

PRE-APPLICATION CONSULTATION REPORT

**Land off Pen-Y-Bryn
& Menai Avenue,
Croeserw,
Port Talbot**

August 2026



Summary

Proposal

Full planning application for the construction of 25 no. residential units with associated works.

Location

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot.

Date

August 2026

Project Reference

S24.176

Client

Tai Tarian

Product of

Asbri Planning Limited
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1st Floor,
220 High Street,
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SA1 1NW

Prepared by

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Report Revision No.

Revision A

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Responses received from community consultees

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Responses received from specialist consultees

Appendix H

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Tai Tarian to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the full planning application for the proposed construction of 25 no. residential units with associated works at land off Pen-Y-Bryn and Menai Avenue, Croeserw, Port Talbot.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;
 - Undertake publicity before application for Planning Permission (Section 2C)
 - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
 - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
 - By making a draft valid planning application information available publicly for no less than 28 days. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online.
 - Consult before applying for Planning Permission (Section 2D)
 - By serving notice (Schedule 1B) on community consultees; and
 - By serving notice (Schedule 1C) on specialist consultees.
- 1.4 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.5 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has;
 - Complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act");
 - Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
 - Taken account of the responses received.
- 1.6 In accordance with section 2F(2) this report includes;
 - a) A copy of the site notice and a plan showing its locations;
 - b) A declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) A list of the addresses of adjoining land owners or occupiers;
 - d) Copies of all notices given to community consultees;
 - e) Copies of all notices given to specialist consultees;
 - f) A summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;

- g) A summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) Copies of all responses received from community and specialist consultees.
- 1.7 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'Other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:

- Displaying a site notice for a period of no less than 28 days from 12th June 2026 to 10th July 2026 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Tai Tarian that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from 12th June 2026 to 10th July 2026 inclusive. Computer facilities were identified to view the application at Cymmer Afan Community Library, Station Road, Cymmer, Port Talbot, SA13 3HR. The library is open between 13:00pm – 18:00pm Monday and Wednesday, 10:00am – 17:00pm Tuesday, 10:00am – 16:00pm Thursday and Friday, and between 11:00am and 13:00pm on a Saturday. Cymmer Afan Community Library is closed on a Sunday. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

Drawing Name	Drawing Reference
Location Plan	2754-00(03)103
Site Layout	2754-00(03)102-RevB
HT 211 Floor Plans	2754-211(03)200
HT 211 Elevations (Render)	2754-211(03)300-02
HT 212 Floor Plans	2754-213(03)200
HT 212 Elevations	2754-212(03)300
213 Floor Plan	2754-02(02)200
213 Block 1 North & West Elevation	2754-00(03)301-RevA
213 Block 1 South & East Elevation	2754-00(03)300-RevB
HT 421 & 422 Floor Plans	2754-421(03)200
HT 421 & 422 Elevations	2754-421(03)300
Proposed Ground Floor Plan	2754-PL(03)200-RevB
Proposed First Floor Plan	2754-PL(03)201-RevB
Bin & Bike Store Plans & Elevations	2754-BS(03)300
Footpath Diversion Plan	2754-00(03)103
Proposed Visuals - View 1	2754-00(02)500-RevA
Proposed Visuals - View 2	2754-00(02)501-RevA
Proposed Visuals - View 3	2754-PL(02)502
Proposed Visuals - View 4	2754-PL(02)503
Proposed Visuals - View 5	2754-PL(02)504
Proposed Visuals - View 6	2754-PL(02)505
Proposed Visuals - View 7	2754-PL(02)506

Proposed Visuals - View 8	2754-PL(02)507
Proposed Visuals - View 9	2754-PL(02)508
Proposed Visuals - View 10	2754-00(02)509
Proposed Visuals - View 11	2754-00(02)510
Soft Landscape Proposals	1263.02 Rev A
Tree Constraints Plan	N/A
Arboricultural Impact Assessment	N/A
Engineering Appraisal	2754-507-RevC
Site Sections	2754-630-3
Parking Provision Plan	2754-(03)104-RevA

Document Name	Prepared By
Planning Application Forms	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Design and Access Statement	Spring Design
Energy Strategy Statement	Spring Design
Thermal Comfort Report	Viro
Green Infrastructure Statement	DP Landscape Architecture
Landscape Management Plan	DP Landscape Architecture
FCA & Drainage Strategy	Spring Design
Preliminary Ecological Appraisal	Hawkeswood Ecology
Habitats Assessment and Reptile Presence – Absence Survey	Hawkeswood Ecology
Noise Impact Assessment	Acoustic Consultants Ltd
Transport Statement	Acstro
Parking Matrix	Spring
Tree Survey	Treescene
Arboricultural Impact Assessment	Treescene
Desk Study Report (6)	Integral Geotechnique

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by 10th July 2026.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Member for Gwynfi and Croeserw	Cllr Scott Jones

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following specialist consultees;

- Cadw
- Dwr Cymru/Welsh Water
- Health and Safety Executive
- Local Highway Authority
- Mid and West Wales Fire and Rescue Service
- NRW
- The Coal Authority
- Welsh Government – Trunk Road Agency
- The Canal and River Trust
- Welsh Government – Agricultural Land Classification

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- Archaeological Trust
- National Grid
- Wales and West Utilities
- Western Power
- Police/ Secure by design
- NPT Ecology
- NPT Drainage
- NPT Trees
- NPT Active Travel
- NPT Contaminated Land

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 0 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Table 4: Nature of the correspondence received	
Consultation Response	Number of Response
Support	0
Neither object nor support	0
Object	0
Total	0

Response to Community Consultees

Introduction

- 5.1 No comments were received from community consultees in relation to the scheme.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Agricultural Land Classification

No Objection

Comment The Department does not hold any information on detailed ALC field surveys for the site. According to the Predictive ALC Map for Wales, the site is considered at best Grade 5 / Urban.
The Department does not consider BMV land to be present at this site, therefore a detailed ALC field survey is not recommended as per published guidance.

Response Comments noted. No response required.

Health and Safety Executive

No Comment

Comment The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Response Comments noted. No response required.

The Coal Authority

No Objection

Comment The Coal Authority's records indicate that a thick coal seam outcropped across the site, Which may have been worked from the surface. Voids and broken\disturbed ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

In terms of the submitted Desk Study Report dated December 2024 prepared for the Proposed development by Integral Geotechnique Ltd, my personal opinion is that the Report would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy. In terms of the content, the Report confirms that Shallow coal mine workings require investigation to determine any necessary remedial measures.

On account of the above the likely Coal Authority recommendation would be no objections, subject to the imposition of a condition to ensure the investigation of potential shallow coal workings and the implementation of any necessary remedial measures.

Response Comments noted. No response required.

Cadw**No Comment**

Comment Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

Response Comments noted. No response required.

Canal and River Trust**No Comment**

Comment Glandŵr Cymru, the Canal & River Trust in Wales is potentially a specialist consultee in the planning system under the mandatory pre-application process. However, this scheme does not appear to meet the criteria for consultation with us as set out in Part 1A and Schedule 4 Paragraph v of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Response Comments noted. No response required.

