

# Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

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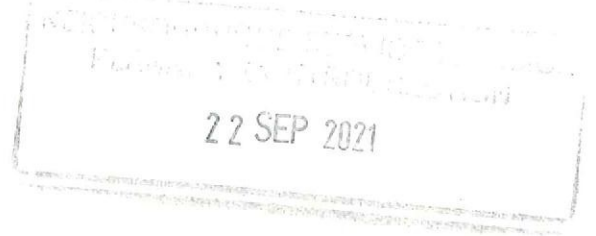
## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Details

Number	
Suffix	Vacant Plot North & East
Property name	<del>Vacant Plot NE</del> Rassau Industrial Estate
Address line 1	Rassau
Address line 2	Ebbw Vale
Town/city	Blaenau Gwent
Postcode	NP23 5SS



Description of site location must be completed if postcode is not known:

Easting (x)	315685
Northing (y)	212832

Description

The application site comprises vacant industrial platforms situated to the north eastern extent of the Rassau Industrial Estate and one undeveloped plot to the each of the earth work platforms, Rassau, Blaenau Gwent, NP23 5CC.(National Grid Reference S0156128).

The application site is bounded by TechBoard to the south, Sears Seat Manufacturing to the east, National Grid 400kV sub-station to the north and the Carno Reservoir to the west of the application site, accessed via the existing Rassau Industrial Estate road network and the A465 Head of the Valleys Road.

### 2. Applicant Details

Title	Mr
First name	Mehmet Ali
Surname	Erdogan
Company name	CiNER Glass Property Ltd
Address line 1	2nd Floor
Address line 2	23 College Hill
Address line 3	
Town/city	London
Country	United Kingdom

## 2. Applicant Details

Postcode	EC4 2RP
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mr
First name	Tom
Surname	Watson
Company name	Arup
Address line 1	4 Pierhead Street
Address line 2	Capital Waterside
Address line 3	
Town/city	Cardiff
Country	United Kingdom
Postcode	CF10 4QP
Primary number	
Secondary number	
Email	

## 4. Site Area

What is the site area?	21.50
Scale	Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes  No

## 5. Description of the Proposal

Please describe the proposed development including any change of use

Description of development: 'Construction and operation of a purpose-built glass manufacturing facility, and associated development'.

The proposed development would comprise the erection of a purpose-built glass bottle manufacturing facility, with associated development on made platforms within the Rassau Industrial Estate. The manufacturing facility would comprise of the following elements:

- 2no. furnaces with associated filters and 2no. chimney stacks;
- 2no. cullet buildings and stores for the storage and processing of rejected and recycled glass;
- 1no. batch and 2no. silo buildings for the storage and mixing of raw materials;
- 2no. production lines for hot and cold processing, inspection and packaging of glass bottles including workshops and storage areas within the process building;
- Office space and welfare facilities including canteen, infirmaries and changing facilities (located internally at eastern extent of the facility);
- An automated warehousing facility for the storage and distribution of glass bottles;
- Utilities building which includes plant space and workshops;
- Waste materials store;
- Liquefied Petroleum Gas (LPG) store and Regulating and Metering Station (RMS) building;
- Back up fuel storage facilities;

## 5. Description of the Proposal

- Main entrance security lodges and associated weighbridge;
- External hardstanding for the storage of materials, parking and loading; and,
- Landscaping to the eastern side of the facility.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

The existing site comprises engineered earthwork platforms constructed during the construction of the Rassau Industrial Estate during the late 1970s/early 1980s. The application site sits within the Ebbw Vale Enterprise Zone and comprises two employment land designations (EMP1.4 and EMP1.5), as set out in the Blaenau Gwent County Borough Council Local Development Plan for B1, B2 and B8 uses. The site remains vacant and overgrown with existing vehicle connections provided.

Land situated to the east of the employment allocations is presently vacant and comprised of scrub with high voltage power lines crossing the site in a diagonal orientation to the south east boundary. The site exhibits an attenuation pond on the southern boundary and is afforded access via an unbound access track connecting to the RIE road network across the aforementioned western plots.

