

Our Ref: 17C600065/29062026

Your Ref.: PP-15046327

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29th June 2026

Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
Merthyr
CF48 4TQ

Dear Sir / Madam,

Welsh Government, Rhydycar Business Park, Merthyr Tydfil, CF48 1UZ
Installation of battery energy storage systems (BESS) and associated external plant equipment within the existing plant compound, including the erection of replacement enclosures and associated works.

We hereby submit an application on behalf of our client, the Welsh Government, seeking full planning permission for the installation of battery energy storage systems (BESS) and associated external plant equipment within the existing plant compound, including the erection of replacement enclosures and associated works, serving the Welsh Government offices at Rhydycar Business Park, Merthyr Tydfil.

The application has been submitted electronically via the Planning Portal and has been assigned Planning Portal reference PP-15046327.

In line with national and local validation requirements, please find enclosed the following documents in support of this application:

- Completed and dated full planning application form;
- Site Location Plan (Drawing Reference: AL01), at a scale of 1:1250 @ A3;
- Existing Site Layout Plan, Elevations, Area of Works and Photographs (Drawing Reference: AL02), at a scale of 1:2500 & 1:100 @ A0;
- Proposed Site Layout Plan, Elevations, Area of Works and Photographs (Drawing Reference: AL03), at a scale of 1:2500 & 1:100 @ A0;
- Specification brochure for Battery Energy Storage System (BESS), prepared by GOODWE.
- Datasheet for Solis Three Phase Inverter S5-GC(25-40)K, prepared by Solis.

The applicable fee of £667 has been paid via BACS to the Planning Portal.

The Site & Background

The Welsh Government's main office building at Rydycar Business Park was constructed in 2009 and comprises large open-plan office space, a canteen, reception area, meeting rooms and an extensive external car park. Staff generally occupy the building between 07:00 and 18:00, Monday to Friday.

The building comprises three storeys, with a total floor area of 7,612 sqm. Its construction includes brick and concrete walls, double-glazed windows, and a pitched felt roof.

The energy centre is a single-storey building with a pitched roof, located to the south-east of the main office building.

In recent years, solar panels have been installed on the roof areas of the southern and western wings of the existing office building, in accordance with the full planning permission (LPA Reference: P/23/0043) granted on 15 August 2023.

There are proposals to install additional solar panels on the roof of the office building and energy centre. This forms part of a full planning application (LPA Reference: P/26/0094), submitted on 30 April 2026, which is currently pending determination.

The site location plan clearly identifies the site, including the main office building, energy centre, and plant compound. The existing and proposed site layout plan, elevations, and photographs provide further detail on the location and specification of the external fixed plant equipment, comprising three battery energy storage systems (BESS), and associated infrastructure.

The site is located within a business park adjacent to the A470 dual carriageway, which is bordered by a number of trees and hedgerows. As such, the site is well screened from nearby residential properties and public viewpoints.

The Proposal

This application seeks planning permission for the installation of battery energy storage systems (BESS) and associated external plant equipment within the existing plant compound, including the erection of replacement enclosures and associated works.

The proposals comprise the installation of three battery energy storage systems (BESS) within the existing plant compound, located to the south of the energy centre building. Each unit will have a power output of 125 kW and a storage capacity of 261 kWh. The dimensions of each unit are 1,050 mm (width), 2,250 mm (height), and 1,400 mm (depth). Further details are provided in the submitted specification brochure prepared by GOODWE.

The existing plant compound enclosure will be replaced by a new 1.8 m high green V-mesh fence and gate, as shown on the submitted drawings. This will match the existing security fencing on site.

Associated works include the installation of one inverter (a Solis three-phase inverter), which will be mounted on the south-facing external wall of the energy centre building and housed within a steel enclosure. The inverter measures 647 mm (width), 629 mm (height), and 252 mm (depth). Further details of the inverter (Product Reference: S5-GC(25-40)K) are provided in the submitted datasheet prepared by Solis.

The proposals will utilise the existing ducting between the energy centre and the UPS room within the main office building to accommodate three new 100 mm cables.

The proposed development will improve the operational efficiency of the existing office building by enabling the on-site storage and management of electricity. The installation of battery energy storage systems (BESS) will allow excess energy, particularly that generated by the existing and proposed solar photovoltaic panels, to be stored and utilised during periods of higher demand. This will reduce reliance on grid-supplied electricity, improve energy resilience, and optimise energy consumption across the site.

The proposals will also facilitate demand-side management, enabling a reduction in peak electricity usage and associated costs, thereby enhancing the overall performance of the building.

At a national level, the development aligns with the objectives of Planning Policy Wales (PPW) and Future Wales: The National Plan 2040, which seek to maximise renewable and low-carbon energy generation and support the transition to a low-carbon economy. The integration of energy storage technology is expressly supported as a means of improving the efficiency and reliability of renewable energy systems.

Furthermore, the proposal accords with the Welsh Government's Net Zero Wales Carbon Budget 2 (2021–2025), which promotes the decarbonisation of buildings and the increased use of smart energy systems. By enabling better use of on-site renewable energy and reducing overall carbon emissions, the development will make a positive contribution towards meeting national carbon reduction targets.

At the local level, the development is consistent with the objectives of the Merthyr Tydfil Local Development Plan (LDP), which promotes sustainable design, energy efficiency, and the use of low-carbon technologies. Given the modest scale of the works and their location within an existing plant compound, the proposal represents an appropriate and sustainable enhancement to the existing site.

Green Infrastructure

Planning Policy Wales (Edition 12, February 2024) requires that planning applications are supported by a Green Infrastructure Statement, proportionate to the scale and nature of the proposed development, setting out how green infrastructure has been considered and incorporated. Paragraph 6.2.12 of PPW confirms that, for minor development proposals such as this, a proportionate and concise statement is appropriate. PPW also requires that biodiversity enhancement is considered as part of the development process.

The proposals comprise the installation of three battery energy storage systems (BESS) within the existing plant compound to the south of the energy centre building. As such, the development will not result in the loss of green infrastructure or existing biodiversity features. Given the nature and

location of the proposals within an existing hardstanding plant compound, there are limited opportunities for on-site biodiversity enhancement; however, the development does not preclude the incorporation of minor enhancements where feasible.

Conclusions

In summary, the proposed development will improve the operational efficiency of the existing office building by enabling the storage and more effective use of on-site generated electricity. The battery energy storage systems will reduce reliance on grid supply, enhance energy resilience, and support national and local planning policy objectives relating to low-carbon development and energy-efficiency.

We trust that the information within this letter and the accompanying enclosures is sufficient to enable the application to be registered without delay, and we look forward to receiving confirmation in due course. Should you require any further information or clarification, please do not hesitate to contact me on 07769886842 or by email at Owain.Griffiths@avisonyoung.com.

Kind regards

Yours faithfully,



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For and on behalf of Avison Young (UK) Limited

Enclosures