

HARBOURSIDE STRATEGIC EMPLOYMENT SITE

PROJECT No: C2014B



PRE-APPLICATION CONSULTATION (PAC) REPORT

Regeneration for Economic Growth



Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol

Introduction

Summary of the Consultation Process

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- 1.2 Declaration confirming display of site notice

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4 Community Consultation

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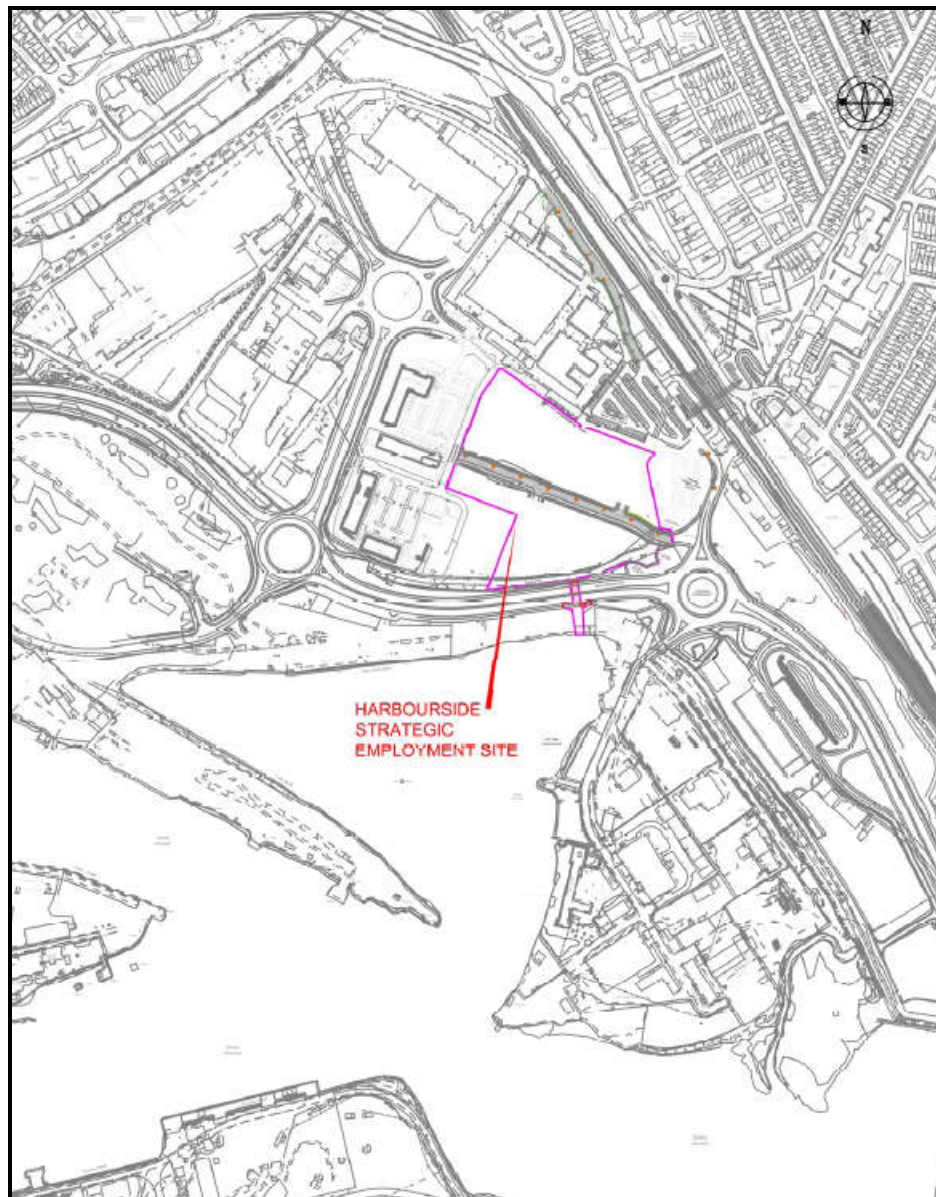
5 Environmental Impact Assessment EIA

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6 Conclusion

- 6.1 Conclusion

The following report summarises the pre-application consultation process that was undertaken for the [Harbourside Strategic Employment Site](#). This consultation was a statutory requirement for Major Developments under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The proposal is located adjacent to Port Talbot Magistrates Court and Port Talbot Parkway railway station.



