



Application for Outline Planning Permission with some matters reserved

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Name/Company

Reference:

Title

Mr

First name

Robert

Surname

Gilmore

Company Name

Oxalis Planning Ltd

## Address

Address line 1

Toll Bar House

Address line 2

Landmere Lane

Address line 3

Edwalton

Town/City

Nottinghamshire

Country

United Kingdom

Postcode

NG12 4DG

## Contact Details

Primary number

01159845009

Secondary number

Email address

admin@oxalisplanning.co.uk

## Site Area

What is the site area?

87.92

Reference:

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

## Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access  
 Appearance  
 Landscaping  
 Layout  
 Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

### Description

Please describe the proposed development

Outline permission for the redevelopment to include demolition of structures and buildings to allow construction of new employment floorspace including, data centres (use class B8), offices, and research and development space (use class B1), and battery energy storage (Unique use). Development to include drainage arrangements, hardstanding and yards, retained and new landscaping, gatehouses, and other associated buildings, infrastructure and engineering works. All matters reserved except for (retained) site accesses from London Road (A5).

Has the work already been started without planning permission?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The site is a brownfield site which is partly vacant with the majority of the industrial buildings associated with the former aluminium works now demolished. A small number of buildings and businesses do remain on site.

Is the site currently vacant?

- Yes  
 No

### 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

Reference:

### 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

Area of previously developed land proposed for new development

66.20

hectares

Area of greenfield land proposed for new development

0.00

hectares

### 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)

**Type:**  
Walls

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

**Type:**  
Roof

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

**Type:**  
Windows

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

**Type:**  
Doors

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

**Type:**  
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

**Type:**  
Vehicle access and hard standing

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

**Type:**  
Lighting

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Please refer to the Design and Access Statement (note: further detail on materials and finishes will be provided through reserved matters)

Reference:

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

Please refer to the Design and Access Statement.

## **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.**

## **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.**

## **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'**

Reference:

## 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 Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input type="checkbox"/> Floodplain C1	<input type="text"/>	<input type="text"/> Hectares
<input checked="" type="checkbox"/> Floodplain C2	<input type="text" value="0"/>	<input type="text" value="4.60"/> Hectares

**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

## 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 planning authority has been submitted.

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

## 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 and state the plan(s)/drawing(s) references

Please refer to the Flood Consequence and Drainage Assessment

## 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

## Trade Effluent

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

- Yes
- No

## Residential/Dwelling Units

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

- Yes  
 No

## 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:

<p><b>Use Class:</b> B1 - Business</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 8650</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 8650</p> <p><b>Total gross internal floorspace proposed (including change of use) (square metres) (c):</b> 15000</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - b):</b> 6350</p>
<p><b>Use Class:</b> B2 - General industrial</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 2330</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 2330</p> <p><b>Total gross internal floorspace proposed (including change of use) (square metres) (c):</b> 0</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - b):</b> -2330</p>
<p><b>Use Class:</b> B8 - Storage or distribution</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 2430</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 2430</p> <p><b>Total gross internal floorspace proposed (including change of use) (square metres) (c):</b> 223000</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - b):</b> 220570</p>

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	13410	13410	238000	224590

Reference:

Loss or gain of rooms

## 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

Part-time

Total full-time equivalent

## Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

B1 - Business

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

00:00

**End Time:**

23:59

**Saturday:**

**Start Time:**

00:00

**End Time:**

23:59

**Sunday / Bank Holiday:**

**Start Time:**

00:00

**End Time:**

23:59

**Use Class:**

B8 - Storage or distribution

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

00:00

**End Time:**

23:59

**Saturday:**

**Start Time:**

00:00

**End Time:**

23:59

**Sunday / Bank Holiday:**

**Start Time:**

00:00

**End Time:**

23:59

## Industrial or Commercial Processes and Machinery

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

Yes

No

Reference:

Is the proposal for a waste management development?

- Yes
- No

## Renewable and Low Carbon Energy

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

- Yes
- No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

**Renewable energy type:**

Other low carbon or renewable energy

**Other low carbon or renewable energy (please specify):**

Battery Energy Storage System - Storage not generation

**Energy capacity:**

349 Megawatts

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

## Neighbour and Community Consultation

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

- Yes
- No

If Yes, please provide details

Public consultation begins on 4th December 2024 and ends of 10th January 2025

## 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

## 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

Mr

First Name

Iwan

Surname

Jones

Reference

SCR/2024/12

Date (must be pre-application submission)

04/04/2024

Details of the pre-application advice received

EIA development is not required.

## 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

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

Yes

No

Reference:

## Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Robert

Surname

Gilmore

Declaration Date

dd/mm/yyyy

Declaration made

## 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

First Name

Robert

Surname

Gilmore

Declaration Date

dd/mm/yyyy

Declaration made

Reference: