



**Introducing Turley
Expertise in Delivering
Net Zero Infrastructure**

Turley

Introduction

Climate change, decarbonisation and ensuring national energy security are defining issues for our future.

The UK and Ireland have a legal obligation to be 'net zero' by 2050. Delivering new and upgraded infrastructure quickly and effectively is critical.

We have been helping our clients secure community support and relevant consents for their projects for over 40 years and we are ideally placed to support the industry as the necessary scale of change continues to increase exponentially.

Working across the UK and Ireland and engaging with all relevant consenting regimes, including applications for Planning Permission¹, Development Consent Orders², Section 36 Consents³, Developments of National Significance⁴ and Marine Planning Consents⁵ our projects have included:

- One of the first onshore wind farms to be promoted as a Nationally Significant Infrastructure Project.

- The first bio-ethanol production plant to be consented in the UK and Ireland.
- One of the first floating offshore wind farm projects in the UK and Ireland.
- Trailblazing projects associated with carbon capture and storage (CCS), including one of the first pilot projects for CCS at a conventional power station and one of the first projects to capture carbon emissions from an energy from waste facility.
- An EU funded research project for hydrogen production.
- The world's first airport connected sustainable aviation fuel (SAF) production facility.



¹ All jurisdictions

⁴ Wales

² England and Wales

⁵ Ireland

³ England, Scotland, Wales

About Turley

Trusted independent advisors with restless ambition to shape a more sustainable future.

We work collaboratively with our clients to deliver places and communities that thrive.

We are rooted in the places we work through social and business connections.

Our people invest in positive relationships with local authorities, influencers, communities and co-professionals across the UK and Ireland.

We bring local knowledge and networks.



Services

We offer expert advisory services for the built environment and beyond.

Combining professional expertise with in-depth market knowledge we work with clients to deliver thriving places and communities across all sectors.

We bring deep thinking; smart strategy; and expert delivery



Our offer

We bring a distinctive offer:



Strategic Thinking

We take time to understand our client's project, developing robust consenting strategies from the outset that are bespoke to specific objectives and challenges. Our advice is based upon significant experience of delivering the most challenging consents.



Innovation

Our collective experience allows us to bring innovative thinking to net zero projects, whilst working within the parameters of the relevant consenting regime.



Rigour

Net Zero Infrastructure projects demand a rigorous approach to scheme design and technical assessment, in order to achieve the necessary consent. Through our experience and Senior Leadership, we proactively identify and manage risk.



Specialists

We are committed to delivering professional excellence, seeking to influence the rapidly evolving policy context and setting the agenda.



Collaboration

Complex capital projects can take many years and require the strongest of relationships. We pride ourselves on being trusted advisors who you can rely on.

Our expertise in delivering Net Zero Infrastructure

As independent advisors we have an extensive track record in securing relevant consents for Net Zero Infrastructure projects of scale and significance across all regions of the UK and Ireland.

Our UK and Ireland-wide presence allows us to align our expertise and experience to the particular requirements of an individual project.

We are not constrained by geography; we work flexibly to ensure that the best team is deployed to each project.

Our experience tells us that there are four interconnected services which lie at the core of successful infrastructure proposals:

- **Planning:** Effective consenting strategy with support from key technical disciplines.
- **EIA:** Environmental leadership and full integration with design and permitting process.

- **Strategic Communications:** Tailored presentation with effective engagement with key consultees and communities.

- **Sustainability and Energy Security:** Clearly articulating the benefits to the climate emergency and quantifying the greenhouse gas savings.

We have found this approach, integrated at the core and blended with our other services as and when appropriate, to be successful and effective across all development sectors, regardless of how new or controversial the project. Our proposition is distinct and unique in the market place.

Our Experience

Across all disciplines we have an established track record in successfully promoting energy infrastructure projects, as well as a number of associated technologies, through the various consenting regimes throughout the UK and Ireland.

The following pages provide highlights of just some of the energy infrastructure projects we have been involved with.

Onshore Wind

1. Scout Moor II Wind Farm
2. Nant Mithil Energy Park
3. Slieve Kirk Wind Park

Offshore Wind

4. Project Erebus

Solar

5. (Aura Power) Hawthorn Pit Solar Farm

Biofuels & Biomass

6. Barton Renewable Energy Plant
7. Forth Ports Bioenergy

Energy Storage

8. Battery Energy Storage System, Solihull
9. Battery Energy Storage System, Ayr

Energy Recovery

10. Protos Resource Recovery Park
11. Energy Recovery Facility and waste water Transfer Station, Peterborough

Energy Transmission and Distribution

12. Thorpe Marsh Gas Pipeline, Yorkshire
13. HyNet Co2 Pipeline
14. HyLine Cymru and National Hydrogen Infrastructure

Industrial Decarbonisation

15. Carbon Capture Facility, Protos, Cheshire
16. Carbon Capture Utilisation and Storage, Bredon Group
17. Port Talbot Steelworks