Welsh Water**No Objection**

Comment The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Afan New Works Wastewater Treatment Works (WwTW).

This site is crossed by a public combined sewer with the approximate position being marked on the attached Statutory Public Sewer Record. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline.

In the absence of an accompanying surface water drainage strategy, it is recommended that the developer engage in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SS86954202 located within the site.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter CI watermain in 286410, 195281 location.

Response Comments noted. As shown in the submitted engineering appraisal, no building is proposed within close proximity to the DCWW asset.

Ongoing engagement is currently taking place between the applicant and Neath Port Talbot County Borough Council by way of a SAB pre-application. A full SAB application will be submitted alongside any future planning application.

Fire Authority**No Objection**

Comment The Fire Authority has no comment to make on access for fire appliances or water supplies. The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site. Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

Response Comments noted. No response required.

Trunk Road Agency**No Comment**

Comment I refer to your consultation of 12/06/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 would not issue a direction in respect to a future planning application.

Response Comments noted. No response required.

Natural Resources Wales**No Objection**

Comment We note that trees are to be removed to facilitate the development as stated within the report 'Arboricultural Impact Assessment for Site 2 and 3, Menai Avenue, Croeserw, Port Talbot' by Treescene, dated 25 February 2026.

Section 8.4 of the PEA also goes on to state "Should any trees be removed as part of a proposed development at least an initial ground level inspection for the presence of Potential Roost Features (PRFs) for roosting bats should be carried out beforehand." As section 5.12 states a PRF survey has already been carried out at the site, we have no concerns to raise over this. However, if it emerges that this is not correct and a PRF survey is required, then this should be clarified and addressed as part of any subsequent planning application. We note that trees are to be removed to facilitate the development as stated within the report 'Arboricultural Impact Assessment for Site 2 and 3, Menai Avenue, Croeserw, Port Talbot' by Treescene, dated 25 February 2026. Section 8.4 of the PEA also goes on to state "Should any trees be removed as part of a proposed development at least an initial ground level inspection for the presence of Potential Roost Features (PRFs) for roosting bats should be carried out beforehand." As section 5.12 states a PRF survey has already been carried out at the site, we have no concerns to raise over this. However, if it emerges that this is not correct and a PRF survey is required, then this should be clarified and addressed as part of any subsequent planning application.

We have reviewed the Desk Study Report, Ref. 14402/LP/24/DS (Intégral Géotechnique (Wales) Limited, dated December 2024) and note the recommendation for a comprehensive intrusive site investigation to be undertaken at this site.

Response Comments noted. It is confirmed in the PEA that the Potential Roost Features (PRFs) survey has already been undertaken and there were no obvious PRF noted.

NPT SAB and Highways

Comments

Comment Any formal planning submission, should provide a detailed highway/site layout and supporting information to demonstrate compliance with the Neath Port Talbot Highway Technical Design Guide for Residential, Commercial and Industrial Developments, the NPTCBC Parking Standards, Planning Policy Wales, TAN 18: Transport, TAN 15 Development, Flooding and Coastal Erosion Welsh Government Active Travel Guidance, where applicable, the requirements of the Highways Act 1980, Schedule 3 of the Flood and Water Management Act 2010 and the Sustainable Drainage (Enforcement) (Wales) Order 2018.

The layout indicates a proposed highway realignment adjacent to Pen-y-Bryn. However, no detailed highway construction drawing has been provided to demonstrate the proposed carriageway alignment, carriageway widths, footway widths, kerb lines, gradients, drainage, street lighting, visibility splays or tie-in arrangements with the existing adopted highway.

The current site layout shows development fronting Pen-y-Bryn, but it does not provide sufficient detail to confirm that vehicles serving those properties can enter and leave the classified road in a forward gear. This remains an outstanding highway safety concern. The applicant should submit a detailed layout demonstrating parking, access and turning arrangements for all units fronting Pen-y-Bryn, together with swept path analysis where necessary.

The current site layout continues to show the assisted living / apartment element, together with associated parking/amenity arrangements and a link to the surrounding highway network. However, the submitted plan does not provide detailed junction spacing dimensions, visibility splays, kerb radii or vehicle tracking.

The current site layout does not show sufficient dimensions to confirm compliance with those standards. The applicant should therefore provide:

- a full parking schedule by unit type;
- dimensions of all parking spaces, driveways and parking courts;
- visitor parking provision;
- accessible parking provision;
- cycle parking provision;
- electric vehicle charging provision, where applicable;
- confirmation that all parking spaces can be accessed and exited safely.

The applicant should be advised that planning permission does not in itself authorise the stopping up, diversion or obstruction of a public right of way. Any required diversion must be progressed through the appropriate statutory process before the existing route is affected.

The submitted layout identifies Sheffield stands and timber lockable cycle stores. This is welcomed in principle; however, the applicant should provide details of the number, location, accessibility and security of the proposed cycle parking to demonstrate compliance with the Council's parking standards and active travel objectives.

The previous preliminary response requested that bin store locations be shown on a drawing. The current site layout now identifies a bin store. However, the applicant should also provide swept path analysis and refuse collection details to demonstrate that refuse vehicles can

service the development safely without requiring unsuitable reversing manoeuvres or obstructing the adopted highway.

The submitted layout identifies a steep embankment opposite parking spaces 1–9, an area unlikely to be developed due to extreme level constraints, and a proposal to re-profile an existing embankment to create a plateau. These constraints may affect highway gradients, pedestrian accessibility, retaining structures, drainage, visibility, maintenance responsibilities and adoption limits. The applicant should therefore provide detailed longitudinal and cross sections showing existing and proposed levels, gradients, retaining structures, boundary treatments and any interface with the adopted highway.

Response Comments noted. For any future submission, an updated Parking Plan will be provided to show the dimensions of each car parking space, which are in accordance with NPT standards. All spaces served off adoptable highways are 3.6m x 6 and all spaces served off a private drive are 4.8m x 2.6m. Spaces will be made EV charging ready with the necessary infrastructure should any tenant require future EV connection.

For the avoidance of any doubt, the visitor car parking spaces have been moved adjacent to Plot 10.

A schedule for parking per unit in the form of a Parking Matrix will be provided within the Parking Plan, cycle parking will be identified more clearly with a detailed schedule provided. House type 212 (1 bed bungalow) is now provided with dedicated cycle storage. Plots 10-25 have cycle storage located in their rear private amenity spaces, with plots 1-9 located to the front of the apartment block adjacent to the current car parking spaces.

In term of matters relating to highway realignment adjacent to Pen-y-Bryn, detailed highway construction drawing to demonstrate the proposed carriageway alignment, carriageway widths, footway widths, kerb lines, gradients, drainage, street lighting, visibility splays or tie-in arrangements with the existing adopted highway, will be provided by the applicant as part of the necessary sectional agreement which the applicant will need to enter into under the Highways Act.

All waste collection is kerb side and requires no access onto any parking area.

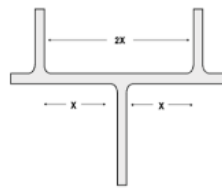
As a general point visibility splay, tracking, etc is provided in Appendix 2 of the submitted Transport Statement which supported this consultation. These drawings will be provided in the main submission package for ease of reference.

