an employment led mixed use development with new accesses and associated infrastructure including flood defences and landscaping.	Mixed use	294,645 sqm	✓			Over 50,000sqm floorspace

23	Flintshire	50125	Former Corus Garden City site Welsh Road Garden City Deeside	Employment-led mixed-use development, incorporating Logistics and Technology Park (B1,B2,B8) with residential(C3),local retail centre (A1),hotel(C1),training and skills centre(C2,D1),new parkland; conversion of buildings, demolition of barns; and associated infrastructure comprising construction of accesses,roads,footpaths/ cycle paths, earthworks and flood mitigation/drainage works	Mixed use	12,900 sqm		✓		Over 50,000sqm floorspace
24	Flintshire	43651	Plot 22 & 26, Fourth Avenue, Deeside Industrial Park, Deeside, Flintshire	Erection of eleven single and terrace mixed use industrial warehouse units for B1(c), B2 and B8 use classification including offices, service yards and car parking	Mixed use	20,700 sqm		✓		Over 50,000sqm floorspace
25	Flintshire	50673	Land at Hawarden Business Park Manor Lane, Hawarden, Deeside	Variation of condition nos.1 and 2 attached to planning permission ref: 40732 (Outline - extension to existing business park for employment purposes to include B1, B2 and B8 uses) to allow further time period for submission of reserved matters and to allow phased approach to commencement of development	Mixed use	29,900 sqm		✓		Over 50,000sqm floorspace
26	Flintshire	42181	Airbus UK, Chester Road, Broughton, Chester	Erection of 2 no. wing storage buildings	Warehouse, storage and distribution	2,039 sqm		✓		Over 20,000sqm gross internal floorspace
27	Flintshire	44758	Airbus UK (Hawker Area), Chester Road, Broughton, Chester	Extensions to hangers 91 & 92 (Hawker site)	Warehouse, storage and distribution	15,410 sqm		✓		Over 20,000sqm gross internal floorspace
28	Flintshire	44840	C C B Trading Group "International House", Aviation Park, Flint Road, Saltney Ferry, Chester	New paint shop and facilities	Manufacturing and processing	2,106 sqm		✓		Over 20,000sqm gross internal floorspace
29	Flintshire	40601	Airbus UK Ltd, Chester Road, Broughton, Chester	The construction and operation of new facilities for the manufacture	Manufacturing and processing	31,800sqm	✓			Over 20,000sqm gross internal floorspace
30	Flintshire	41365	Airbus, Chester Road, Broughton, Chester	Development of a single aisle paint shop facility	Manufacturing and processing	4,200sqm		✓		Over 20,000sqm gross internal floorspace
31	Flintshire	44935	Airbus, Chester Road, Broughton, Chester	Erection of new facilities for the manufacture of aircraft wing	Manufacturing and processing	66,130 sqm	✓			Over 20,000sqm gross internal floorspace
32	Flintshire	51119	British Aerospace Airbus Ltd, Chester Road, Broughton, Chester	Construction and operation of the beluga line station and associated	Warehouse, storage and distribution (sui generis)	4,781sqm		✓		Over 20,000sqm gross internal floorspace
33	Flintshire	50597	British Aerospace Airbus Ltd, Chester Road, Broughton, Chester	Construction and operation of the beluga line station and associated	Warehouse, storage and distribution (sui generis)	5,085sqm		✓		Over 20,000sqm gross internal floorspace
34	Gwynedd Council	C00M/0011/03/MW	Tir Yn Chwarel Oakeley/Land At Oakeley Quarry, Blaenau Ffestiniog, Gwynedd, LL41 3ND	Application For Winning And Working Of Slate, Disposal Of Slate Waste, Restoration Works And Ancillary And Associated Developments	Mining	271 ha, 12.7ha to be excavated	✓			Over 50 ha
35	Gwynedd Council	C08A/0107/16/LL	Parc Bryn Cegin, Bangor, Gwynedd, LL57 4HP	2 Office Units To Plot 3 And 2 Industrial Units To Plot 6	Mixed use	21,704 sqm		✓		Over 50,000sqm floorspace
36	Gwynedd Council	C07A/0627/11/LL	Clwb Pel Droed Bangor / Bangor, City Football Club, Ffordd Deiniol / Deiniol Road, Bangor, Gwynedd, LL57 1LJ	Erection Of Mixed Use Development Consisting Of Retail Units , Leisure Facilities , Student Accommodation And Restaurant	Mixed use	8,129 sqm		✓		Over 50,000sqm floorspace