Hydrogen Production

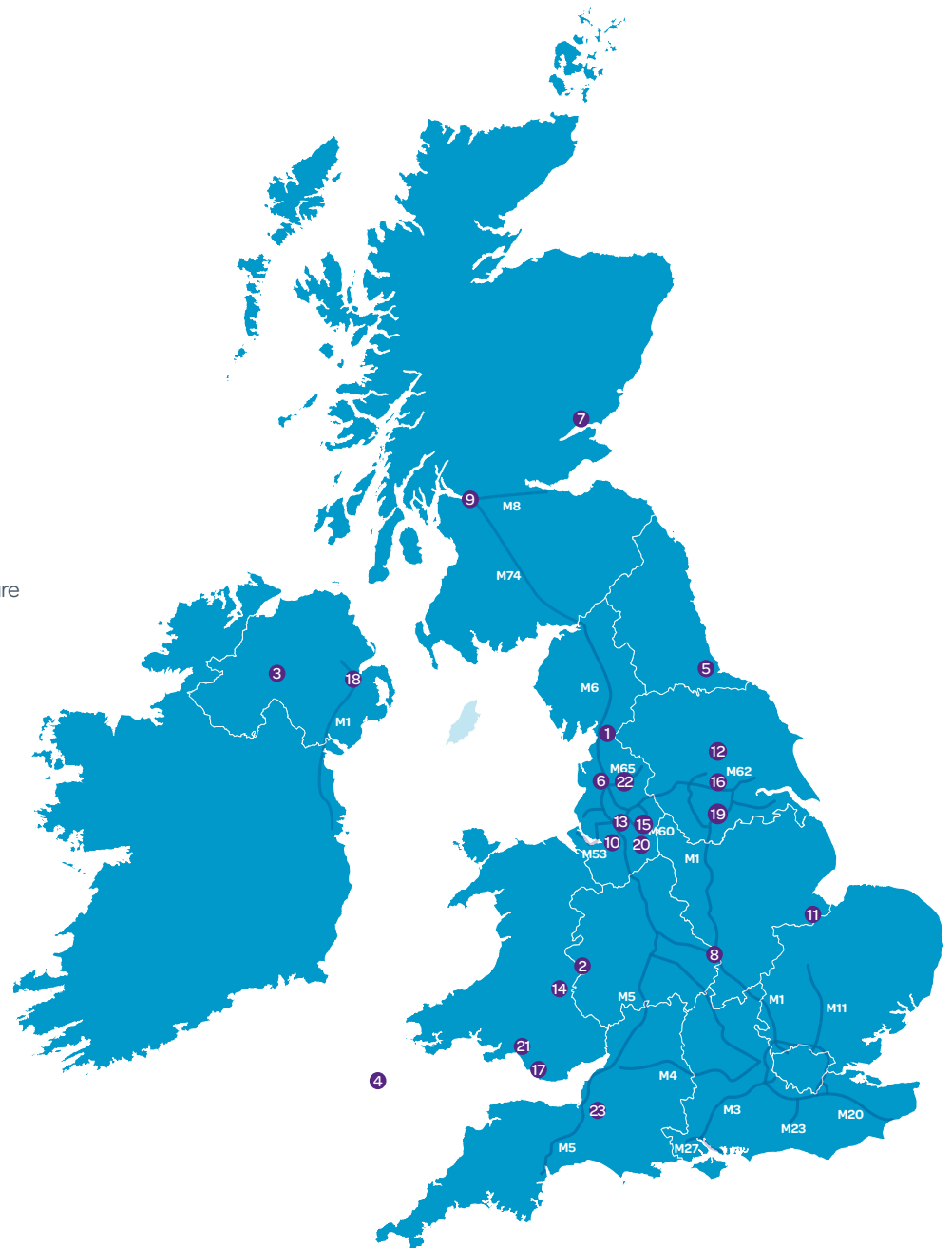
18. Long Mountain Wind Farm Hydrogen Production Plant

Sustainable Transportation Fuels

19. SAF Innovation Centre, Sheffield
20. SAF Production Facility, Stanlow, Cheshire
21. SAF Production Facility, Port Talbot (Project Dragon)

District Heat Networks

22. Manchester Civic Quarter Energy Centre and District Heat Network
23. Bristol's District Heat Network





Onshore Wind

Scout Moor II Wind Farm

Extending a wind farm of national significance in England

CLIENT

Cubico Sustainable
Investments

LPA

Rosendale and Rochdale
Borough Councils
(cross boundary)

STATUS

Pre-Application

SERVICES

Planning, EIA, Heritage
& Townscape, Economics
and Sustainability & ESG

We are commissioned to lead Planning and EIA work in connection with a planning application to extend the wind farm by the construction of up to 21 additional turbines of 150m-180m in height, with a capacity of up to 100MW.

The proposal is the first commercial scale onshore wind farms to be brought forward in England since the removal of the de-facto ban on onshore wind.

Our Planning and EIA teams have prepared a comprehensive consenting strategy for the proposal, setting out the process for securing approval for an application for full planning permission under the Town and Country Planning Act 1990.

We have been liaising with the technical and design team to define the constraints of the site and formulate the final layout design. Our Planning team have been leading pre-application engagement with the councils and supporting public and stakeholder consultation. Our EIA team are currently leading the preparation of an EIA Scoping report and our Heritage, Economics and Sustainability & ESG teams are contributing to the design and EIA process.





Nant Mithil Energy Park

Leading a nationally significant wind farm development in Wales

CLIENT

Bute Energy

We have been appointed by Bute Energy as the Planning and Consenting lead in respect of the development of an onshore wind farm in Powys, with the potential to generate 205MW of clean energy.

LPA

Powys County Council / Welsh Government

This is a project of national significance that will be determined by Welsh Ministers and is being progressed via the Development of National Significance (DNS) process.

STATUS

Ongoing

Our role is to drive the project forward to the submission and successful negotiation of the DNS application. This involves (inter alia):

SERVICES

Planning, Economics

- Advising on programme and consenting risks, presenting solutions to challenges throughout the process;
- Providing clear direction and maintaining a positive working dynamic with the project team and client to achieve key milestones;
- and leading complex negotiations with key stakeholders (such as Powys County Council and Planning and Environment Decisions Wales) to ensure areas of agreement and common ground are maximised.

Our Economics team is also instructed to optimise and report upon the socio-economic benefits of the development.