In terms of junction spacing, it is not considered that the junction spacing criteria set out in NPT's Highway Design Guide apply. The extract below is a table that's used to determine the appropriate spacing based on the classification of the road. The access to serve the apartment units Plots 1-9 is a Mews Court (Row G) and the highway as being an Access Road (Column E), there's no dimension specified. The Design Guide says that "Where cells within the table are left blank, no restriction apply."

The junction spacing of 18m is shown on the revised drawing for ease of reference.

Table A.

Side road at junction	Main road at junction				
	A	B	C	D	E
A Local distributor	50m				
B Link road	50m	30m			
C Mixed-use street	50m	30m	20m		
D Feeder road	50m	30m	20m	15m	
E Access road	50m	20m	15m	15m	
F Minor access road	50m	20m	15m	15m	
G Mews court	50m	20m			
H Private drive	30m	20m			



BT

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix H. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Heneb

No Objection

Comment Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites in the proposed development area. Similarly, a review of historic Ordnance Survey mapping and modern aerial photography depicts no archaeological structures or features. Overall, it is unlikely that significant remains will be encountered during the course of the proposal.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent. This is consistent with our response to the LDP (our ref. NPT0979).

Response Comments noted. No response required.

Secured by Design

No Objection in Principle

Comment I am pleased with the site layout generally but have one major concern. That is the footpath connection that runs adjacent to the properties at plots 15,16 and 17 and connects to Pen-y-Bryn. This was not included in the original plans I commented on, which were presented to me by Spring Design Architects, and I am disappointed that it has now been included as part of the design.

This footpath is narrow, is not overlooked for the majority of its route and gives access to the side and rear gardens of the adjacent properties. In my opinion it would not be a safe and nice place to walk at night, -especially for women and girls, and must be designed out. Such paths in other areas have been known to generate crime and anti-social behaviour.

Response Comments noted. The Site Plan for any future application will be amended to omit the footpath connection that runs adjacent to the properties at plots 15,16 and 17 and connects to Pen-y-Bryn.

Conclusion

- 8.1. Asbri Planning have been instructed by Tai Tarian to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed construction of 25 no. residential units with associated works at land off Pen-Y-Bryn and Menai Avenue, Croeserw, Port Talbot.
- 8.2. This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3. As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4. Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5. In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Our Ref: ED/RB/S24.176

Date: 12th June 2026



Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

SITE NOTICE



Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Full planning application for the construction of 25 no. residential units with associated works

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning permission for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Cymmer Afan Community Library, Station Road, Cymmer, Port Talbot, SA13 3HR. The library is open between 13:00pm – 18:00pm Monday and Wednesday, 10:00am – 17:00pm Tuesday, 10:00am – 16:00pm Thursday and Friday, and between 11:00am and 13:00pm on a Saturday. Cymmer Afan Community Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 10th July 2026.

HYSBYSIAD SAFLE



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig

Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Tai Tarian yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Gymunedol Cymmer Afan, Station Road, Cymmer, Port Talbot, SA13 3HR. Mae'r llyfrgell ar agor rhwng 13:00yp – 18:00yp Dydd Llun a Dydd Mercher, 10:00yb – 17:00yp ar Ddydd Mawrth, 10:00yb – 16:00yp Dydd Iau a Dydd Gwener, a rhwng 11:00yb a 13:00yp ar Ddydd Sadwrn. Mae Llyfrgell Gymunedol Cymmer Afan ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 10fed o Orffennaf 2026.



Appendix B - List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

Name	Address	Address	Address	Address	Postcode
SA13 3SD					
Owner/Occupier	Flat 1, Forest View	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 2, Forest View	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 3, Forest View	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 4, Forest View	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 17, Meadow Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 18, Meadow Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 19, Meadow Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 20, Meadow Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 21, Ty Mynydd	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 22, Ty Mynydd	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 23, Ty Mynydd	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 24, Ty Mynydd	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 25, Hillside Lodge	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 26, Hillside Lodge	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 27, Hillside Lodge	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 28, Hillside Lodge	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 29, Sunny Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 30, Sunny Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 31, Sunny Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	Flat 32, Sunny Court	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	33	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	34	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	35	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	36	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	37	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	38	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	39	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	40	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	41	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	42	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SD
Owner/Occupier	1, Hillcrest	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SE
Owner/Occupier	2, Hillcrest	Pen-Y-Bryn	Cymmer	Port Talbot	SA13 3SE
Owner/Occupier	1	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	2	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	3	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	4	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	5	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	6	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	7	Menai Avenue	Cymmer	Port Talbot	SA13 3SF
Owner/Occupier	8	Menai Avenue	Cymmer	Port Talbot	SA13 3SF

Owner/Occupier	7	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	8	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	9	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	10	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	11	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	12	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	13	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	Croeserw Stores, 14	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	Post Office, 14	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	15	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	16	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	17	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	18	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	19	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	20	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	21	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	22	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	23	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	24	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	25	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	26	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	27	Queens Road	Cymmer	Port Talbot	SA13 3SN
Owner/Occupier	1	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	2	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	3	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	4	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	5	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	6	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	7	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	8	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	9	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	10	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	11	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	12	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	13	Heol Syr William	Cymmer	Port Talbot	SA13 3SW
Owner/Occupier	7	Llanover Road	Cymmer	Port Talbot	SA13 3RE
Owner/Occupier	8	Llanover Road	Cymmer	Port Talbot	SA13 3RE
Neath Port Talbot County Borough Council NPTCBC Estates Department FAO Dean Nicholas / Principal Estates Manager		The Civic Centre		Port Talbot	SA13 1PJ
Wildfox Resorts Afan Valley Limited		3 Burlington Gardens		London	W1S 3EP
Tai Tarian Ltd	Ty Gwyn, Brunel Way	Baglan Energy Park	Briton Ferry	Neath	SA11 2FP
Colin Mark Lewis	13	Dwyfor Road	Cymmer	Port Talbot	SA13 3RF

Lynette Michelle Lewis	13	Dwyfor Road	Cymmer	Port Talbot	SA13 3RF
Barbara Trahar	39	Brynheulog Road	Cymmer	Port Talbot	SA13 3RR
Liam Reynolds	8	Maesteg Road	Cymmer	Port Talbot	SA13 3HS
Geraint Ferguson	5	Fairfield Road	Cymmer	Port Talbot	SA13 3RP

Appendix C - Screenshot of the Asbri Planning Website

Land off Pen-Y-Bryn & Menai Avenue, Croeserw | Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw



Asbri Planning have been instructed by Tai Tarian to progress a Pre-Application Consultation (PAC) in respect of the full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority. Under Section 2C Asbri Planning are required to make a draft valid planning application available publicly for comment for no less than 28 days.

All relevant drawings, reports and supplementary supporting documents are available for inspection and review below.

Anyone who wishes to make representations about this proposed development must do so by 10th July 2026. We would encourage you to e-mail these to mail@asbriplanning.co.uk or alternatively please download the [attached form](#), and send them to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW.

