

By email
27 September 2023

Steve Smith & Steph Hopkins
Blaenau Gwent County Borough Council
The General Offices,
Tyllwyn
Steelworks Road,
Ebbw Vale,
NP23 6DN

Your ref PP-12379884
Our ref 284431-10

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Dear Steve and Steph,

Application to vary Condition 3 (Approved Plans and Documents) and remove Condition 33 (Great Crested Newts) attached to Full Planning Permission ref: C/2021/0278 pursuant to Section 73 of the Town and Country Planning Act
LAND AT NORTH AND EAST RASSAU INDUSTRIAL ESTATE, RASSAU, EBBW VALE

On behalf of our client Ciner Glass Property Ltd, please find enclosed an application (PP-12379884) made under Section 73 of the Town and Country Planning Act 1990 (the Act), to vary Condition 3 (Approved Plans and Documents) and remove Condition 33 (Great Crested Newts) attached to full planning permission reference: C/2021/0278 in relation to Land at north and east Rassau Industrial Estate, Rassau, Ebbw Vale ('the site').

This application seeks to regularise design changes proposed to the approved parameters relating to height, scale, layout, appearance, access and landscape for the approved purpose-built glass bottle manufacturing facility. It also provides sufficient details to avoid the need for a planning condition to control the translocation of Great Crested Newts.

This application is submitted following discussions held with officers from Blaenau Gwent County Borough Council on 21 April 2023 in respect of proposed design changes to the approved full planning permission. As part of these discussions, it was agreed that a Section 73 application was the appropriate approach to regularise the changes proposed as part of this application.

This application is necessary in facilitating the delivery of a purpose-built glass bottle manufacturing facility and is of strategic national importance in terms of glass bottle production within the UK, reducing carbon footprint associated with transportation and job creation.

There have been no material changes in terms of planning policy since the grant of full planning permission in March 2023. As a result, the planning assessment provided in the Planning Statement submitted with the original application remains valid and unchanged.

A supporting Environmental Statement Addendum is submitted in support of this application, which considers whether the proposed amendments would alter the findings of the Environmental Statement prepared with the C/2021/0278 application. This concludes that the proposed amendments would not

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result in any new or materially different or likely significant adverse environmental effects with some cases concluding that there would be an improvement.

In addition to this letter, the application submission includes:

- Application Form (PP-12379884);
- Planning Design and Access Statement (DRAGON-ARUP-ENVZ-XX-RP-T-000008, Issue: 27 September 2023);
- Environmental Statement Addendum (DRAGON-ARUP-ENVZ-XX-RP-T-000009, Issue: 27 September 2023);

As a result of the proposed amendments sought as part of this application, Table 1 below outlines the plans submitted in support of this application, highlighting where relevant those plans which are to be superseded as a result:

Table 1: Supporting Plans for Section 73 Application

Existing approved plan/document to be superseded	New plan/document submitted for approval
Architecture	
Site Location Plan Existing, DRAGON-ARUP-XXXX-XX-DR-A-001101, Rev: P01	Site Location Plan Existing – DRAGON-ARUP-XXXX-ZZ-DR-A-001101, Rev: P02
Site Layout Plan – Existing, DRAGON-ARUP-XXXX-XX-DR-A-001102, Rev: P01	Site Layout Plan Existing – DRAGON-ARUP-XXXX-ZZ-DR-A-001102, Rev: P02
Site Layout Plan – Proposed, DRAGON-ARUP-XXXX-XX-DR-A-001201, Rev: P02	General Context Site Layout Plan Proposed – DRAGON-ARUP-XXXX-ZZ-DR-A-001201, Rev: P03
N/A (New plan submitted for determination)	Level 00 Site Plan Proposed – DRAGON-ARUP-XXXX-RF-DR-A-001202, Rev: P01
N/A (New plan submitted for determination)	Roof Level Site Plan Proposed – DRAGON-ARUP-XXXX-RF-DR-A-001203, Rev: P01
Hard and Soft Landscaping Plan – Proposed, DRAGON-ARUP-XXXX-XX-DR-L-001501, Rev: P02	Hard and Soft Landscaping Plan – Proposed, DRAGON-ARUP-XXXX-XX-DR-L-001501, Rev: P04
Process Buildings Level -02 GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003009	N/A (-02 level omitted from proposals)
Process Buildings Level -01 GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003010, Rev: P01	Process Buildings Level -01 GA Plan – DRAGON-ARUP-XXXX-B1-DR-A-003010, Rev: P02
Process Buildings Level 00 GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003011, Rev: P02	Process Buildings Level 00 GA Plan – DRAGON-ARUP-XXXX-GF-DR-A-003011, Rev: P03
Process Buildings Level 01 GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003012, Rev: P01	Process Buildings Level 01 GA Plan – DRAGON-ARUP-XXXX-01-DR-A-003012, Rev: P02