Our ongoing involvement on the project has led to further opportunities, as we are advising Bute in the context of its wider infrastructure delivery aspirations.

We form part of Bute's Welsh based supply chain and as part of our appointment have committed to deliver a social value package that will contribute to the tangible outcomes and benefits of these projects.

Slieve Kirk Wind Park

Optimising energy output from an approved wind farm in Northern Ireland and ensuring timely planning decisions

CLIENT

SSE Renewables

LPA

Derry City & Strabane District Council

STATUS

Planning permission granted

SERVICES

Planning

Slieve Kirk Wind Park is the largest wind farm in Northern Ireland. It can generate 73.5MW of clean, green energy to power almost 65,000 homes. We secured planning permissions to alter the previously approved Glenconway wind farm permission for eight turbines and discharge commencement conditions, meeting strict SSE commissioning programme deadlines.

We also secured planning permission for a four-turbine extension to Slieve Kirk (Slieve Kirk 2; SK2) in March 2015, in the final days before the transfer of the majority of planning powers to local authorities, which represented a hard planning deadline.

As a 'plug and play' type project, SK2 had the potential to deliver an additional 11.5MW towards renewable energy targets as there was no need for any additional infrastructure work. SK2 was SSE'S #1 NI investment priority at that time since few, if any, wind projects in the planning system could deliver energy to the grid as quickly as SK2.

We procured a full EIA team, scoped and managed the EIA process, led engagement with DoE Planning (up to Chief Planner level, in the context of SSE's wider programme at that time, including Bessy Bell 2&3, Tievenameenta, Slieve Divena 2, Binnawooda, Dunaree Hill) and negotiated conditions.



Offshore Wind

Stock image

Project Erebus

A new floating offshore wind farm in Pembrokeshire, Wales

CLIENT

Blue Gem Wind

LPA

Pembrokeshire Coast National Park and Pembrokeshire County Council (offshore elements under the jurisdiction of Natural Resources Wales)

STATUS

S.36 consent granted

SERVICES

Planning

We have provided strategic planning and consenting advice to BlueGem Wind (a JV between Simply Blue Energy and Total) in relation to its 96MW Erebus demonstration project off the Pembrokeshire coast. Erebus will be the first floating wind farm in the Celtic Sea and, when complete in 2027, will be one of the largest floating wind farms in Europe.

We are also providing (P&C) consenting advice in relation to a number of significant FLOW projects in the Celtic Sea.



Image courtesy of Principle Power

Solar



Aura Power (Hawthorn Pit Solar Farm)

Imperative to tackle climate change and significant benefits of solar energy situated in the North East of England

CLIENT

Aura Power Developments Ltd

LPA

Durham County Council

STATUS

Ongoing

SERVICES

Planning, Landscape & VIA

Aura Power develops renewable energy projects across the globe, helping communities benefit from the transition to renewables. We provided Planning and LVIA services in respect of a number of solar projects, including in respect of a planning appeal following refusal of an application for a 49.9MW solar farm development at Murton, County Durham. This appeal was allowed and planning permission granted. We are also co-ordinating planning applications for further solar farm development in various locations across England, as well as assisting Aura with other planning appeals.





Biofuels & Biomass

Barton Renewable Energy Plant

Generating electricity for 37,000 homes in England

CLIENT

Peel Energy

LPA

Trafford Borough Council

STATUS

Complete

SERVICES

Planning, EIA, Expert Witness
(including participation in
Judicial Review process)

We were appointed to project manage the preparation and submission of a planning application for a biomass renewable energy plant adjacent to the Manchester Ship Canal. Our role involved the provision of initial planning strategy advice and we subsequently co-ordinated preparation of the planning application and EIA and led consultation with a number of stakeholders. Whilst the planning application was refused against the advice of council officers, permission was granted following a Public Inquiry to which we presented Expert Witness services with respect to Planning and EIA. This included responding to the public perception of health impacts. We subsequently provided evidence to the court in response to an application for Judicial Review which was unsuccessful.

Forth Ports Energy

Bringing sustainable heat and power generation to three of Scotland's ports

CLIENT

Forth Energy

LPA

Various

STATUS

Complete

SERVICES

Strategic Communications

Our Strategic Communications team was engaged to carry out a community engagement programme for four biomass renewable energy plants. These were proposed for the ports of Dundee, Leith, Rosyth and Grangemouth and together seek to deliver 500MW of renewable electricity and renewable heat. Our role in the project involved designing and facilitating the community engagement process, establishing a successful working relationship with the local community. We also provided advice on PR to ensure a consistent and positive message to media outlets.





Energy Storage

Battery Energy Storage System, Ayr

Nationally Significant BESS in Scotland

CLIENT

New Energy Partnership

LPA

South Ayrshire Council /
Energy Consent Unit

STATUS

Planning application
submitted

SERVICES

Planning, EIA, Sustainability
and ESG, Economics, Design,
Landscape & VIA, Heritage,
Strategic Communications

We are appointed to co-ordinate the preparation and submission of an application for Section 36 consent (Electricity Act 1989) for a 500MW BESS in Ayr, leading a multi-disciplinary team. Our role has involved liaison with the Energy Consent Unit / LPA, political and stakeholder engagement, calculation of the GHG emission savings and the beneficial economic impact. We are also preparing the supporting Planning Statement which explains the need for and benefits of the proposed development. In addition, we have provided specialist support to the iterative design process (LVIA and Landscape Design).