Mae Asbri Planning Cyf wedi ei gomisiynu gan Tai Tarian i drefnu ymgynghoriad cyn gwneud cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae gofyniad i bob datblygiad mawr gynnal ymgynghoriad cyn-ymgeisio i'r awdurdod lleol. Mae yna ofyn i Asbri Planning hysbysu dogfennau a manylion sydd yn ofynnol er mwyn i'r cais fod yn un dilynys am o leiaf 28 diwrnod.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig gwneud erbyn 10fed o Orffennaf 2026. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u yrru i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW.

Supporting Documents

Plans

[213 Block 1 North & West Elevation](#)

[213 Block 1 South & East Elevation](#)

[213 Floor Plan](#)

[Arboricultural Impact Assessment](#)

[Bin & Bike Store Plans & Elevations](#)

[Engineering Appraisal](#)

[Footpath Diversion Plan](#)

[House Type 211 Elevations \(Render\)](#)

[House Type 211 Floor Plans](#)

[House Type 212 Elevations](#)

[House Type 212 Floor Plans](#)

[House Type 421 & 422 Elevations](#)

[House Type 421 & 422 Floor Plans](#)

[Location Plan](#)

[Proposed First Floor Plan](#)

[Proposed Ground Floor Plan](#)

[Site Layout](#)

[Soft Landscape Proposals](#)

[Tree Constraints Plan](#)

[View 1](#)

[View 2](#)

[View 3](#)

[View 4](#)

[View 5](#)

[View 6](#)

[View 7](#)

[View 8](#)

[View 9](#)

[View 10](#)

[View 11](#)

Reports

[Arboricultural Impact Assessment](#)

[Design and Access Statement](#)

[Desk Study Report](#)

[Draft Application Form](#)

[Energy Strategy Statement](#)

[Flood Consequence Assessment and Drainage Strategy](#)

[Green Infrastructure Statement](#)

[Habitat Assessment and Reptile Presence-Absence Survey](#)

[Landscape Management Plan](#)

[Noise Impact Assessment](#)

[Planning Statement](#)

[Preliminary Ecological Appraisal](#)

[Transport Statement](#)

[Tree Survey](#)

Name

First Name (required)

Last Name (required)

Email (required)

Reasons for your interest in the proposed development:

Please tick one of the following options:

- ☐ I am in favour of the proposed development.
- ☐ I am neither in favour of nor against the proposed development
- ☐ I am against the proposed development

Reason for choice:

Submit

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Local Member
Councillor Scott Jones
cllr.s.jones@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Councillor Scott Jones,



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Cymmer Afan Community Library, Station Road, Cymmer, Port Talbot, SA13 3HR. The library is open between 13:00pm – 18:00pm Monday and Wednesday, 10:00am – 17:00pm Tuesday, 10:00am – 16:00pm Thursday and Friday, and between 11:00am and 13:00pm on a Saturday. Cymmer Afan Community Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 10th July 2026.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176

Dyddiad: 12fed o Fehefin 2026

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Local Member
Councillor Scott Jones
cllr.s.jones@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Councillor Scott Jones,



CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig

Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Tai Tarian yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Gymunedol Cymmer Afan, Station Road, Cymmer, Port Talbot, SA13 3HR. Mae'r llyfrgell ar agor rhwng 13:00yp – 18:00yp Dydd Llun a Dydd Mercher, 10:00yb – 17:00yp ar Ddydd Mawrth, 10:00yb – 16:00yp Dydd Iau a Dydd Gwener, a rhwng 11:00yb a 13:00yp ar Ddydd Sadwrn. Mae Llyfrgell Gymunedol Cymmer Afan ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 10fed o Orffennaf 2026.

Yr eiddoch yn gywir,



Ella Davies

Cynllunydd Graddedig

Asbri Planning

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Trunk Road Agency,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 10th July 2026.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies

Graduate Planner

Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Trunk Road Agency
LGC_Development_Control-South@gov.walesUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Trunk Road Agency,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig****Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Tai Tarian yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am gais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Ltd, Suite D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 10fed o Orffennaf 2026.

Yr eiddoch yn gywir,

**Ella Davies**

Cynllunydd Graddedig

Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Local Highway Authority
j.griffiths4@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Local Highway Authority,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 10th July 2026.

Yours Sincerely,

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Ella Davies

Graduate Planner

Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Local Highway Authority
j.griffiths4@npt.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Local Highway Authority,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig****Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Tai Tarian yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am gais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Ltd, Suite D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 10fed o Orffennaf 2026.

Yr eiddoch yn gywir,

**Ella Davies**

Cynllunydd Graddedig

Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Local Highway Authority
SAB-HDC@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Local Highway Authority,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 10th July 2026.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies

Graduate Planner

Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Local Highway Authority
SAB-HDC@npt.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Local Highway Authority,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig****Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.**

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Yr eiddoch yn gywir,

**Ella Davies**

Cynllunydd Graddedig

Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

The Coal Authority
planningconsultation@coal.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear The Coal Authority,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

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Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176

Dyddiad: 12fed o Fehefin 2026

The Coal Authority
planningconsultation@coal.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl The Coal Authority,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig

Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,



Ella Davies

Cynllunydd Graddedig

Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Natural Resources Body for Wales,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

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Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies', located below the 'Yours Sincerely,' text.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.ukUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Natural Resources Body for Wales,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig****Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.**

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Yr eiddoch yn gywir,

**Ella Davies**

Cynllunydd Graddedig

Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Cadw,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

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Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

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Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Cadw
cadwplanning@gov.walesUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Cadw,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig****Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.**

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Yr eiddoch yn gywir,

**Ella Davies**
Cynllunydd Graddedig
Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Agricultural Land
lqas@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Agricultural Land,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

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Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Agricultural Land
lqas@gov.walesUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

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Yr eiddoch yn gywir,

**Ella Davies**

Cynllunydd Graddedig

Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear The Canal and River Trust,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

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Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176

Dyddiad: 12fed o Fehefin 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl The Canal and River Trust,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig

Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Cynllunydd Graddedig
Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Mid and West Wales Fire and Rescue Service
Bregs@mawwfire.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Mid and West Wales Fire and Rescue Service,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Tai Tarian intends to apply to Neath Port Talbot Council for full planning application for the construction of 25 no. residential units with associated works at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 10th July 2026.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176

Dyddiad: 12fed o Fehefin 2026

Mid and West Wales Fire and Rescue Service
Bregs@mawwfire.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Mid and West Wales Fire and Rescue Service,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1C Erthygl 2D

Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig

Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Tai Tarian yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am gais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Ltd, Suite D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 10fed o Orffennaf 2026.

Yr eiddoch yn gywir,



Ella Davies
Cynllunydd Graddedig
Asbri Planning

Our Ref: ED/RB/S24.176

Date: 12th June 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Dwr Cymru Welsh Water
developer.services@dwrwymru.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Dwr Cymru Welsh Water,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Full planning application for the construction of 25 no. residential units with associated works.

Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

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Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ella Davies'.

Ella Davies
Graduate Planner
Asbri Planning

Ein Cyf: ED/RB/S24.176**Dyddiad:** 12fed o Fehefin 2026Dwr Cymru Welsh Water
developer.services@dwrcymru.comUnit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Annwyl Dwr Cymru Welsh Water,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Cais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig****Tir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Tai Tarian yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am gais cynllunio llawn ar gyfer adeiladaeth 25 o unedau preswyl gyda gwaith cysylltiedig ar dir wrth Pen-Y-Bryn a Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Ltd, Suite D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 10fed o Orffennaf 2026.

Yr eiddoch yn gywir,

**Ella Davies**

Cynllunydd Graddedig

Asbri Planning

Appendix F - Responses received from community consultees

Appendix G - Responses received from specialist consultees

Ella Davies

From: Iwan.Price@gov.wales on behalf of LQAS@gov.wales
Sent: 12 June 2026 14:01
To: Mail Asbriplanning; LQAS@gov.wales
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Dear Ella Davies

Re: Pre-application Consultation Response under Article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 – Land off Pen y Bryn & Menai Avenue, Croeserw, Port Talbot SA13 3SE

Thank you for the formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of Best and Most Versatile (BMV) agricultural land policy (PPW paragraph 3.58 and 3.59). This advice relates to technical information only, not the merits or otherwise of the proposal on which it is for the determining authority to take a view (TAN6; Annex B6).

1. Agricultural Land Classification (ALC) - Information.

The Department does not hold any information on detailed ALC field surveys for the site. According to the [Predictive ALC Map for Wales](#), the site is considered at best Grade 5 / Urban.

2. Agricultural Land Classification (ALC) – Advice.

The Department does not consider BMV land to be present at this site, therefore a detailed ALC field survey is not recommended as per published guidance.

Regards

Iwan Price

[Cyngorydd Polisi Pridd a Defnydd Tir Amaethyddol](#) / Agricultural Land Use & Soil Policy Advisor
[Is-Adran Tir Natur a Choedwigaeth](#) / Land, Nature and Forestry Division (LNFD)
[Y Grŵp Newid Hinsawdd a Materion Gwledig](#) / Climate Change and Rural Affairs Group (CCRA)
[Llywodraeth Cymru](#) / Welsh Government

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 12 June 2026 10:41

To: LQAS <lqas@gov.wales>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Please see attached

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea

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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Asbri Planning Ltd

Eich cyfeirnod
Your reference

ED/RB/S24.176

By email

Ein cyfeirnod
Our referencemail@asbriplanning.co.ukDyddiad
Date

26 June 2026

Llinell uniongyrchol
Direct line

0300 0252791

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Construction of 25 residential units with associated works, Land off Pen-Y-Bryn and Menai Avenue, Croeserw, Port Talbot, SA13 3SE

Thank you for your letter of 12 June inviting our comments on the pre-planning application consultation for the proposed development described above.

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

This pre-planning application is for residential units and associated works on land off Pen-Y-Bryn and Menai Avenue, Croeserw, Port Talbot, SA13 3SE.

There are no scheduled monuments, registered parks and gardens or world heritage sites located within 2km of the application area.



There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by Heneb: The Welsh Archaeology Trust www.heneb.co.uk

Yours sincerely,

Laura Cooper
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on



a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Ella Davies

From: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Sent: 15 June 2026 09:00
To: Mail Asbriplanning
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Good morning,

Thank you for your pre-application consultation in respect of Land off Pen-Y-Bryn & Menai Avenue, Croeserw. Glandŵr Cymru, the Canal & River Trust in Wales is potentially a specialist consultee in the planning system under the mandatory pre-application process. However, this scheme does not appear to meet the criteria for consultation with us as set out in Part 1A and Schedule 4 Paragraph v of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

We are happy to comment on particular applications that fall outside these requirements where there are relevant circumstances. If you would like the Canal & River Trust's comments in this case or any other, please clarify the reason for your consultation when you send it.

Should you have a query in relation to consultation or notification of the Canal & River Trust at pre-application stage, please email us at planning@canalrivertrust.org.uk or see our website [here](#).

Should you have any queries please do not hesitate to contact us,

Sarah Steele
Planning and Data Support Technician
My working hours are Monday, Tuesday 8:00-16:30 and Friday 8:00-16:00

M 07554 436312
E planning@canalrivertrust.org.uk

Canal & River Trust
National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port CH65 4FW
Sign up for the [Canal & River Trust e-newsletter](#)
Become a fan on [Facebook](#). Follow us on [Twitter](#) and [Instagram](#)



From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 12 June 2026 10:40
To: National Planning Function <NationalPlanning.function@canalrivertrust.org.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Please see attached

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

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Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Ella Davies

[By email: mail@asbriplanning.co.uk]

15 June 2026

Dear Ella

Re: Pre-application - Land off Pen-Y-Bryn

Full planning application for the construction of 25 no. residential units with associated works; land off Pen-Y-Bryn &, Menai Avenue, Croeserw, Port Talbot, SA13 3SE

Thank you for your consultation letter of 12 June 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority's records indicate that a thick coal seam outcropped across the site, which may have been worked from the surface. Voids and broken\disturbed ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

In terms of the submitted Desk Study Report dated December 2024 prepared for the proposed development by Integral Geotechnique Ltd, my personal opinion is that the Report would be sufficient to accompany any subsequent future planning application to

meet the requirements of National policy. In terms of the content, the Report confirms that shallow coalmine workings require investigation to determine any necessary remedial measures.

On account of the above, the **likely Coal Authority recommendation would be no objections, subject to the imposition of a condition to ensure the investigation of potential shallow coal workings and the implementation of any necessary remedial measures.**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



Making a **better future** for people
and the environment **in mining areas**

Asbri Planning Ltd
Suite D, 1st Floor, 220
High Street,
Port Talbot
SA1 1NW

Date: 02/07/2026
Our Ref: PPA0010188

Dear Sir/Madam

Grid Ref: 286478 195272

Site Address: Land off Pen-Y-Bryn & Menai Avenue, Port Talbot

Development: 2D - construction of 25 no. residential units with associated works.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to the construction of 25 no. residential units with associated works. at Land off Pen-Y-Bryn & Menai Avenue, Port Talbot and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Afan New Works Wastewater Treatment Works (WwTW).

This site is crossed by a public combined sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the

developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

In the absence of an accompanying surface water drainage strategy, it is recommended that the developer engage in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SS86954202 located within the site.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

FOUL WATER DRAINAGE – SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

POTABLE WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter CI watermain in 286410, 195281 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Dwr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows for firefighting. If a dedicated fire suppression main for a development is required a separate application can



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

be made to DCWW. We cannot guarantee the constant availability of water, flow or pressure required for such systems and these aspects must be considered when designing a dedicated sprinkler/fire suppression system.

If a dedicated fire suppression main for a commercial/industrial development is needed a separate application for is required. It is not mandatory for DCWW to accept a connection for fire suppression purposes on a development of this nature. Each application will be assessed on a case-by-case basis.

Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

More information on Potable Water Connections can be found online at <https://developers.dwrcymru.com/en/applications/water-connections>

FURTHER CONTACT

If you have any questions about the above response, please contact Amy Marshall who is the Development Planning Officer for Bridgend at developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/26/000400/00
APPLICANT: ELLA DAVIES
LOCATION: LAND OFF PEN-Y-BRYN & MENAI AVENUE,
CROESERW
PROPOSAL: CONSTRUCTION OF 25 NO. RESIDENTIAL UNITS
WITH ASSOCIATED WORKS. LAND OFF PEN-Y-
BRYN & MENAI AVENUE, CROESERW, PORT
TALBOT, SA13 3SE

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

The Highway Authority has reviewed the submitted PAC site layout and supporting information for the proposed development at land off Pen-y-Bryn and Menai Avenue, Croeserw.