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Existing approved plan/document to be superseded	New plan/document submitted for approval
Process Buildings Level 02 GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003013, Rev: P01	Process Buildings Level 02 GA Plan – DRAGON-ARUP-XXXX-02-DR-A-003013, Rev: P02
Process Buildings Level 03 GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003014, Rev: P01	Process Buildings Level 03 GA Plan – DRAGON-ARUP-XXXX-03-DR-A-003014, Rev: P02
Process Buildings Roof GA Plan, DRAGON-ARUP-XXXX-01-DR-A-003015, Rev: P01	Process Building Roof Level GA Plan – DRAGON-ARUP-XXXX-RF-DR-A-003015, Rev: P02
N/A (New plan submitted for determination)	Warehouse Building GA Plan and GA Roof Plan – DRAGON-ARUP-XXXX-ZZ-DR-A-003016, Rev: P01
Process Buildings East-West GA Section, DRAGON-ARUP-XXXX-XX-DR-A-003111, Rev: P03	Process Buildings East-West GA Section – DRAGON-ARUP-XXXX-ZZ-DR-A-003111, Rev: P04
Process Buildings North-South GA Section, DRAGON-ARUP-XXXX-ZZ-DR-A-003112, Rev: P03	Process Buildings North-South GA Section – DRAGON-ARUP-XXXX-ZZ-DR-A-003112, Rev: P04
Process Buildings, North, East, South, West GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003211, Rev: P02	Process Buildings, North, East, South, West GA Elevations – DRAGON-ARUP-XXXX-ZZ-DR-A-003211, Rev: P03
Utilities Building North, South, East GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003215, Rev: P02	N/A (Utilities Building omitted from proposals)
Batch Building North, East, South, West GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003216, Rev: P02	Batch Building, North, East, South, West GA Elevations – DRAGON-ARUP-XXXX-ZZ-DR-A-003216, Rev: P03
Substation and Security Buildings North, East, South and West GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003217, Rev: P02	Substation and Security Buildings North, East, South and West GA Elevations – DRAGON-ARUP-XXXX-ZZ-DR-A-003217, Rev: P03
Cullet and Filter Buildings North, East, South and West GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003218, Rev: P02	Cullet Buildings North, East, South, West GA Elevations – DRAGON-ARUP-XXXX-ZZ-DR-A-003218, Rev: P03
RMS-C, LPG and Waste Buildings North, East, South, West GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003219, Rev: P02	LPG, RMS & Pump House North, East, South, West, GA Elevations – DRAGON-ARUP-XXXX-ZZ-DR-A-003219, Rev: P03
Warehouse Building South, East and West GA Elevations, DRAGON-ARUP-XXXX-XX-DR-A-003220, Rev: P02	Warehouse Building South, East and West GA Elevations – DRAGON-ARUP-XXXX-ZZ-DR-A-003220, Rev: P03
Civils	
Proposed Drainage, DRAGON-ARUP-DRNG-XX-RP-C-300001	Proposed Drainage Sheet 1 of 3 – DRAGON-ARUP-DRGN-BG-DR-C-140001, Rev: P04 Proposed Drainage Sheet 2 of 3 – DRAGON-ARUP-DRGN-BG-DR-C-140002, Rev: P04 Proposed Drainage Sheet 3 of 3 – DRAGON-ARUP-DRGN-BG-DR-C-140003, Rev: P04
Proposed Earthworks and Formation Levels, DRAGON-ARUP-EWRK-XX-DR-C-500001, Rev: P04	Proposed Formation Levels – DRAGON-ARUP-EWRK-FN-DR-C-100001, Rev: P03