Battery Energy Storage System, Solihull

Contributing to national energy security in England

CLIENT

Arlington Energy

LPA

Solihull Borough Council

STATUS


Planning application
submitted

SERVICES

Planning, EIA, Landscape &
VIA, Sustainability and ESG,
Design

We were appointed to co-ordinate the preparation and submission of a planning application for a 100MW BESS within the Green Belt, leading a multi-disciplinary consultancy team. Our role has included preparing the Planning Statement and Alternative Site Assessment, which explains the need for and benefits of the proposed development and demonstrates the absence of alternative land capable of accommodating the project outside the Green Belt.

We have also been responsible for liaising with the Local Planning Authority (Solihull MBC) and providing specialist support to the scheme design process (LVIA and landscape design). In addition, we calculated the CHG emission savings which would result from implementation and operation of the project.



Energy Recovery

Energy Recovery Facility and Waste Transfer Station, Peterborough

A new energy from waste facility in England

CLIENT

Viridor Waste Management

LPA

Peterborough Borough Council

STATUS

Complete

SERVICES

Planning, EIA

Our Planning team led the planning process on the application for an Energy Recovery Facility (8.4MW) and Waste Transfer Station, providing strategic advice at the beginning of the project and subsequently managing the entire planning application. Our role included co-ordination of the planning application and EIA, working alongside a multi-disciplinary team of consultants and the client. We also led negotiations with the LPA and other stakeholders, successfully securing planning permission. The facility opened in March 2016 and is contributing to Peterborough's aspiration to become the UK's Environment Capital and eventually achieve zero landfill.

Protos Resource Recovery Park

Creating an energy and innovation hub in the North West of England

CLIENT

Peel NRE

LPA

Cheshire West and Chester Council

STATUS

Ongoing

SERVICES

Planning, EIA, Economics, Sustainability and ESG, TVIA, Heritage


Protos is a resource recovery, processing, management and energy generation park being developed in Ellesmere Port, Cheshire. Protos, once fully developed, will extend to over 130 ha and comprise a biomass power station, a 49.9MW energy recovery facility, a timber recycling facility, a Plastics Recycling Park, and a broad range of other waste processing and management developments. It will be the largest development of its kind in the UK.

Our role has been to navigate successfully the planning regime for what has been a very contentious proposal. Protos is highly technical and complex, addressing issues of highway capacity, and impacts on biodiversity, air quality, landscape, sustainability and economic impact. Our role has included preparing the planning strategy, negotiation with the Local Planning Authority and other key stakeholders, and co-ordinating a multi-disciplinary team in preparation of the planning applications and EIA.

We have secured the necessary consents to enable development to proceed and it is now recognised as one of the largest transformational projects in the north of England.

We continue to work with the client, Peel NRE, to enable Protos to become a leading site to help facilitate the decarbonisation of industries in the surrounding area. The aspiration is to create a hub of energy, innovation and industry, with unrivalled links to research, facilities and infrastructure.





Energy Transmission and Distribution

HyNet Co2 Pipeline

Emerging pipeline scheme in England and Wales

CLIENT

Peel NRE

LPA

Cheshire West and Chester Council / PINS

STATUS

Development Consent Order (DCO)

SERVICES

Planning, EIA

HyNet will be one of the first decarbonisation projects to be delivered in the UK. It will comprise a hydrogen production plant and pipeline to replace fossil fuels as a source of energy for industries in the North West. It will also comprise carbon dioxide capture, transportation and storage (CCUS) infrastructure. This component of HyNet has just been granted DCO. The pipeline extends from Cheshire to North Wales, travelling south of Protos Resource Recovery Park through Peel NRE's land holdings. Above ground installations are also proposed on land owned by Peel NRE.

Our role involved advising Peel NRE on the implications of the project for the future development potential of its land interests, liaising with the applicant team to secure appropriate amendments and making formal representations to the DCO process where required.

We worked closely with the consultant team and pre-FEED engineering consultants to understand the emerging scheme and its environmental and engineering constraints. Our role has also involved reviewing the DCO documentation and responding to the examining authority's questions. We have also liaised with the appointed legal team to prepare necessary agreements between Peel NRE and the applicants.

Thorpe Marsh Gas Pipeline, Yorkshire

The second natural gas pipeline in the UK to secure permission under the 2008 Planning Act situated in Northern England

CLIENT

Thorpe Marsh Power Ltd

LPA

Planning Inspectorate

STATUS

Complete

SERVICES

Planning, Strategic Communications

The Thorpe Marsh pipeline was the second natural gas pipeline in the UK to secure a DCO under the Planning Act 2008.

Our role included co-ordination of a multi-disciplinary technical team in the preparation of the DCO application. We also co-ordinated the preparation of hearing statements, responses to inspector's questions and responses to third party representations during the examination. We attended the Examination Hearings, presenting expert planning consultancy inputs where required.

Our Strategic Communications managed the stakeholder engagement process. This included formal and informal consultation with four host authorities and the engagement of over 20,000 residents alongside other statutory and non-statutory stakeholders.

The Development Consent Order was approved and subsequently issued.





HyLine Cymru and National Hydrogen Infrastructure

Establishing the planning and consenting strategy for the delivery of hydrogen pipeline infrastructure across Wales and England

CLIENT

Wales and West Utilities (WWU)

LPA

Pembrokeshire County Council, Carmarthenshire County Council, Swansea Council, Neath Port Talbot Council

STATUS

Completion of a Hydrogen Infrastructure Planning and Legal Delivery Strategy

SERVICES

Planning, Sustainability and ESG, Strategic Communications, Economics

Working in collaboration with BDB Pitmans, we prepared a Planning and Legal Delivery Strategy for the development of hydrogen infrastructure across Wales and England, including a cross-border scenario. Using WWU's HyLine Cymru (South Wales) as a case study, it set out the relevant policy and legislation and addressed the key development considerations to bring forward hydrogen infrastructure.