The report is organised into the following sections:

- Summary of the consultation process
- Summary of site notices distributed to relevant parties
- Declaration that site notices were displayed
- Summary of issues raised and how they will be addressed
- Conclusion
- Appendices

Summary of the Consultation Process

In accordance with the requirements of the Town and Country Planning Order a consultation period was carried out for a period of 28 days from 1st to 28th March 2019.

During the consultation period a draft copy of the planning application was available for the public, special consultees and local community council members to view.

The information was available online at www.npt.gov.uk/harboursidepac

information available on the website included:-

- Scheme Drawings
- Ground Investigation Reports
- Design Access Statement
- Flood Consequences Assessment
- EIA Screening Assessment
- Ecological Assessment

Consultees were notified of the scheme

- Notices were posted to statutory consultees and adjacent landowners.
- Notices were hand delivered to adjacent tenants.
- Notices were displayed on site.

Consultees

In accordance with the requirements of the Town and Country Planning Order the following landowners, tenants, statutory consultees and community members were consulted as part of the pre-application consultation process.

Landowners and Tenants Consulted

Landowner	Date letter sent
Welsh Government	27 th February 2019
Associated British Ports (ABP)	27 th February 2019
Talbot Holdings	27 th February 2019
Deryn Properties	27 th February 2019
Guinevere Holdings	27 th February 2019
Network Rail	27 th February 2019
Adjacent Tennant	Date letter hand delivered
HMCTS Port Talbot Justice Centre	28 th February 2019
TWI Technology Centre	28 th February 2019
Warm Wales	28 th February 2019
Runtec	28 th February 2019
MPG tyres & MOT	28 th February 2019
MotoKiki	28 th February 2019
TATA	28 th February 2019
Railway Club	28 th February 2019

Specialists Consulted

Specialist	Date letter sent
The Coal Authority	27 th February 2019
Welsh Ministers	27 th February 2019
Natural Resources Wales	27 th February 2019
NPTCBC Highway Development Control	27 th February 2019
NPTCBC Planning Countryside	27 th February 2019
NPTCBC Planning Contamination	27 th February 2019
NPTCBC Highways Public Lighting	27 th February 2019
NPTCBC Highways Drainage	27 th February 2019

Community members Consulted

Community members	Date letter sent
Councillor R G Jones	27 th February 2019

Notices displayed on site

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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.

Proposed development at **Harbourside Strategic Employment Site**

I give notice that **Neath Port Talbot County Borough Council** is intending to apply for planning permission to **prepare the site ready for future development – Works will involve removal of contamination and voids, flood mitigation works and construction of an access road.**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.npt.gov.uk/harboursidepac and computer facilities are available to view this information online at **Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, Neath Port Talbot, SA13 1PB** between the hours of **9.00–17.30 Monday to Friday and 9.00–16.30 Saturday**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at environment@npt.gov.uk or **The Quays, Brunel Way, Baglan Energy Park, SA11 2GG**

By **Amanda Phillips**

Signed: *A Phillips*

Date: **27th February 2019**

ATODLEN 1 Erthygl 4(4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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 difynol 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.

Datblygiad Arfaethedig yn **Safle Cyflogaeth Strategol Glannau'r Harbwr**

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot** yn bwriadu gwneud cais am ganiatâd cynllunio i **paratoi'r safle yn barod i'w ddatblygu yn y dyfodol** – Bydd y gwaith yn cynnwys **gwaredu halogiad a gwagleoedd, gwaith lliniaru llifogydd ac adeiladu ffordd fynediad.**

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn www.npt.gov.uk/glannuharbwrrpac ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Port Talbot Llawr 1af, Canolfan Siopa Aberafan, Port Talbot SA13 1PB.** rhwng yr oriau **Dydd Llun – Dydd Gwener 9.00-17.30 Dydd Sadwrn 9.16.30**

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn environment@npt.gov.uk erbyn **Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG**

Ebryn: Amanda Phillips

Llofnod: *A Phillips*

Dyddiad: 27 Chwefror 2019

Declaration Confirming Display of Site Notices

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D

I hereby certify that the site notices were displayed in accordance with the statutory requirements for the duration of the consultation period **1st March 2019** to **28th March 2019** for the Harbourside Strategic Employment Site.