37	Monmouthshire	DC/2010/00023	Land At Newhouse Farm Industrial Estate J2, M48 Chepstow	Manufacturing facility for B2 steel and other metal fabrication plant to include construction of wind turbine towers and to include change of use of existing unit B severn crossing building from B8 to B2 use, construction of extension building for manufacturing processes totalling approx. 8,820 sqm, plus canopied delivery area, use of adjacent land to south east for open storage of manufactured product plus ancillary development including hgv parking, hard standing areas, car parking, construction of new accesses from internal estate road, provision of necessary services including surface water retention ponds and landscaping	Manufacturing and processing	8,820 sqm		✓		Over 20,000sqm gross internal floorspace
38	Neath Port Talbot	P2007/0236	Former Delta Compton Site, Jersey Marine, Neath	Amazon Distribution Warehouse 72,250m2	Warehouse, storage and distribution	72,250 sqm	✓			Over 20,000sqm gross internal floorspace

39	Neath Port Talbot	P2012/1073	East Pit East Revised OCCS, Gwaun Cae Gurwen	A planning application at the site currently known as East Pit East Revised OCCS, Gwaun-cae-Gurwen, SA18 1UP for development comprising: Matters of Outline with all matters reserved: leisure facilities to include: a 120-bedroom hotel (Use Class C1); 78 holiday lodges (Class C3) of 2, 3 and 4 bed-units; a campsite (Sui Generis) of 6.35ha. with facilities block of 210m2 and Visitors Centre (Class D1) of 300m2; dive centre with ancillary dive centre shop (Class D2) of 1630m2; all to include appropriate parking provision, recreational open space, internal access routes, services and drainage provision; and associated works including access, footpaths, cycle routes and bridleways, landscaping and layout details; Matters of Detail (as set out in the application at Annex 1: Mineral Extraction and Processing) the proposed north eastern extension to East Pit East Revised for the purposes of coal extraction along with the completion of coaling at the existing site and the retention of associated ancillary development and Gwaun-Cae-Gurwen Railhead together with the development of a Country Park and recreational lake.( Welsh Language Impact Assessment Rec 24-4-13) (23-5-13 Additional information, plans and reports)	Mixed use	18,485 sqm		✓		Over 50,000sqm floorspace
40	Neath Port Talbot	P2008/0514	Land North of Elba Crescent, Crymlyn Burrows	Mixed Use Development Comprising Business (Class B1, B2 And B8) And Residential (Class C3) With Associated Car Parking, Landscaping And Infrastructure Requirements. (13.6Ha Site)	Mixed use	34,151 sqm		✓		Over 50,000sqm floorspace
41	Neath Port Talbot	P2010/0222	Former BP Tank Farm, Crymlyn Burrows	University campus including innovation park, mixed academic, research and development facilities (Use Class B1) , university residential accommodation and ancillary student/staff facilities, parking and landscaping (Outline planning application with all matters reserved) 27.9ha	Mixed use	235,000sqm	✓			Over 50,000sqm floorspace
42	Neath Port Talbot	P2012/0888	Former BP Tank Farm, Crymlyn Burrows	Reserved Matters, Phase 1, University Campus including innovation park, mixed academic, R & D facilities (Use Class B1) University residential accommodation and ancillary student/staff facilities, permanent and temporary car parking, engineering, and landscaping works. Together with details pursuant to conditions 11, 12, 13, 33, 37, 39, 41, 46, 47 & 52 of Planning Permission P2010/0222 (Approved on the 30/08/12)	Mixed use	235,000 sqm	✓			Over 50,000sqm floorspace
43	Neath Port Talbot	P2005/0393	Former Llandarcy Oil Refinery, Llandarcy	OUTLINE APPLICATION FOR AN URBAN VILLAGE COMPRISING APPROX. 4,000 DWELLINGS 41,200sq m OF B1 BUSINESS USES ; UP TO 3,800 sq m OF RETAIL (GROSS) AND 8,000 sq m OF OTHER COMMERCIAL, EDUCATION, COMMUNITY FACILITIES, HIGHWAYS, DRAINAGE, SERVICES, INFRASTRUCTURE, CAR PARKING AND LANDSCAPING.	Mixed use	53,000 Sqm	✓			Over 50,000sqm floorspace
44	Newport	05/1474	Land At Kingsway, Corn Street, Upper Dock Street And John Frost Sq Newport	Mixed Use Development Including Retail, Leisure, Hotel And Residential Classes	Mixed use	61,213 sqm	✓			Over 50,000sqm floorspace
45	Newport	05/1042	Land At (Part Of) Former Pirelli Cables Site Telford Street Newport	Redevelopment To Provide 45No. Industrial Units For Class B1, B2 And B8 Use	Mixed use	3,395 sqm		✓		Over 50,000sqm floorspace
46	Newport	05/1692	Southern Plot - George Street Development Site George Street/Lower Dock Street Newport	Office Development With Associated Undercroft And Surface Level Car Park	Offices and research and development facilities	5,310 sqm		✓		Over 20,000sqm gross internal floorspace