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Existing approved plan/document to be superseded	New plan/document submitted for approval
Existing Site Layout, DRAGON-ARUP-ZZZZ-XX-DR-C-100001, Rev: P02	Existing Site Layout and Topography – DRAGON-ARUP-TPSU-GF-DR-Y-100001, Rev: P03
Highways General Arrangement, DRAGON-ARUP-HWAY-XX-DR-C-200001	General Arrangement Plan – DRAGON-ARUP-HWAY-GF-DR-C-100001, Rev: P03
Proposed Construction Finishes, DRAGON-ARUP-LNDS-XX-DR-C-100001, P04	Proposed Construction Finishes and Kerbing – DRAGON-ARUP-HWAY-GF-DR-C-100011, Rev: P03
Swept Path Analysis Sheet 1 of 2, DRAGON-ARUP-HWAY-XX-DR-C-200021	Swept Path Analysis, Sheet 1 of 2 – DRAGON-ARUP-HWAY-GF-DR-H-130001, Rev: P03
Swept Path Analysis Sheet 2 of 2, DRAGON-ARUP-HWAY-XX-DR-C-200022	Swept Path Analysis, Sheet 2 of 2 – DRAGON-ARUP-HWAY-GF-DR-H-130002, Rev: P03
External Highway Improvements, DRAGON-ARUP-HWAY-XX-DR-C-200011, Rev: P02	External Highway Improvements – DRAGON-ARUP-HWAY-GF-DR-H-130011, Rev: P03
Proposed Highway Long Sections Sheet 1, DRAGON-ARUP-HWAY-XX-DR-C-200031, Rev: P02 Proposed Highway Long Sections Sheet 2, DRAGON-ARUP-HWAY-XX-DR-C-200032, Rev: P01	Proposed Highway Long Sections – DRAGON-ARUP-HWAY-GF-DR-H-430001, Rev: P03
Proposed Finished Levels, DRAGON-ARUP-PLVL-XX-DR-C-100001, Rev: P05	Proposed Finished Levels – DRAGON-ARUP-PLVL-GF-DR-C-100001, Rev: P03
Proposed Cross Sections, DRAGON-ARUP-PLVL-XX-DR-C-100002, Rev: P04	Proposed Cross Sections – DRAGON-ARUP-PLVL-GF-DR-C-400001, Rev: P03
Proposed Retaining Wall Long and Cross Sections, Sheet 1, DRAGON-ARUP-PLVL-XX-DR-C-100003, Rev: P04 Proposed Retaining Wall Long and Cross Sections, Sheet 2, DRAGON-ARUP-PLVL-XX-DR-C-100005, Rev: P01	Proposed Retaining Wall Long and Cross Sections – DRAGON-ARUP-PLVL-GF-DR-G-410001, Rev: P03
Site Clearance, DRAGON-ARUP-SCLR-XX-DR-C-100001, Rev: P02	Site Clearance – DRAGON-ARUP-SCLR-GF-DR-D-100001, Rev: P03
Existing Services, DRAGON-ARUP-UTLS-XX-DR-C-400001, Rev: P02	Existing Services Layout – DRAGON-ARUP-UTLS-BG-DR-C-150001, Rev: P03
Combined Services Co-ordinated Layout, DRAGON-ARUP-UTLS-XX-DR-C-400011, Rev: P02	Proposed Combined Services Sheet 1 of 3 – DRAGON-ARUP-UTLS-BG-DR-C-150011, Rev: P03 Proposed Combined Services Sheet 2 of 3 – DRAGON-ARUP-UTLS-BG-DR-C-150012, Rev: P03 Proposed Combined Services Sheet 3 of 3 – DRAGON-ARUP-UTLS-BG-DR-C-150013, Rev: P03

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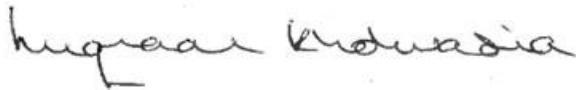
Existing approved plan/document to be superseded	New plan/document submitted for approval
N/A (New plan submitted for determination)	Proposed 132kV Diversion Plan and Profile – D RAGON-ARUP-UTLS-BG-DR-C-150021, Rev: P02 Construction Details Sheet 1 – DRAGON-ARUP-XWRK-XX-DR-C-430001, Rev: P03 Construction Details Sheet 2 – DRAGON-ARUP-XWRK-XX-DR-C-430002, Rev: P03

The application has been submitted via the Planning Portal (PP-12379884) and the fee of £230 (including the service fee) has been paid.

I trust you have all the necessary information to validate and consider this application.

Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely



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