Signature



Amanda Phillips

Date

1st April 2019

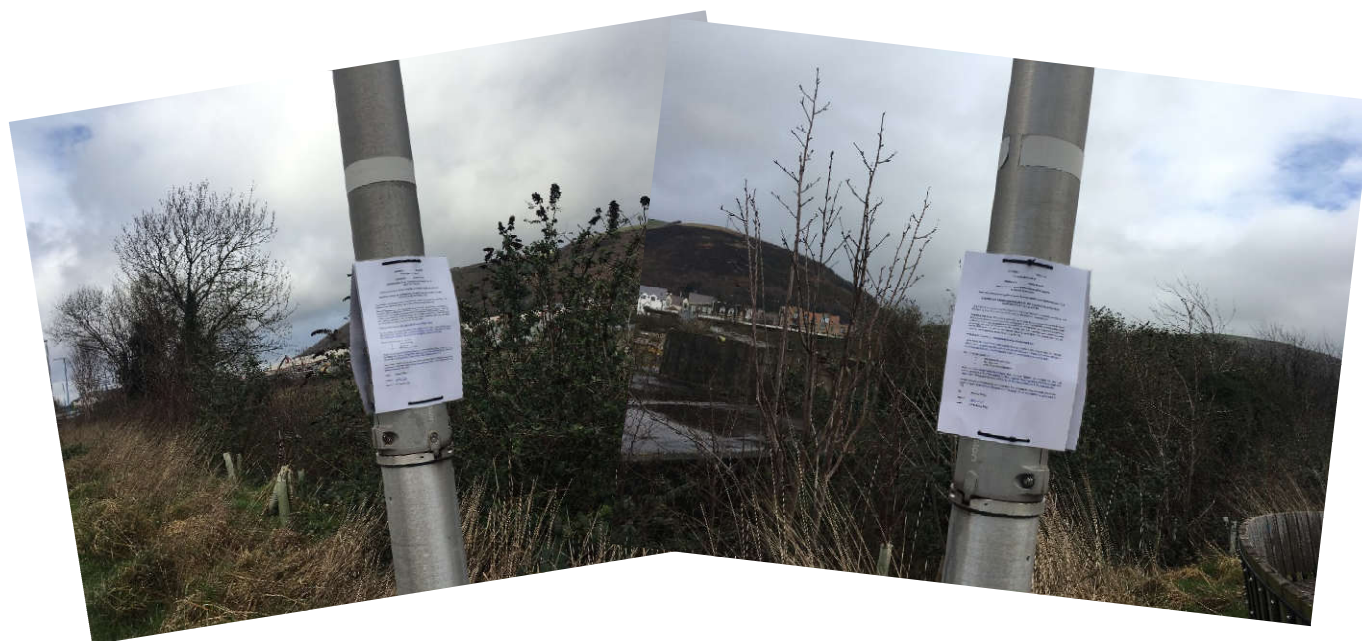
Location of Site Notices

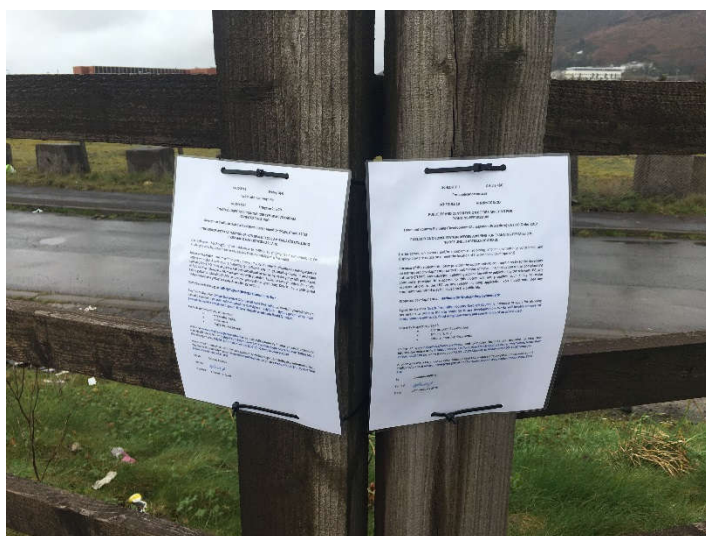


Site Notices Location 1



Site Notices Location 2





Letters and notices sent to Adjoining land owners and Tenants



Appendix .2 Consultation with Adjoining Landowners & Tenants

SCHEDULE 1 Article 4(4)
Pre-application notices

SCHEDULE 1B Articles 2C & 2D

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By **Amanda Phillips**

Signed: *A Phillips*

Date: **27th February 2019**

Appendix .2 Consultation with Adjoining Landowners & Tenants

ATODLEN 1 Erthygl 4(4)

Hysbysiau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

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GANIATÂD CYNLLUNIO

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

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Datblygiad Arfaethedig yn **Safle Cyflogaeth Strategol Glannau'r Harbwr**

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot** yn bwriadu gwneud cais am ganiatâd cynllunio i **paratoi'r safle yn barod i'w ddatblygu yn y dyfodol** – Bydd y gwaith yn cynnwys **gwaredu halogiad a gwagleoedd, gwaith lliniaru llifogydd ac adeiladu ffordd fynediad.**

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- dogfennau ategol eraill

ar-lein yn www.npt.gov.uk/glannuharbwrrpac ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Port Talbot Llawr 1af, Canolfan Siopa Aberafan, Port Talbot SA13 1PB.** rhwng yr oriau **Dydd Llun – Dydd Gwerner 9.00-17.30 Dydd Sadwrn 9.16.30**

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Ebryn: Amanda Phillips

Llofnod: *APhillips*

Dyddiad: 27 Chwefror 2019

Appendix .2 Consultation with Adjoining Landowners & Tenants