The strategy provides a pathway for network providers to develop hydrogen infrastructure within Wales, England or both, now and in the future. A Summary Strategy was prepared for WWU to share learnings with all network providers. By identifying opportunities to streamline planning and consenting, and robust methodologies to present project benefits, network providers can work collectively and innovatively to speed up delivery at a cross-country scale.

The strategy supports the timely delivery of hydrogen infrastructure, playing a key role in achieving net zero by 2050.

Industrial Decarbonisation

Breedon Group – Carbon Capture Utilisation and Storage

Transformational project within the Peak District, England

CLIENT

Breedon Group

LPA

Peak District National Park Authority / Planning Inspectorate

STATUS

Pre-application

SERVICES

Planning, EIA

We have been commissioned by the Breedon Group to assist them in preparing and submitting relevant planning / EIA documents in relation to a proposed carbon capture facility on land adjacent to their existing cement manufacturing facility in the Peak District. The proposed facility forms part of a wider and much larger project - known as the Peak Cluster - for which a Development Consent Order will be sought. The Peak Cluster project comprises a number of carbon capture plants on other manufacturing sites within the Peak District, which are to be connected to a new pipeline (>100km length) through which the captured carbon will be transported and ultimately stored in secure sites beneath the Irish Sea.

Carbon Capture Facility, Protos ERF

First-of-its-kind carbon capture project situated in North West England

CLIENT

Encyclis Limited / Biffa Waste Services

LPA

Cheshire West and Chester Council

STATUS

Planning permission granted; under construction

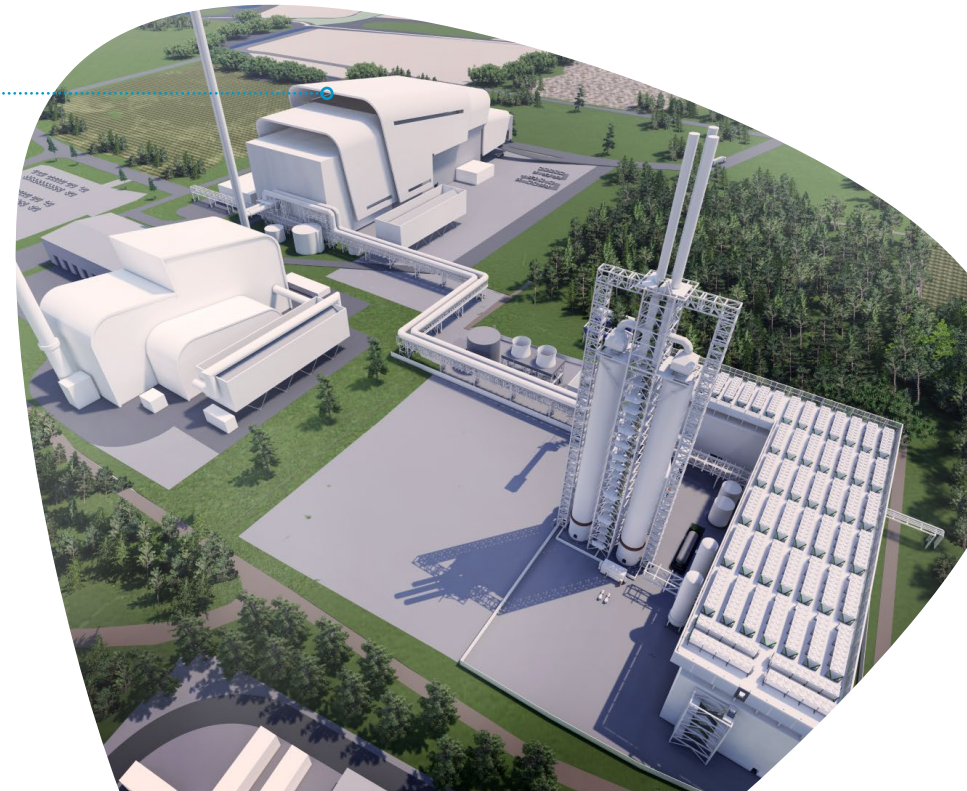
SERVICES

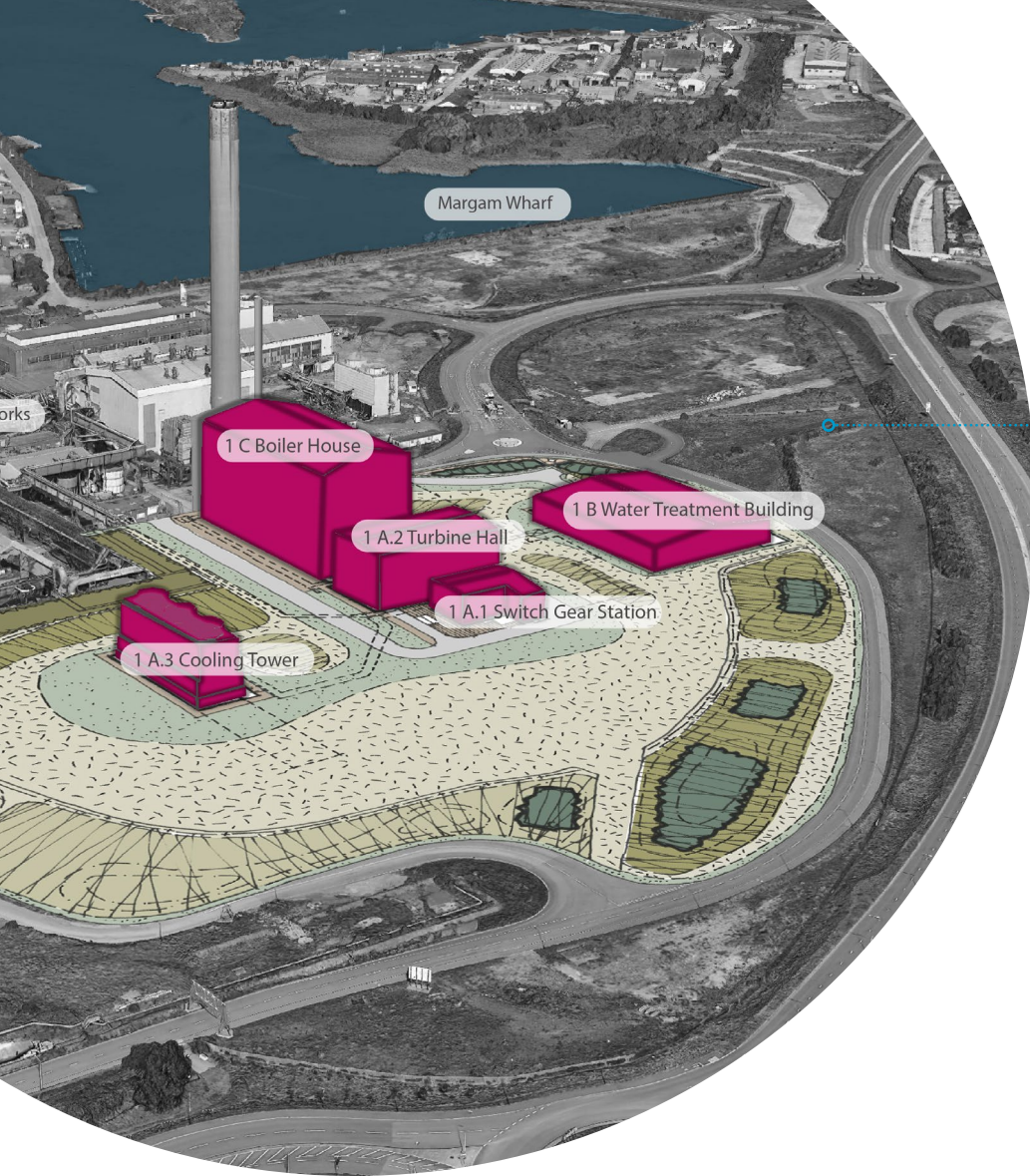
Planning, EIA, Heritage, Sustainability and ESG, Landscape & VIA, Economics, Strategic Communications

On behalf of a joint venture between Encyclis Limited and Biffa Waste Services Limited, we are supporting the development of a Carbon Capture Facility associated to the Protos energy from waste facility. The project has been identified by UK Government as one of eight industrial carbon capture projects to proceed to the due diligence stage of the Track 1 (Phase 2) Cluster Sequencing Process and will export captured carbon to the HyNet carbon capture, transportation, and storage project. Once operational, the facility will capture c.380,000 tonnes of CO₂ per annum, equivalent to taking 200,000 cars off the road. The project will be one of the first-of-its-kind to work through the Town and Country Planning Act process.

We were commissioned to co-ordinate a multi-disciplinary team in the preparation of the planning application and EIA including drainage, biodiversity, landscape and visual impact, climate change, noise and air quality. A bespoke consenting strategy has been prepared ensuring alignment between the planning and EIA workstreams.