47	Newport	06/1495	Cambrian Centre Cambrian Road Newport NP20 4AD	Mixed Use Development Comprising: Retail, Commercial, Office Uses (Use Classes A	Mixed use	16,587sqm		✓		Over 50,000sqm floorspace
48	Newport	11/1351	Land To East Of Car Park Newport Wetlands West Nash Road Nash Newport	Construction Of Temporary Oil/Gas Exploration Drilling Site And Associated Works	Mining	0.6ha		✓		Over 50 ha

49	Rhondda Cynon Taf	05/0706/10	Clariant Uk Ltd, Llantrisant Road, Llantwit Fardre, Pontypridd.	Proposed two floor steel framed building for chemical manufacture of preservatives(reduction in height of building - amended plans received 21/07/05).	Manufacturing and processing	1,255 sqm		✓		Over 20,000sqm gross internal floorspace
50	Rhondda Cynon Taf	06/0622/10	Pencoed Technology Park, Felindre Road, Pencoed, Bridgend (Project Horizon Plot. Phase 1.)	Medical devices manufacture plant - facility will comprise of environmentally controlled production suites with materials storage and associated warehousing, with plant room over, and a three storey office block, with associated external works and landscaping	Manufacturing and processing	11,900 sqm		✓		Over 20,000sqm gross internal floorspace
51	Rhondda Cynon Taf	09/0386/13	Land At Former Coed Ely Colliery, Off The A4119, Coed Ely.	Employment development, up to 30,937m <sup>2</sup> gross floor area: non-residential institutions (use class D1, up to 3,716m <sup>2</sup> ); outdoor recreation up to 0.71ha with ancillary changing room facilities and energy centre (Outline)	Mixed use	30,937 sqm		✓		Over 50,000sqm floorspace
52	Rhondda Cynon Taf	11/0433/10	Limestone Quarry, Off Llanharry Road, Llanharry.	Retrospective permission for excavation and proposed restoration of Quarry. (Note: Original proposal: extraction of 50,000 tonnes of limestone and importation of 50,000 tonnes of material to restore the site. Revised proposal: 67,500 tonnes limestone gravel extraction and 76,000 tonnes inert waste to restore the site (partial retrospective application)	Mining	1.34ha		✓		Over 50 ha
53	Swansea	2005/2427	Plot SV5, Phase 3, Langdon Road, Swansea	Builders merchants with associated storage yard, car parking and landscaping	Mixed use	3,095 sqm		✓		Over 50,000sqm floorspace
54	Swansea	2006/0282	Land fronting Fabian Way Langdon Road Swansea SA1	Construction of part 2 storey, part 6 storey, 115 bedroom hotel incorporating leisure club, restaurant, cafe, pub, conference facilities, along with 300 surface car parking spaces, associated landscaping and infrastructure (amendment to planning permission 2004/2464 granted on 23rd December 2004)	Leisure, tourism and sports and recreation	16.9ha 169,244 sqm		✓		Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
55	Swansea	2006/0705	Plot A10, SA1 Swansea Waterfront	Erection of part 3 storey, part 4 storey office building (Class B1) with undercroft and surface car parking and associated infrastructure	Offices and research and development facilities	5260.71sqm		✓		Over 20,000sqm gross internal floorspace
56	Swansea	2006/0767	Fforestfach, Swansea	Construction of distribution warehouse (Class B8) with ancillary offices (Class B1), service yard, 92 space car park and 7 no. trailer bay parking with security gatehouse, jet wash facility, plant compound, fuel area and fencing	Warehouse, storage and distribution	3,724 sqm		✓		Over 20,000sqm gross internal floorspace
57	Swansea	2006/0773	Former Felindre Tinplate Works, Bryntwyod, Llangyfelach, Swansea	Strategic business park for B1 and B2 uses to accommodate emerging industries, high tech manufacturing, high level services, ancillary uses, associated car parking, landscaping and access roads (outline).	Offices and research and development facilities	80,065 sqm	✓			Over 20,000sqm gross internal floorspace
58	Swansea	2006/2737	Pure Wafer International Ltd, Mill Brook Drive, Central Business Park, Swansea Vale, Swansea SA7 0AB	Construction of side extension to industrial unit (Class B2) together with external alterations, revised service road and car parking layout	Manufacturing and processing	2, 679 sqm		✓		Over 20,000sqm gross internal floorspace
59	Swansea	2007/0414	Driver And Vehicle Licensing Agency Long View Road Clase Swansea SA6 7JL	Demolition of A block and construction of three storey office / amenity block, with extension to existing plant housing, 8 No. disabled car parking spaces and associated external works	Offices and research and development facilities	6,450 sqm		✓		Over 20,000sqm gross internal floorspace