Any formal planning submission, should provide a detailed highway/site layout and supporting information to demonstrate compliance with the Neath Port Talbot Highway Technical Design Guide for Residential, Commercial and Industrial Developments, the NPTCBC Parking Standards, Planning Policy Wales, TAN 18: Transport, TAN 15 Development, Flooding and Coastal Erosion Welsh Government Active Travel Guidance, where applicable, the requirements of the Highways Act 1980, Schedule 3 of the Flood and Water Management Act 2010 and the Sustainable Drainage (Enforcement) (Wales) Order 2018.

Highway Realignment

The layout indicates a proposed highway realignment adjacent to Pen-y-Bryn. However, no detailed highway construction drawing has been provided to demonstrate the proposed carriageway alignment, carriageway widths, footway widths, kerb lines, gradients, drainage, street lighting, visibility splays or tie-in arrangements with the existing adopted highway.

Prior to any formal planning submission, the applicant should provide a detailed highway layout showing the proposed extent of any new or altered highway infrastructure and demonstrating compliance with the Neath Port Talbot Highway Technical Design Guide for Residential, Commercial and Industrial Developments. The preliminary response under OBS Sheet.docx specifically advised that the NPTCBC design guide is applicable to this submission.

Where any highway works are intended to be offered for adoption, they will need to be designed and constructed to the Council's adoptable standards and be capable of being secured through the appropriate agreement under the Highways Act 1980, including a Section 38 Agreement where new roads are proposed for adoption and/or a Section 278 Agreement where works are required within the existing adopted highway.

Access onto Pen-y-Bryn / Classified Road Frontage

The previous preliminary response identified that the houses to the north-east of the plan front directly onto Pen-y-Bryn, which was identified as the A4063 classified road, and advised that any houses with access onto a classified road should have a turning facility within their curtilage so vehicles can enter and leave in a forward gear.

The current site layout shows development fronting Pen-y-Bryn, but it does not provide sufficient detail to confirm that vehicles serving those properties can enter and leave the classified road in a forward gear. This remains an outstanding highway safety concern.

The applicant should submit a detailed layout demonstrating parking, access and turning arrangements for all units fronting Pen-y-Bryn, together with swept path analysis where necessary.

Junction Geometry, Spacing and Visibility

The previous preliminary response raised concern that the proposed junction access to the assisted living/apartments was directly opposite an existing junction and advised that junction spacing should be set out in accordance with the Council's design guide.

The current site layout continues to show the assisted living / apartment element, together with associated parking/amenity arrangements and a link to the surrounding highway network. However, the submitted plan does not provide detailed junction spacing dimensions, visibility splays, kerb radii or vehicle tracking.

The applicant should therefore provide a detailed highway layout drawing confirming that all junctions, accesses and private drives comply with the NPTCBC Highway Technical Design Guide and do not result in unacceptable conflict with existing junctions, accesses or pedestrian routes.

Parking Provision and Parking Dimensions

The submitted layout shows parking spaces labelled P16–P25 and other parking associated with the proposed units, but it does not provide a parking schedule demonstrating compliance with the NPTCBC Parking Standards.

The previous preliminary response confirmed that parking should be in accordance with the Council's SPG Parking Standards (October 2016) and set out driveway dimensions of 3.6m x 6m for a single driveway, 6.2m x 6m for side-by-side double parking, and tandem drive lengths of 10.8m for two cars and 15.6m for three cars, with a minimum width of 3.6m.

The current site layout does not show sufficient dimensions to confirm compliance with those standards. The applicant should therefore provide:

- a full parking schedule by unit type;
- dimensions of all parking spaces, driveways and parking courts;
- visitor parking provision;
- accessible parking provision;
- cycle parking provision;
- electric vehicle charging provision, where applicable;
- confirmation that all parking spaces can be accessed and exited safely.

Turning and Swept Path Requirements

The previous preliminary response identified that the shared drive serving the parking for assisted living/apartments had no turning facility. The current submitted layout shows the assisted living / apartment element, parking and amenity areas, but it does not include swept path analysis or dimensions to demonstrate that vehicles can turn safely within the site.

The applicant should provide swept path analysis for:

- private cars using the parking areas;
- refuse collection vehicles;
- emergency vehicles;
- delivery/service vehicles;
- any vehicle movements associated with the assisted living accommodation;
- vehicles using any shared private drive or parking court.

The layout should minimise reversing onto or within the public highway and should demonstrate safe access and egress for all users.

Pedestrian Links, Active Travel and Public Route Diversion

The layout includes a proposed footpath link, and the wider PAC information confirms that a public bridleway crosses the site and will require diversion. This is consistent

with the submitted footpath diversion plan, which identifies an existing route, diverted route and proposed alternative route.

The applicant should be advised that planning permission does not in itself authorise the stopping up, diversion or obstruction of a public right of way. Any required diversion must be progressed through the appropriate statutory process before the existing route is affected.

The development should also maximise pedestrian and active travel connectivity in accordance with Planning Policy Wales, Future Wales and Welsh Government Active Travel Guidance. The previous preliminary response expressly referred to the need to prioritise walking and cycling infrastructure and to link, where possible, to routes on the Council's Active Travel Network Map.

Cycle Parking

The submitted layout identifies Sheffield stands and timber lockable cycle stores. This is welcomed in principle; however, the applicant should provide details of the number, location, accessibility and security of the proposed cycle parking to demonstrate compliance with the Council's parking standards and active travel objectives.

Bin Store and Refuse Collection

The previous preliminary response requested that bin store locations be shown on a drawing. The current site layout now identifies a bin store. However, the applicant should also provide swept path analysis and refuse collection details to demonstrate that refuse vehicles can service the development safely without requiring unsuitable reversing manoeuvres or obstructing the adopted highway.

Levels, Embankments and Retaining Structures

The submitted layout identifies a steep embankment opposite parking spaces 1–9, an area unlikely to be developed due to extreme level constraints, and a proposal to re-profile an existing embankment to create a plateau.

These constraints may affect highway gradients, pedestrian accessibility, retaining structures, drainage, visibility, maintenance responsibilities and adoption limits. The applicant should therefore provide detailed longitudinal and cross sections showing existing and proposed levels, gradients, retaining structures, boundary treatments and any interface with the adopted highway.

SAB and Drainage

The site layout identifies areas for SAB features. The earlier preliminary response advised that SAB approval will be required prior to commencement as per Schedule 3 of the Flood and Water Management Act 2010 and the Sustainable Drainage (Enforcement) (Wales) Order 2018.

Highway drainage and SAB drainage arrangements should be coordinated from the outset.

SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the SAB & HDC Section at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (e-mail sab-hdc@npt.gov.uk) . Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact the SAB & HDC Section at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (email sab-hdc@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

Due to recent changes to TAN 15 a Drainage Report will be required with any new planning submissions, in addition to this the requirement for a FCA may also be triggered.

Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.

Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.

No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTES TO APPLICANT

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

Works on the Existing Highway (S.38 / 278 Hybrid)

Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway **only** will require a S278 agreement. **No** Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.
- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.
- (iii) Give not less than 1 calendar months' notice in writing of the date of commencement of the works.

As part of this process you are advised that only certain contractors are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section.

SIGNED: *Joanna Weeks* DATE: 8th July 2026
pp HEAD OF ENGINEERING & TRANSPORT
PAC Ref: N/4/26/0001/00 JW

Cardiff
CF56 8RS

Advice : HSL-260603090330-744 Does Not Cross Any Consultation Zones

Your Ref: S24.176

Development Name: Menai Ave

Comments: Sites 2/3



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 03 June 2026.



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru
Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Craig Flannery

Y Pencadlys, Lôn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP
post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP
mail@mawwfire.gov.uk | mawwfire.gov.uk

0370 60 60 699

Asbri Planning & Development Consultants
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

*Gofynnwr am/
Please ask for:*

Watch Manager S Clarke

Rhif Est/Extn. No.

9276

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My Ref:

SC/CW/00364726

Dyddiad/Date:

12th June 2026

Dear Sir/Madam,

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMENDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

**RE: Construction of 25 no. residential units with associated works – Land off Pen-Y-Bryn &
Menai Avenue, Croeserw, Port Talbot, SA13 3SE**

REFERENCE NUMBER: S24.176

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan(s) of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development.

- The Fire Authority has no comment to make on access for fire appliances or water supplies.

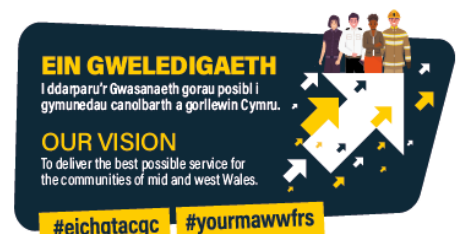
The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.
Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.
We welcome calls in Welsh and English.





Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru
Mid and West Wales
Fire and Rescue Service

The plan(s) has been retained for record purposes.

Yours faithfully

Watch Manager S Clarke
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.
Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.
We welcome calls in Welsh and English.

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EIN GWELEDIGAETH
I ddarparu'r Gwasanaeth gorau posibl i
gymunedau canolbarth a gorllewin Cymru.

OUR VISION
To deliver the best possible service for
the communities of mid and west Wales.

#eichgtacgc #yourmawwfrs



MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres



High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.



1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Ein cyf/Our ref: CAS-311051-W9X5
Eich cyf/Your ref: ED/RB/S24.176

Asbri Planning
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Dyddiad/Date: 07 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Statutory pre-application consultation – Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Bwriad/Proposal: Full planning application for the construction of 25 no. residential units with associated works

Lleoliad/Location: Land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot, SA13 3SE

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 12 June 2026.

Based on the information provided, we would have **no objection** to the proposed development and provide the following advice.

Protected species

We have reviewed the report entitled 'PRELIMINARY ECOLOGICAL APPRAISAL PLOTS 2 AND 3, LAND AT MENAI AVENUE, CROESERW. ON BEHALF OF TAI TARIAN LTD' by Hawkeswood Ecology, dated January 2026 (reference: HE/20/2025/A – Issue 1) (hereon known as the PEA), along with the subsequent report entitled 'HABITAT ASSESSMENT AND REPTILE PRESENCE – ABSENCE SURVEY, TWO PLOTS OF LAND AT MENAI AVENUE, CROESERW. On behalf of TAI TARIAN' by Hawkeswood Ecology, dated February 2026 (reference: Ref: HE/04/2025 Issue 4).

Section 5.12 of the PEA notes that "Bats are likely to use the plots for foraging but opportunities for roosting are very limited with no obvious roost features noted amongst the trees present. No evidence of badgers was noted from the Site and there was no suitable habitat for dormouse, water vole, otter or great crested newts."

We note that trees are to be removed to facilitate the development as stated within the report 'Arboricultural Impact Assessment for Site 2 and 3, Menai Avenue, Croeserw, Port Talbot' by Treescene, dated 25 February 2026.

Section 8.4 of the PEA also goes on to state "Should any trees be removed as part of a proposed development at least an initial ground level inspection for the presence of Potential Roost Features (PRFs) for roosting bats should be carried out beforehand." As section 5.12 states a PRF survey has already been carried out at the site, we have no concerns to raise over this. However, if it emerges that this is not correct and a PRF survey is required, then this should be clarified and addressed as part of any subsequent planning application.

The recommendations set out in both reports should be discussed and agreed with the Local Planning Authority's (LPA) Ecologist.

Land contamination

We have reviewed the Desk Study Report, Ref. 14402/LP/24/DS (Intégral Géotechnique (Wales) Limited, dated December 2024) and note the recommendation for a comprehensive intrusive site investigation to be undertaken at this site.

Based on the information provided, we consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the [Land Contamination Risk Management \(LCRM\) guidance](#) should be followed.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the LPA may wish to re-consult us.

Other matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Hannah Roberts

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 3358

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Ella Davies

From: Mark.White003@gov.wales on behalf of LGC_Development_Control-South@gov.wales
Sent: 10 July 2026 10:50
To: Mail Asbriplanning
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Good Morning

I refer to your consultation of 12/06/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 would not issue a direction in respect to a future planning application.

Kind Regards

Mark White

Cysylltedd Trafnidiaeth & Digidol/Transport & Digital Connectivity
Grŵp Economi, Ynni a Thrafnidiaeth/Economy, Energy & Transport.
Llywodraeth Cymru/Welsh Government
Parc Cathays/Cathays Park
Caerdydd/Cardiff
CF10 3NQ

e-bost: e-mail – mark.white003@gov.wales

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From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 12 June 2026 10:42
To: LGC Development Control (South) <LGC_Development_Control-South@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Please see attached

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Appendix H - Responses received from 'other' consultees

Ella Davies

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 17 June 2026 12:17
To: Mail Asbriplanning
Subject: RE: Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites in the proposed development area. Similarly a review of historic Ordnance Survey mapping and modern aerial photography depicts no archaeological structures or features. Overall, it is unlikely that significant remains will be encountered during the course of the proposal.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent. This is consistent with our response to the LDP (our ref. NPT0979).

Should you require anything further, please get in touch.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
Rob.Dunning@heneb.org.uk
www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Heneb is a Registered Organisation with the Chartered Institute for Archaeologists



Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Heneb

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 12 June 2026 10:39
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land off Pen-Y-Bryn & Menai Avenue, Croeserw

Please see attached

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Cardiff | Swansea

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Keeping South Wales Safe

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Email michael.harvey2@south-wales.police.uk
Telephone 07815 953028

June 18th 2026

Asbri Planning

Dear Chris

Re: Pen-y Bryn and Menai Avenue, Croeserw.

I am a Designing out Crime Officer, and I have a Level 5 Diploma in Crime Prevention - Designing Out Crime.