The application received a unanimous resolution to grant full planning permission at planning committee in September 2024.





Port Talbot Steelworks

Implementing Nationally Significant Energy Infrastructure at Port Talbot Steelworks in Wales

CLIENT

Tata Steel UK Ltd

LPA

Neath Port Talbot County Borough Council

STATUS

Ongoing

SERVICES

Planning, Design, Landscape

We were instructed to discharge the requirements associated with the Port Talbot Steelworks Generating Station Order in February 2018, following development consent being granted in 2015. This work was required to ensure a lawful start on site in a very short timescale.

Provided Planning, Design and Landscape services from a number of our offices. Work included extensive discussions regarding implementation, timescales, design and layout. Our input was vital in balancing the competing needs of the development's function and aesthetic appearance.

The successful implementation of a Nationally Significant Infrastructure Project at the Steelworks will deliver environmental, social and economic benefits at the site and in the wider region.



Long Mountain Wind Farm Hydrogen Production Plant

Hydrogen production compound for Long Mountain Wind Farm site
in Northern Ireland

CLIENT

Energia Renewables

LPA

Causeway Coast and Glens
Borough Council

STATUS

Planning permission granted

SERVICES

Planning, Strategic
Communications

The proposed hydrogen production compound was a pilot proposal for North Ireland and formed part of an EU Funded research project in to the generation of alternative energy fuels from renewable energy.

Our role involved leading pre-application discussions with the local authority and other key stakeholders including the local community.

We also prepared and co-ordinated the planning application including management of a technical team addressing a broad range of environmental matters including noise, air quality, drainage, traffic and landscape impact.

Following submission of the application we monitored its progress and liaised with the local authority's planning and environmental team in the negotiation of noise conditions.



Sustainable Transportation Fuels

SAF-IC is part-funded by the European Regional Development Fund

SAF Innovation Centre, Sheffield

A UK first for sustainable aviation fuel research & development situated in South Yorkshire, England

CLIENT

University of Sheffield

LPA

Sheffield City Council

STATUS

Complete and operational

SERVICES

Planning

On behalf of the University of Sheffield, we secured Reserved Matters Approval for the construction of the Sustainable Aviation Fuels Innovation Centre (SAF-IC), a bespoke research centre for the development and testing of sustainable aviation fuels. Based at the University of Sheffield Innovation District and forming part of the university's Energy Institute, SAF-IC aims to enable the development of practical solutions to the challenge of making jet travel more sustainable.