Comments received from Adjoining land owners and Tenants

NO	COMMENT	FROM	RESPONSE / ACTION
1	TATA Steel UK welcome the positive implications of remediating the site and installing new access off Oakwood Road. TATA Steel UK also welcome the regeneration of this area of Port Talbot.	TATA STEEL	N/A

Letters and notices sent to Specialist Consultees



27th February 2019
01639 686483
a.phillips2@npt.gov.uk

Date Dyddiad
Direct Line Rhif Ffôn
email e-bost

Specialist consultee

Mrs A Phillips
AJP/TW

Contact Cyswilt
Your Ref Eich Cyl
Our Ref Ein Cyl

Dear Sir/Madam

Re:- PRE APPLICATION CONSULTATION (PAC) FOR HARBOURSIDE STRATEGIC EMPLOYMENT SITE

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2017, Neath Port Talbot County Borough Council are pleased to consult with you as an a Specialist Consultee in relation to the Pre Planning Application for the **Harbourside Strategic Employment Site**.

Please find attached the notice under Schedule 1C, Articles 2D of the Order.

Please note that the Pre Application Consultation (PAC) will run for **28 days** commencing on Friday 1st March 2019. If you wish to make any comments on the application please submit your comments in writing to The Quays, Brunel Way, Baglan Energy Park SA11 2GG or at environment@npt.gov.uk

Yours faithfully

For HEAD OF ENGINEERING & TRANSPORT

Enc

Environment
Yr Amgylchedd

David W Griffiths
Head of Engineering & Transport
The Quays, Brunel Way, Baglan Energy Park,
Neath SA11 2GG
Tel: 01639 686868 Fax: 01639 686100

David W Griffiths
Pennaeth Peirianteg a Chludiant
Y Cefau, Ffordd Brunel, Parc Ynni Baglan,
Castell-nedd SA11 2GG
Ffôn 01639 686868 Ffacs 01639 686100



SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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.