60	Swansea	2007/0720	Fairwood Park Golf Club Blackhills Lane Fairwood Swansea SA2 7JN	A 42 bedroom hotel with new clubhouse, restaurant and function room, golf centre, spa and wellness centre and associated service and storage provision and 101 no. car parking spaces (outline)	Leisure, tourism and sports and recreation	1.5ha		✓		Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
61	Swansea	2007/0732	Timet UK Ltd P.O Box 57 Waunarlwydd Swansea SA1 1XD	Extension to A and B bays on western elevation, extension to D, E, and Y bays on eastern elevation (Class B2 - General Industrial) together with new industrial access road and service yard	Manufacturing and processing	7,100 sqm		✓		Over 20,000sqm gross internal floorspace
62	Swansea	2007/1728	Land adjacent to Swansea Sound, Victoria Road, Gowerton, Swansea.	Mixed use development comprising of general industrial (Class B2) car valet, storage (Class B8) and public house/restaurant (Class A3) and associated parking (outline)	Mixed use	1,521 sqm		✓		Over 50,000sqm floorspace
63	Swansea	2007/2303	Penllergaer Business Park Penllergaer Swansea	Construction of 4 no. two storey buildings (Classes B1, B2, and B8) with associated parking and works	Mixed use	5,760 sqm		✓		Over 50,000sqm floorspace



64	Swansea	2008/0154	Land south of A48, Llangyfelach, Swansea	18 hole championship and 9 hole par 3 golf courses, golf club house including health facilities, sauna, swimming pool, gymnasium, golf school and academy, 80 golfing lodges, approximately 135 housing plots, green keepers flat, associated infrastructure, car parking and landscaping (outline)	Leisure, tourism and sports and recreation	149ha		✓		Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
65	Swansea	2008/0479	Site 5 Riverside Business Park, Swansea Vale, Llansamlet, Swansea	Construction of two detached three storey office buildings and two detached two storey buildings, a total of 4,170 sq.m (44,882 sq.ft.) of floorspace (Class B1) with associated car parking and landscaping (amendment to planning permission 2004/0306 granted on 6th September 2004)	Offices and research and development facilities	4,170 sqm			✓	Over 20,000sqm gross internal floorspace
66	Swansea	2013/0244	Liberty Stadium	Liberty Stadium - four storey front extension.	Leisure, tourism and sports and recreation	1.3ha 175sqm			✓	Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
67	Swansea	2013/0554	Liberty Stadium	Extension to north, south and east stands.	Leisure, tourism and sports and recreation	1.3ha 13,396 sqm			✓	Area - over 50 hectares Sports stadia, where the seating capacity is a minimum of 20,000 seats
68	Vale of Glamorgan	2010/00929/RES	Defence Technical College : Zone 2 (The Mall), MOD St Athan	Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 2 (The Mall) incorporating matters including buildings, access, parking facilities, landscaping and sustainability.	Mixed use	20,990 sqm			✓	Over 50,000sqm floorspace
69	Vale of Glamorgan	2010/00901/RES	Defence Technical College : Zone 7 Picketston North, MOD St Athan	Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 7 (Picketston North) incorporating matters including: - Buildings (MT Workshop; Grounds Maintenance; Waste Compound; Command Task Area Storage; Outdoor Firing Range; Respirator Testing Facility); Access; Parking Facilities; Landscaping; and Sustainability	Mixed use	2,017 sqm			✓	Over 50,000sqm floorspace
70	Vale of Glamorgan	2010/00875/RES	Defence Technical College : Zone 5 DTC Training, MOD St Athan	Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 5 (DTC Training) incorporating matters including: - buildings; access; parking facilities; landscaping; and sustainability	Mixed use	14,639sqm			✓	Over 50,000sqm floorspace
71	Vale of Glamorgan	2010/00769/RES	Defence Technical College : Zone 1 Main Gate, MOD St. Athan	Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 1 (DTC Main Gate) incorporating matters including: - buildings (Church and World Faith; Ghurkha Temple; Guardhouse; Sentry box; Gate House and Museum); access; parking facilities; landscaping; and sustainability	Mixed use	8,957sqm			✓	Over 50,000sqm floorspace