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Since the construction of earthwork plateaus to support the development of the Rassau Industrial Estate in the 1970s/1980s, the has not been subject to construction and therefore remains vacant. The site falls under employment land allocations EMP1.4 and EMP1.5 of the LDP which advocates the safeguarding of the site for B1, B2 and B8 uses, similar to those within the existing Rassau Industrial Estate. The eastern plot is undeveloped.

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes  No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	12.8
Greenfield land	8.7

## 7. Materials

Does the proposed development require any materials to be used in the build?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Metal paneling and concrete facade finishes.

Roof	
Description of existing materials and finishes (optional):	N/A

## 7. Materials

Description of proposed materials and finishes:	Metal parapet roof with cross fall, NE orientated sawtooth roof lights to process building and standard roof light to warehouse building.
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Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Recessed windows to process building and glazing to occupied areas. External security building to include glazed facade.

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Industrial doors and steel rollers

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Metal boundary fencing to be provided around the perimeter of the site.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Hardstanding for vehicle parking, loading areas and internal access road.

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Downward directional lighting proposed to reduce ecological impacts and night sky glare within yard areas and access road.

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

A Planning Statement, Design and Access Statement (DAS) and full drawings/plans support the full planning application.

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes  No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes  No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local

## 12. Biodiversity and Geological Conservation

planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

The Applicant has undertaken extensive consultation with Welsh Water prior to the submission of the full application. The application is supported by a Drainage Strategy Report and Environmental Statement Water Chapter which outlines the proposed connections to existing apparatus on site.

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

As shown in submitted drawings, the application site would benefit from a waste building to the south of the existing facility and agreements with BGCCB will be sought for the collection of waste from the site. The scheme also includes the provision of 2no. cullet stores which would utilise rejected and recycled glass cullet back into the manufacturing process.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The proposed manufacturing process would result in a degree of trade effluent which would be discharged through the existing on site Welsh Water mains sewer line. The trade effluent anticipated would be the surplus water emanating from the manufacturing process which was not evaporated by the two proposed furnaces. Further detail on trade effluent discharge is outlined in the Drainage Strategy Report submitted in support of this application.

## 16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B2 - General industrial	0	0	144000	144000
Total	0	0	144000	144000

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

## 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text" value="670"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text" value="670.00"/>

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B2 - General industrial	Start Time: 00:00 End Time: 00:00	Start Time: 00:00 End Time: 00:00	Start Time: 00:00 End Time: 00:00	

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposed development would require the manufacturing of flint and amber glass bottles through the use of reused glass cullet and raw materials. Materials would be stored in to the cullet stores and silos and mixed via the batch building upon the western boundary of the site. Batches of material and cullet would be transported to the process building via the batch conveyor and distributed from the site via the southern warehouse building.

Is the proposal for a waste management development?

Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes  No

## 22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

### 23. Neighbour and Community Consultation

If Yes, please provide details:

By virtue of the 21.5ha site area and total floor space associated with the proposed facility, the development constitutes 'major development' as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) and therefore was subject to pre-application consultation (PAC) as part of the regulations. The Applicant has undertaken extensive PAC with the local community, community/region/national governments and specialist consultees.

### 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

### 25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

The Applicant has sought informal pre-application advice with Mrs Steph Hopkins, Mr Steve Smith and Ms Ellie Fry in regard to the the planning application and requirements. A scoping report was submitted to the LPA to develop the scope of the Environmental Statement.

### 26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

Yes  No

### 27. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant



## 27. Ownership Certificates

Name of Owner	Director of Legal Services
Number	
Suffix	
House Name	Welsh Government Legal Services Department
Address line 1	National Assembly For Wales
Address line 2	Crown Building - Cathays Park
Town/city	Cardiff
Postcode	CF103NQ
Date notice served	22/09/2021

Name of Owner	Head of Legal Services
Number	
Suffix	
House Name	Blaenau Gwent County Borough Council
Address line 1	Municipal Offices - Civic Centre
Address line 2	
Town/city	Ebbw Vale
Postcode	NP23 6XB
Date notice served	22/09/2021

### Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

Declaration made

## 28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

The applicant  The agent

Title

Mr

**28. Agricultural Holding Certificate Town and Country Planning  
(Development Management Procedure) (Wales) Order 2012**

First name

Surname

Declaration Date

Declaration made

**29. Declaration**

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)

22/09/2021