



TERENCE
O'ROURKE

Mr Jerry Smith
Lead Project Officer
Minerals and Waste Planning Team
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

3rd September 2020

Our Reference: 262701

**Electronic submission via planning portal
Ref. PP-08623492**

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Dear Mr Smith,

Proposed Energy Recovery Facility (ERF), land adjacent to Balaclava Bay,
Portland Port, Portland

Full planning application for: Proposed development of an Energy Recovery
Facility with ancillary buildings and works, with site access through Portland
Port from Castletown.

On behalf of the applicant, Powerfuel Portland Limited, I hereby submit a
planning application for the proposed Energy Recovery Facility on land at
Portland Port, Portland.

This application comprises a full planning application. The formal description of
the proposed development is as follows:

*Proposed development of an energy recovery facility with ancillary
buildings and works including administrative facilities, gatehouse and
weighbridge, parking and circulation areas, cable routes to ship berths
and existing off-site electrical sub-station, with site access through
Portland Port from Castletown.*

The planning application has been submitted online via the Planning Portal (ref.
PP-08623492) and comprises the information set out in Schedule 1 below.

As agreed with the council, two hard copies of all the planning application
documents and drawings will be supplied, together with one full electronic copy
of the submission on USB memory stick. Additional hard and electronic copies
of the submission can be supplied to the council if this is deemed necessary.

Terence O'Rourke Ltd Reg.
No.1935454 Registered office
Everdene House Deansleigh
Road Bournemouth Dorset
BH7 7DU Registered in England
and Wales VAT No.905095727



The relevant application fee of £32,657, payable to Dorset Council has been paid, care of the Planning Portal, by bank transfer by Powerfuel Portland Limited. Schedule 2 to this letter sets out how this fee has been calculated.

Notice has been formally served on all known owners, leaseholders or agricultural tenants of land to which the proposal relates as appropriate, in accordance with Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

I trust that this information is sufficient to enable you to validate the application and I look forward to receiving your confirmation of this in due course. Please do contact me if you have any queries.

Yours sincerely,



Paul Rogers
Technical Director

Cc Steven McNab, Powerfuel Portland Ltd
Giles Frampton, Powerfuel Portland Ltd

Enc Schedule 1 Submission Information
Schedule 2 Fee Calculation



Schedule 1
Submission information

Plans

Document Title	Author	Doc. No.	Rev	Scale
Planning Application drawings				
Site Location Plan	Powerfuel Portland	1081-01-07	-	1:2500 @A1
Existing Site Plan	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P002	-	1:500 @ A1 / 1:1000 @ A3
Existing Topographical Plan	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P003	-	1:500 @ A1 / 1:1000 @ A3
Proposed Site Plan	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P004	-	1:500 @ A1 / 1:1000 @ A3
Proposed Aerial Roof Plan	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P005	-	1:500 @ A1 / 1:1000 @ A3
Proposed Floor Plans	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P006	-	1:500 @ A1 / 1:1000 @ A3
Proposed Floor Plans	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P007	-	1:500 @ A1 / 1:1000 @ A3
Proposed Floor Plans: Main Building: Plant Control Area	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P008	-	1:200 @ A1 / 1:400@ A3
Proposed Floor Plans: Office Building	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P009	-	1:100 @ A1 / 1:200@ A3
Proposed Elevations – Sheet 1 Main Plant Building	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P010	-	1:250 @ A1 / 1:500@ A3
Proposed Elevations – Sheet 2 Main Plant Building & Transformer Compound	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P011	-	1:250 @ A1 / 1:500@ A3
Proposed Elevations – Sheet 3 Office Building	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P012	-	1:200 @ A1 / 1:400@ A3
Proposed Site Elevation	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P013	-	1:500 @ A1 / 1:1000 @ A3
Proposed Sections – Sheet 1 Long Section through Main Plant Building	Terence O'Rourke	262701B – TOR-XX-XX-DR-A-P014	-	1:350 @ A1 /



Document Title	Author	Doc. No.	Rev	Scale
				1:700@ A3
Proposed Sections – Sheet 2 Long Section through Boiler House and RDF	Terence O'Rourke	262701B – TOR- XX-XX-DR-A-P015	-	1:250 @ A1 / 1:500@ A3
Proposed Landscape strategy	Terence O'Rourke	262701B – TOR- XX-XX-DR-A-P016	-	1:500@A 1
Powershore Layout	Powerfuel Portland	1081-02-32	05	1:2500@ and 1:500@A 3
Powershore Details	Powerfuel Portland	1081-02-33	05	1:75@A3

Supporting Documents

Item	Author
Application Form	Terence O'Rourke
Ownership Certificates	Terence O'Rourke
Notices	Terence O'Rourke
Design and Access Statement, including relevant illustrations / plans	Terence O'Rourke
Environmental Statement (ES) (including Non-Technical Summary, Landscape, Seascape and Visual Impact Assessment, Community Assessment, Waste, Cultural Heritage, World Heritage Site and associated Technical Appendices)	Terence O'Rourke
ES Air Quality Assessment	Fichtner Consulting Engineers
ES Economic Assessment	ERM
ES Health Impact Assessment (incorporating Human Health Risk Assessment)	ERM
ES Ground Conditions and Water Quality Assessments	Arup
ES Natural Heritage Assessment (including phase 1 habitat survey, NVC and protected species reports)	CGO/LCES and Terence O'Rourke
Shadow Appropriate Assessment	Terence O'Rourke
Planning Supporting Statement (including Planning Conditions and Obligations, Pollution Control Statement, Waste Planning Statement and Rights of Way Statement)	Terence O'Rourke
ES Framework Construction Environment Management Plan	Arup
Pre-Application Consultation Report	Quantum PR
ES Carbon Assessment	Fichtner Consulting Engineers
Heat Plan (including R1 status confirmation)	Arup
Noise Assessment	Arup
Lighting Statement	Arup
ES Transport Assessment and Framework Travel Plan	AWP
Flood Risk Assessment and Drainage Strategy	AWP
Assessment of Waste Local Plan Allocated Sites	Terence O'Rourke
Waste Need Statement	Terence O'Rourke/ERM
Energy Need Statement	Arup
Shore Power Strategy Report	Arup
Utilities Assessment	Powerfuel Portland
Framework Site Waste Management Plan	Arup
Achieving Carbon Neutrality Report	Pure Leapfrog



Schedule 2 Fee Calculation

The application fee of £32,657 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 and advice contained within the National Planning Practice Guidance.

The application comprises a full planning application. Fee category: *erection of buildings (not dwelling houses, agricultural, glasshouses, plant nor machinery)* is applicable.

Gross floor space to be created by the development – calculation formula:

More than 3,750 sq m:

£22,859 + £138 for each additional 75 sq m in excess of 3,750 sq m to a maximum of £300,000

Calculation for proposed energy recovery facility

Total gross floorspace proposed = 9,055 sq m

Minus 3,750 sq m = 5,305 sq m

Divided by 75 sq m or part thereof = 70.73 (rounded up to 71 to account for part thereof)

71 x £138 (cost per additional 75 sq m) = £9,798

Total application fee = **£32,657** (£9,798 + £22,859)