72	Vale of Glamorgan	2010/00707/RES	Defence Technical College : Zone 6 Picketston South, MOD St Athan	Reserved Matters submission in accordance with planning permission 2009/00500/OUT for a proposed Defence Technical College (DTC), in respect of Zone 6 (Picketston South) incorporating matters including: - Picketston Sport building and pitches; access; parking facilities; landscaping; sustainability; fencing; and retained trees and hedges (and including submissions for approval of specified details in respect of conditions attached to 2009/00500/OUT relating to the DTC site as a whole)	Mixed use	10,207sqm			✓	Over 50,000sqm floorspace
73	Vale of Glamorgan	2009/00946/OUT	Land at Barry Waterfront adjacent to Dock No. 1, Barry	Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision	Mixed use	17,667 sqm			✓	Over 50,000sqm floorspace

74	Vale of Glamorgan	2009/00500/OUT	Land at and adjoining MoD St. Athan in the Vale of Glamorgan, extending from the B4265 at Boverton in the west to Castleton Farm, St Athan, in the east, and from north of the runway and north of Castleton Road at St Athan in the south to land at the northern end of the MoD St Athan site at Picketston and up to Flemingston Road, St Athan, in the north; together with land adjoining the B4265 near Gileston and land at Weycock Cross, Barry.	Development of a Defence Technical College and associated facilities and works, including 483 Service Families' Accommodation dwellings, military external and field training areas, the alteration and reconfiguration of St Athan golf course, a hotel, an energy centre, improved parking and servicing facilities for the existing spar shop on Eglwys Brewis Road, the provision of a new access road and other associated highway works and improvements, including a garage for Rose Cottage, and all associated ancillary building, sports, community, ecological mitigation and enhancement, engineering, landscaping, means of enclosure and other works.	Mixed use	296,444 sqm		✓			Over 50,000sqm floorspace
75	Vale of Glamorgan	2007/00179/OUT	Land at ITV, Culverhouse Cross	Outline application for demolition of existing media studios and erection of new 3,250 sq.m. ITV Wales Headquarters (B1), 39,611 sq.m. of employment land including incubator units (B1), 212 residential units (C3), 8,840 sq.m. hotel space and an amenity building	Mixed use	51,701sqm		✓			
76	Vale of Glamorgan	2009/00801/FUL	Land at Wrinstone Farm, south of Wenvoe Quarry	Quarrying of limestone; Construction of tunnel link between Wenvoe Quarry and extension site; Related soil stripping and temporary soil storage; Restoration of quarry to nature conservation use	Mining	10.2ha			✓		Over 50ha
77	Vale of Glamorgan	2003/00633/FUL	Land at Wrinstone Farm, south of Wenvoe Quarry	Quarrying of limestone, installation of temporary conveyor link and access road to Wenvoe Quarry. Installation of temporary mobile crusher and plant. Restoration of quarry to nature conservation/landscape amenity use	Mining	10.6ha			✓		Over 50ha
78	Vale of Glamorgan	2007/01237/FUL	Unit 415, Beggars Pound, St Athan	Refurbishment and extension of existing hangar for aerospace engineering	Manufacturing and processing	6,189 sqm			✓		Over 20,000sqm gross internal floorspace
79	Vale of Glamorgan	2007/00523/FUL	Beggars Pound, St. Athan	Re-use of existing hanger and new extension as ancillary offices	Mixed use	750 sqm			✓		Over 50,000sqm floorspace
80	Vale of Glamorgan	2009/00501/OUT	Land at and adjoining the Aerospace Business Park at St. Athan in the Vale of Glamorgan, extending from land adjacent to the B4265 at Boverton in the west to land adjacent to Cowbridge Road, St Athan in the east, and from the B4265 at Batslays in the south to land north of Boverton Brook in the north; together with land adjoining the B4265 near Gileston and land at Weycock Cross, Barry	Development at and adjoining the Aerospace Business Park, including: the erection of new and replacement buildings, airfield operational facilities and structures; the provision of access roads, hard standings and other infrastructure; security fencing; landscape and ecological works; garage for Rose Cottage; all associated building and engineering works; and related highway improvements	Mixed use	117,164 sqm		✓			Over 50,000sqm floorspace
<b>Total Number of Applications Above or Below the Threshold</b>									<b>17</b>	<b>60</b>	
<b>Unable to Categorise Due to Absence of Relevant Data</b>											<b>3</b>
											<b>80</b>