SAF-IC will also operate as the UK's first Sustainable Aviation Fuel Clearing House – a central hub to co-ordinate the testing and certification of new sustainable aviation fuels.

We provided planning consultancy services throughout the initial concept design of the scheme, engaging with Sheffield City Council to obtain pre-application advice. We co-ordinated the preparation and submission of an application for Reserved Matters approval, presenting the strategic need for and importance of the scheme. We managed negotiations with the council and statutory consultees during determination of the application, to secure approval. We subsequently supported the project team during the construction phase of the development, advising on the discharge of planning conditions and non-material amendments.

SAF Production Facility – Stanlow, Cheshire

Connecting Manchester Airport, England to sustainable jet fuel

CLIENT

Fulcrum Bioenergy

LPA

Cheshire West and Chester Council

STATUS

Pre-application

SERVICES

Planning, Sustainability and ESG, EIA

We are co-ordinating the preparation of a planning application for the development of a sustainable aviation fuel production facility within the Stanlow Oil Refinery on behalf of Fulcrum Bioenergy.

The feedstock for the proposed development will be household waste processed into refuse derived fuel (RDF) and then converted to a synthetic paraffinic kerosene (SPK) through a process of gasification and fisher-tropsch. The SPK will be blended with conventional jet fuel to produce the SAF. The SAF will be transported to Manchester Airport by an existing pipeline (the first airport in the world to have such a connection) and to other UK airports via the UK Oil Pipeline.

Our role has involved liaison with the Local Planning Authority and associated stakeholders to explain the need for and benefits of the proposed development, its alignment with national planning and energy policy and the strategy for delivering a net gain to biodiversity. We have also prepared a Planning Statement in support of the application which similarly sets out the case for permission being granted. Our Sustainability and ESG and Economics teams completed an assessment of the Green House Gas emission savings and socio-economic benefits respectively.



Project Dragon, Phoenix Wharf

Planning, project management and Environmental Impact Assessment for a new alcohol-to-jet fuel production facility in South Wales

CLIENT

LanzaTech UK Ltd

LPA

Neath Port Talbot County Borough Council

STATUS

Resolution to Grant Approval

SERVICES

Planning, Strategic Communications, EIA, Landscape and VIA, Economics, Sustainability and ESG

The team is working closely with officers at Neath Port Talbot County Borough Council and Natural Resources Wales. The Pre-Application Consultation (PAC) follows a period of early consultation on the plans which was held in May and June 2023. We are leading on Planning, Project Management and Environmental Impact Assessment for LanzaTech.

The facility, which would be located at Crown Wharf in Port Talbot, would produce about 100 million litres of sustainable aviation fuel per year, around 10% of the sustainable aviation fuel that the UK plans to use by 2030. Sustainable aviation fuel reduces the production of greenhouse gases by more than 70%. This is expected to create over 150 full-time jobs, including 85 jobs on-site alongside further employment in the supply chain.

The c.£350 million project is being delivered in conjunction with the South Wales Industrial Cluster.

The project will deliver a strategic investment in a new alcohol-to-jet fuel production facility in Port Talbot.

A planning application was submitted in November 2023 and a resolution to grant approval was secured at committee in March 2024.

District Heat Networks



Manchester Civic Quarter Energy Centre and District Heat Network

Implementing infrastructure of national significance in Manchester, England

CLIENT

Vital Energi

LPA

Manchester City Council

STATUS

Complete

SERVICES

Planning, EIA, Strategic Communications, Heritage, Economics

We have successfully promoted a number of district heat network projects in Oxford, Leeds and Manchester.

The Manchester Civic Quarter Heat Network comprises a 27MW CHP Energy Centre and associated network infrastructure close to a number of listed buildings and conservation areas.

Our role involved providing strategic planning advice to ensure that the design of the energy centre met the client's operational requirements, whilst also providing a high-quality and innovative design solution on a highly visible, gateway site.

The design solution includes the incorporation of a unique architectural 'wrap' to the emission towers and a bespoke undulating tiled façade to the principal elevation of the energy centre.

We also co-ordinated the preparation of the planning application and Environmental Impact Assessment providing specialist services in respect of heritage, sustainability and socio-economic benefit analysis.

Our Strategic Communications team delivered a comprehensive programme of stakeholder engagement.



Bristol's District Heat Network (Bedminster)

A new district heat network serving Bristol's regeneration area in the South West of England

CLIENT

Vattenfall

LPA

Bristol City Council

STATUS

Complete

SERVICES

Planning

We were appointed by Vattenfall to assist in the delivery of a new district heat network that will serve the Bedminster Green regeneration area. We led on the co-ordination and preparation of a planning application for this linear scheme, involving close liaison with the project team and ongoing advice to the client regarding submission requirements.

A key part of our role was ensuring planning conditions were kept to a minimum to enable the development to commence within the tight delivery programme. This involved negotiations with the planning officer and clarity on the construction method during the determination period to reduce the number of planning conditions attached to the permission. Furthermore, we successfully negotiated longer construction hours.

Full planning permission was granted within the statutory timescales and with no pre-commencement conditions, enabling the immediate commencement of the development. In addition, we successfully negotiated longer construction hours to ensure the heat network was aligned with the delivery of the wider regeneration development which will be served by the heat network itself.