Having reviewed the drawings in respect of the above, I would make the following observations with a view to the development achieving the Secured by Design (SBD) Gold Award, which it is required to achieve, to comply with Welsh Government's Development Quality Requirements for grant funded social housing projects :-

(i). Site layout.

I am pleased with the site layout generally but have one major concern. That is the footpath connection that runs adjacent to the properties at plots 15,16 and 17 and connects to Pen-y-Bryn. This was not included in the original plans I commented on, which were presented to me by Spring Design Architects, and I am disappointed that it has now been included as part of the design.

This footpath is narrow, is not overlooked for the majority of its route and gives access to the side and rear gardens of the adjacent properties. In my opinion it would not be a safe and nice place to walk at night, -especially for women and girls, and must be designed out. Such paths in other areas have been known to generate crime and anti social behaviour.

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

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We welcome correspondence in Welsh and English. We will respond in your language of choice.



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Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. Routes must not ideally be segregated from one another or provide access to side/rear gardens. Paths ideally should be 3 metres wide.

All parking bays must be overlooked and entry onto the estate must be restricted to the designated main routes.

Reason – To prevent crime and anti-social behaviour.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489.

Reason – To increase public safety and remove the cover of darkness for criminals.

(iii). Boundary identification.

Defensible space using symbolic barriers e.g., pillars, rumble strip, or a change of road surface, i.e., colour or texture, must be built into the design.

There must be a change of surface, i.e., colour or texture, to identify public areas from private or semi-private areas e.g., the footpaths from the parking bays and front gardens.

Preferably front boundaries would be identified by low walls and gates.

Reason -To encourage a feeling of territoriality amongst users and to deter criminals.

(iv). Landscaping and planting.

Overgrown shrubs and other thick barriers that are near public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features, and trees in public areas must not have any foliage below 2 metres from the ground.



Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

Reason - To increase surveillance, reduce the opportunity for crime and to prevent hiding places being created for criminals to operate.

(v). Vehicle parking.

Vehicle parking must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g., living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

Reason – To provide safe vehicle parking areas that are used and to prevent auto-crime.

(vi). Green spaces.

These areas must be located where they are afforded good natural surveillance from properties to provide protection for the young children using the areas. Also, this would reduce the risk for the areas being targeted for anti-social behaviour when not in use.

Any planting must be of the low-level type, i.e. plants or bushes must only grow to a maximum height of 1 metre and trees should have no branches below 2 metres from the ground to afford maximum surveillance of the spaces.

Reason – To provide safe areas for children to play and to prevent anti-social behaviour.





(vii). Side and rear boundaries.

The walls/fencing and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible. The apartment gates should have access control fitted.

Rear and side gardens must be secure areas.

Reason – To prevent access for criminals to areas where they cannot be seen and to prevent burglary.

(viii). Bin stores.

Bins must be kept in secure areas e.g., the rear gardens. The communal bin stores for the apartments must be secure and access into communal bin stores must be controlled by access control e.g. digilocks.

Reason – To prevent arson and assisting criminals to climb over the perimeter security.

(ix). Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

Access into communal bike stores must be controlled by access control e.g. fob or swipe card.

Reason – To prevent bike theft.



(x). Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting should protect the rears and sides of the homes/apartments, the parking bays, bike and bin stores and communal areas.

Callers at the external doors of the properties must be lit during the hours of darkness.

Reason – To increase public safety, reduce crime and to allow callers at the doors to be identified.

(xi). Drainpipes.

If the drainpipes of the properties are not within the fabric of the buildings, they must be designed so that they do not offer an assist to climbing.

Reason – To prevent access to windows above ground floor level or to roofs.

(xii). Blank walls.

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided, and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

Reason – To increase surveillance and to prevent anti-social behaviour.

(xiii). Public utilities.

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

Reason – Not to give an excuse for criminals to access the rear of properties.



(xiv). Access control.

Access into the apartment block must be controlled by access control with audio and visual verification fitted that meets Secured by Design standards and specifications.

Reason -To prevent opportunist crime and burglary.

(xv). Door security.

The entrance doors into the apartment block must meet the standard PAS 24 2022 or equivalent and must be third party tested and certificated.

Door entry and access control must be tested on the same certificate.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for security, smoke, and fire performance. Fire doors must have no external furniture fitted.

Glass fitted in or adjacent to door panels must be laminated and doors in recesses of more than 600 mm deep must be avoided.

The doors in the houses and individual apartment doors must meet the standard PAS 24 2022 or equivalent and again be third party tested and certificated.

Glass fitted in or adjacent to door panels must be laminated and doors in recesses of more than 600 mm deep must be avoided.

Reason – To prevent burglary.

(xvi). Window security.

All vulnerable windows fitted, e.g., ground floor windows, windows above flat roofs, must meet the standard PAS 24 2022 or equivalent and must be third party tested and certificated. They should also have key operated window locks fitted.

Reason – To prevent burglary.



(xvii). Intruder alarm system.

A 13-amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

Reason To deter and detect criminals.

(xviii). Identification of properties.

Property numbers and street names must be clearly displayed.

Reason – To assist postal workers, emergency services etc. to find properties.

Further detailed information can be found by visiting the Secured by Design website www.securedbydesign.com.

Policy Support

Crime & Disorder Act 1998.

The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.

Section 17 of the Act states “It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”

Planning Policy Wales (PPW).

Paragraph 3.11 of PPW states that, ‘Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take’ after the Crime and Disorder Act 1998 (Section 17).

One of the key aspects of good design, identified in PPW, is community safety. In relation to designing out crime, PPW states that crime prevention and fear of crime





are social considerations to which regard should be given in the preparation of development plans and taking planning decisions. The aim should be to produce safe environments that do not compromise on design quality in accordance with the cohesive community's well-being goal.

Technical Advice Note (TAN 12).

Welsh Government's TAN 12 paragraph 5.17.2 states "Local authorities are advised to consult Designing out Crime Officers on pre-applications and planning applications for those developments where there is potential to eliminate or reduce crime through the adoption of suitable measures at the design stage.

This is especially important for major developments such as new housing estates, industrial estates, shopping centres, leisure complexes, schools and car parks. It is important to consult Designing out Crime Officers at as early stage as possible – by the time a formal application is submitted, the opportunity to take account of advice may already be limited.”

Paragraph 5.17.3 of TAN12 states, "The Safer Places and Secured by Design Initiative provide recognised standards that have been shown to reduce crime (particularly residential burglary) and the impact of crime upon neighbourhoods. It is desirable for the security of all housing developments, public buildings, and all buildings funded by public bodies, to achieve similar measurable standards."

Safer Places Wales.

The Safer Places Wales Document is a guide produced by Welsh Government, Police Crime Prevention Initiatives (Police CPI), and the Designing out Crime Group Wales (DOCGW) that promotes a better understanding between the many disciplines which need to work together to produce sustainable communities.

Angiolini Report.

In Part 2 of the report (published December 2025), the Angiolini Inquiry examined existing measures that aim to reduce the risk of sexually motivated offences against women in public spaces. As part of this, the inquiry considered the role of DOCOs and proposed increased use of the resource as part of a broader approach to





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improving safety in public spaces, recognising that environmental design and planning can complement policing and other strategies to prevent violence against women.

If you wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
Designing out Crime Officer

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

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