

REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT

SUBJECT: RELEVANT REPRESENTATION ON PROPOSED COMBINED HEAT AND POWER PLANT, SOUTH HOOK LNG, HERBRANDSTON

Purpose of Report

This report presents, for Members to note, the Relevant Representation made by the Authority on the proposal for a combined heat and power plant adjacent to the South Hook LNG terminal.

The report also outlines the next steps in the application process.

Background

The proposal relates to a new combined heat and power plant to be located on land immediately adjacent to and within the perimeter of the South Hook LNG terminal and within the National Park boundary. The main buildings and structures forming the plant are power generation buildings, heat recovery steam generator, control/administration/workshop building, HV switchgear indoor gas insulated substation building, coolers, raw water storage tank, demineralised water storage tank and a stack. The proposed CHP plant will have an installed capacity of up to 500MWe and produce sufficient electricity to both meet the existing LNG terminal's power needs and to export surplus electricity.

The development zone would occupy some 10 hectares and the carbon capture and storage facility some 4 hectares. The tallest buildings would have maximum heights of 40 metres (heat recovery steam generator building) and a stack height of a maximum of 85 metres, with this being up to 8 metres in diameter. The plant would be linked to the existing LNG facility but would also be capable of operating as a standalone facility. The proposal does not include any associated development (i.e. connections to the Pembroke Power Plant) and which would form a further and future submission.

The application has been submitted to and accepted by the Planning Inspectorate as suitable to be progressed to the examination stage. Anyone with an interest in the proposal and wishing to contribute evidence at the examination stage was required to submit a Relevant Representation (limited to 500 words) by 16th August 2013.

The Relevant Representation

This Authority is the "Relevant Authority" for the proposals as the development will be situated within the area administered by the National Park Authority and where planning decisions would normally be made by this Authority. As the Authority is the relevant one for this project, the process differs slightly in this case to that in the report to members on this agenda in respect of the Atlantic Array. As the Relevant Authority a Local Impact Report will be required to be submitted and as such the

representation at this stage merely lists those issues that the Local Impact Report is likely to cover. The Relevant Representation was therefore prepared by Officers and submitted to the Planning Inspectorate, based on the pre-application responses dated 19th September 2012 and 15th April 2013 and which were previously reported to Members.

Attached at Annex 1 is Pembrokeshire Coast National Park Authority's Relevant Representation as submitted to the Planning Inspectorate.

Next steps

- *Pre-Examination:* As the Relevant Authority, the applicants are currently working with the Authority (and that of other statutory consultees such as PCC and NRW in respect of areas of the project that are relevant to their work such as highways, pollution control, emissions and discharges etc.) on the preparation of Statements of Common Ground and the content of the Draft Consent Order (which is the formal decision and similar to a planning permission with conditions). This work is not to pre-empt any submissions or final decision, but is an attempt to prepare various documents that the Inspector is likely to request during the examination and under a tight deadline.
- *Examination:* The Planning Inspectorate has six months to carry out the examination and the preliminary meeting for this project has been scheduled for 10am for 10.30am start on the 23rd October 2013 at Cedar Court, Havens Head Business Park, Milford Haven. The preliminary meeting will provide a timetable for various stages of the process, including the timeline for submission of the Authority's Local Impact Report and for key issues to be discussed at subsequent meetings for the examination. The draft timetable and agenda for the preliminary meeting can be found at:
http://infrastructure.planningportal.gov.uk/wpcontent/uploads/projects/EN010054/2.%20Post-Submission/Procedural%20Decisions/130905_EN010054_FINAL%20South%20Hook%20Rule%204%20&%206%20Letter.pdf
- Consideration is given by the Examining Authority to all the important and relevant matters, including the representations of all interested parties, any evidence submitted and answers provided to questions set out in writing and explained at hearings.
- *Planning Inspectorate recommendation/Secretary of State's decision:* The Planning Inspectorate must prepare a report on the application to the relevant Secretary of State, including a recommendation, within three months of the six-month examination period. The Secretary of State then has a further three months to make the decision on whether to grant or refuse development consent.
- *Post decision:* Once a decision has been issued by the Secretary of State, there is a six-week period in which the decision may be challenged in the High Court (Judicial Review).

Risk considerations

The primary risks associated with this proposal relate to the potential for a development in the area without justification in the overriding public interest and which has the potential to compromise the special qualities of the National Park. In addition, damage to cultural, historic, ecological and environmental designations is possible and impacts on local housing supply during the construction phases are likely.

The Environmental Statement is a highly technical document and the Authority had previously commissioned landscape consultants in partnership with NRW to assess elements of the draft Environmental Statement. The Authority may require specialist representation at the examination stage which would have cost implications.

Compliance

It will be necessary to consider whether this project would be contrary to national and local policy and whether there are other overriding material considerations to justify this project.

Human Rights/Equality issues

The potential impacts on social and economic factors which could be either positive or negative would need to be considered.

RECOMMENDATION

That Members NOTE the Relevant Representation (attached at Annex 1 to this report) made in respect of the South Hook combined heat and power plant proposals.

Background Documents

Consultation documents: <http://infrastructure.planningportal.gov.uk/projects/wales/south-hook-combined-heat-power-station/?ipcsection=app>

Illustration of process: <http://infrastructure.planningportal.gov.uk/wp-content/uploads/2013/03/Application-process-diagram2.png>

PCNPA Pre-app responses 19th September 2012 and 15th April 2013

(For further information please contact Vicki Hirst, Head of Development Management)

Annex 1 to the report of the Head of Development Management

Relevant Representation by PCNPA on the proposed Combined Heat and Power Plant, South Hook LNG, Herbrandston

The main issues that will be raised are:

- Compliance with national and local planning policy
- Whether the development meets the major development/national interest test to be situated within the National Park as both a combined project with the existing LNG plant and as a stand alone project
- Consideration of associated development and its combined effects with this project
- The visual impact of the project on the special qualities of the National Park landscape designation and the effect of any mitigation on the same with regard to both the Rochdale envelope and the “likely” scale of the final project
- In association with the above, the design of the plant and its appropriateness to the setting
- The possible impact of future development of the carbon capture storage area
- The impact on protected species and general biodiversity and habitats
- The impact of the proposal on historic and cultural designations
- The effect of the construction phase on local affordable housing supply and any mitigation measures proposed
- The effect of the project with regard to traffic, noise, air quality, employment.
- An assessment of the content of the DCO and relevant conditions that could be applied to the project
- The Authority reserves the right to add further issues/comments in its LIR following discussion with other parties and a full appraisal of the application