Our deliverables across the development lifecycle





- LPA & stakeholder negotiation
- Strategic advice
- Committee presentation
- Corporate affairs



- Expert Witness
- Planning appeals
- DCO
- Compulsory purchase



- Planning condition discharge
- Corporate affairs
- Section 106 negotiation



- Public relations and ongoing advice re: Social Value Strategy

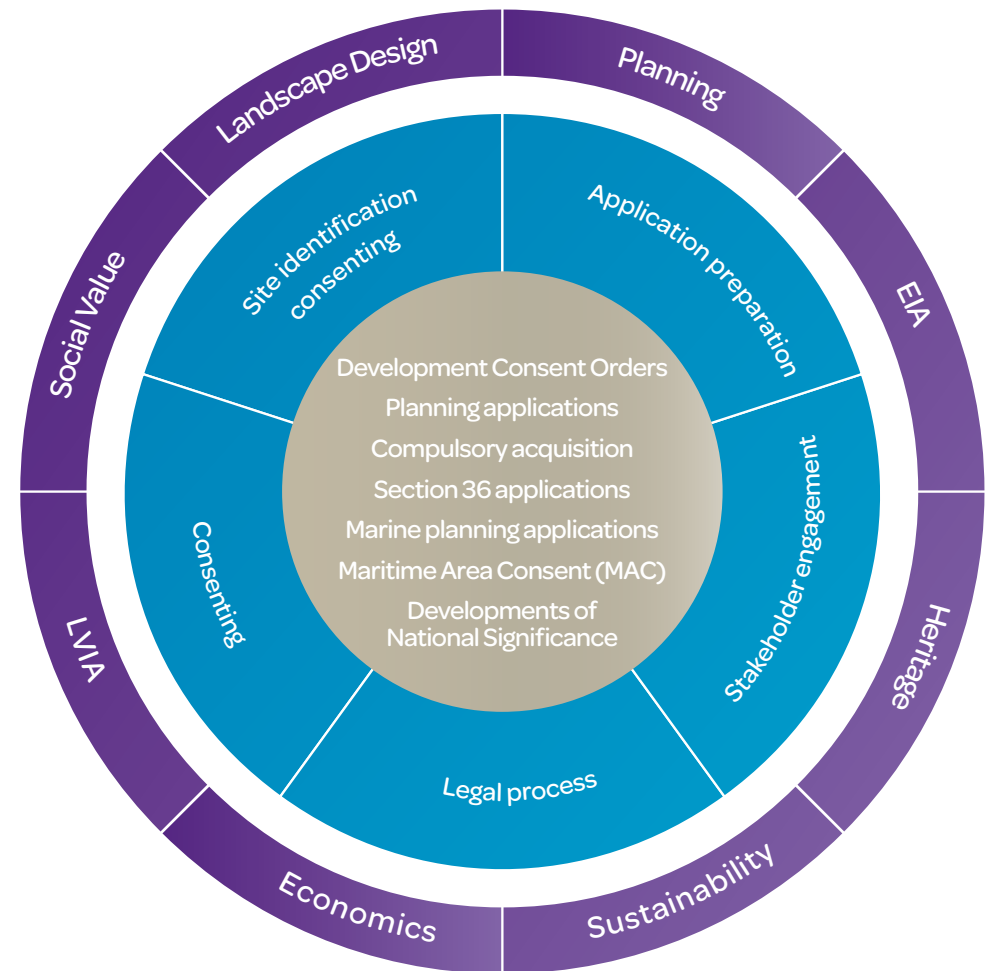
Securing consent across the development lifecycle

Different types of consent require bespoke approaches for success. As trusted advisors to our clients we proactively integrate relevant experience from across our service disciplines to effectively navigate each stage of the development lifecycle, providing expert deliverables that secure the necessary consents for varied Net Zero Infrastructure.

Through our cross-service expertise, we actively access the pertinent knowledge from our disciplines to deliver tailored strategies for every project.

We support each stage of the lifecycle with a range of expert deliverables to positively progress developments towards consent.

Through our expertise in Net Zero Infrastructure, we can successfully secure a varied range of different consent types.



Key contacts



Nicola Riley

Senior Director,
Net Zero Infrastructure
nicola.riley@turley.co.uk



Mark Worcester

Director,
Planning Northern England
mark.worcester@turley.co.uk



Jadine Berry

Director,
Planning South West & Wales
jadine.berry@turley.co.uk



Emily Bell

Associate Director,
Strategic Communications
emily.bell@turley.co.uk



Michael Gordon

Senior Director,
Planning Ireland
michael.gordon@turley.co.uk



Katy Lightbody

Senior Director,
Heritage and Townscape
katy.lightbody@turley.co.uk



Joanna Ede

Director,
Head of Landscape & VIA
joanna.ede@turley.co.uk



Nick Jones

Senior Director,
Strategic Communications
nick.jones@turley.co.uk



Owen Francis

Director,
Head of Planning Wales
owen.francis@turley.co.uk



Richard Laming

Senior Director,
Economics
richard.laming@turley.co.uk



Andy Ricketts

Strategic Director, EIA
andy.ricketts@turley.co.uk



Colin Morrison

Senior Director,
Sustainability and ESG
colin.morrison@turley.co.uk



Amy Gaskell

Associate Director,
Planning Northern England
amy.gaskell@turley.co.uk



Hannah Tweedie

Associate Director,
Heritage & Townscape
hannah.tweedie@turley.co.uk



Emma Kelly

Associate Director,
Planning Northern Ireland
emma.kelly@turley.co.uk



Thomas Lord

Senior Planner,
Planning Northern England
thomas.lord@turley.co.uk

Belfast

Birmingham

Bristol

Cambridge

Cardiff

Derry~Londonderry

Dublin

Edinburgh

Glasgow

Leeds

London

Manchester

Nottingham

Reading

Southampton

turley.co.uk

 [linkedin.com/company/turley](https://www.linkedin.com/company/turley)