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I give notice that **Neath Port Talbot County Borough Council** is intending to apply for planning permission to **prepare the site ready for future development – Works will involve removal of contamination and voids, flood mitigation works and construction of access road.**

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.npt.gov.uk/harboursidePAC

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 environment@npt.gov.uk or The Quays, Brunel Way, Baglan Energy Park, SA11 2GG

Signed:



Date:

27th February 2019

ATODLEN 1C Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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.

Datblygiad arfaethedig yn **Safle Cyflogaeth Strategol Glannau'r Harbwr**

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot** yn bwriadu gwneud cais am ganiatâd cynllunio i **paratoi'r safle yn barod i'w ddatblygu yn y dyfodol – Bydd y gwaith yn cynnwys gwaredu halogiad a gwagleoedd, gwaith lliniaru llifogydd ac adeiladu ffordd fynediad.**

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill ar gael i'w harchwilio ar lein yn www.npt.gov.uk/glannuharbwrpac

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at environment@npt.gov.uk erbyn **Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG**

Llofnod: *APhillips*

Dyddiad: 27 Chwefror 2019

	FROM	COMMENT	RESPONSE / ACTION
1	NPT – Highway Development Control	It is recommended that swept path analysis for the largest vehicle likely to use the site is provided on the existing junction onto Oakwood Road.	Swept path analysis to be included with the Planning application.
2		The pedestrian/cycle crossing points should be constructed in accordance with DETR Guidance on the use of Tactile Paving Surfaces (fig 33).	Noted
3		SAB approval will be required for the surface water drainage proposals.	SAB application submitted.
4		It is noted that the positive drainage system on Cramic Way has a gradient of 1:355 confirmation is required that self-cleansing velocity is achieved and that the existing attenuation system has sufficient additional capacity. Confirmation is also required on the status of this system for future maintenance liability.	
5		In terms of the redline for planning purposes it is suggested that clarification is sought from planning as to whether the redline for the access onto the private road should extend up to the existing public highway (may be a highway under planning legislation) and therefore not required.	Noted
6	The Coal Authority	I have checked the site locations (Drawing No. C2014B / CR / 0001) against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability. Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site or for the Local Planning Authority (LPA) to consult the Coal Authority. Should planning permission be granted for this site, we would request that the LPA add our Standing Advice to the Decision Notice.	Noted
7	NPT - Biodiversity	The Ecological Assessment submitted is fit for purpose. Please note compensation will be required for the loss of 0.14ha of habitat.	Noted

Appendix 3 Consultation with Specialist Consultees

	FROM	COMMENT	RESPONSE / ACTION
8	CADW	- Pen-y-Castell (GM098) - Ergyd Isaf Round Barrows (GM160) - Cwm-Clais Castle Mound (GM289) - Plas Baglan (GM358) - Ruins of St Baglan's Church (GM428) - Chain Home Low Radar Station, Margam (GM488) The above scheduled monuments are located inside 3km of the proposed development. However, intervening topography and buildings are likely to block all views between them. Where views are possible, the proposed development will be seen as part of the industrial area surrounding Port Talbot Docks. Therefore, it will not have any impact on the setting of the scheduled monuments. Finally, 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 the Glamorgan-Gwent Archaeological Trust (www.ggat.org.uk).	Noted GGAT were consulted during the design process and were statutory consultees during PAC
9	NRW	Flood Risk The hydraulic modelling to be submitted for review, to demonstrate the risks and consequences of flooding can be managed to an acceptable level. Due to the complex nature of the risk and consequences of flooding associated with the proposed development, we wish to undertake a detailed review of the hydraulic modelling information to ensure that it is fit to inform the Flood Consequence Assessment (FCA). This review may find anomalies/discrepancies in the model which will need to be addressed to ensure that it is representative of the risk of flooding and fit to inform the FCA. We reserve the right to request further information to establish the risks and consequences of flooding if necessary. Therefore, until we confirm that the model is representative of the flood risk we are unable to advise whether the consequences of flooding outlined in the latest FCA by JBA Consulting, Harbourside Flood Consequence Assessment dated May 2018 can be managed to an acceptable level.	Hydraulic model will be submitted as part of planning application

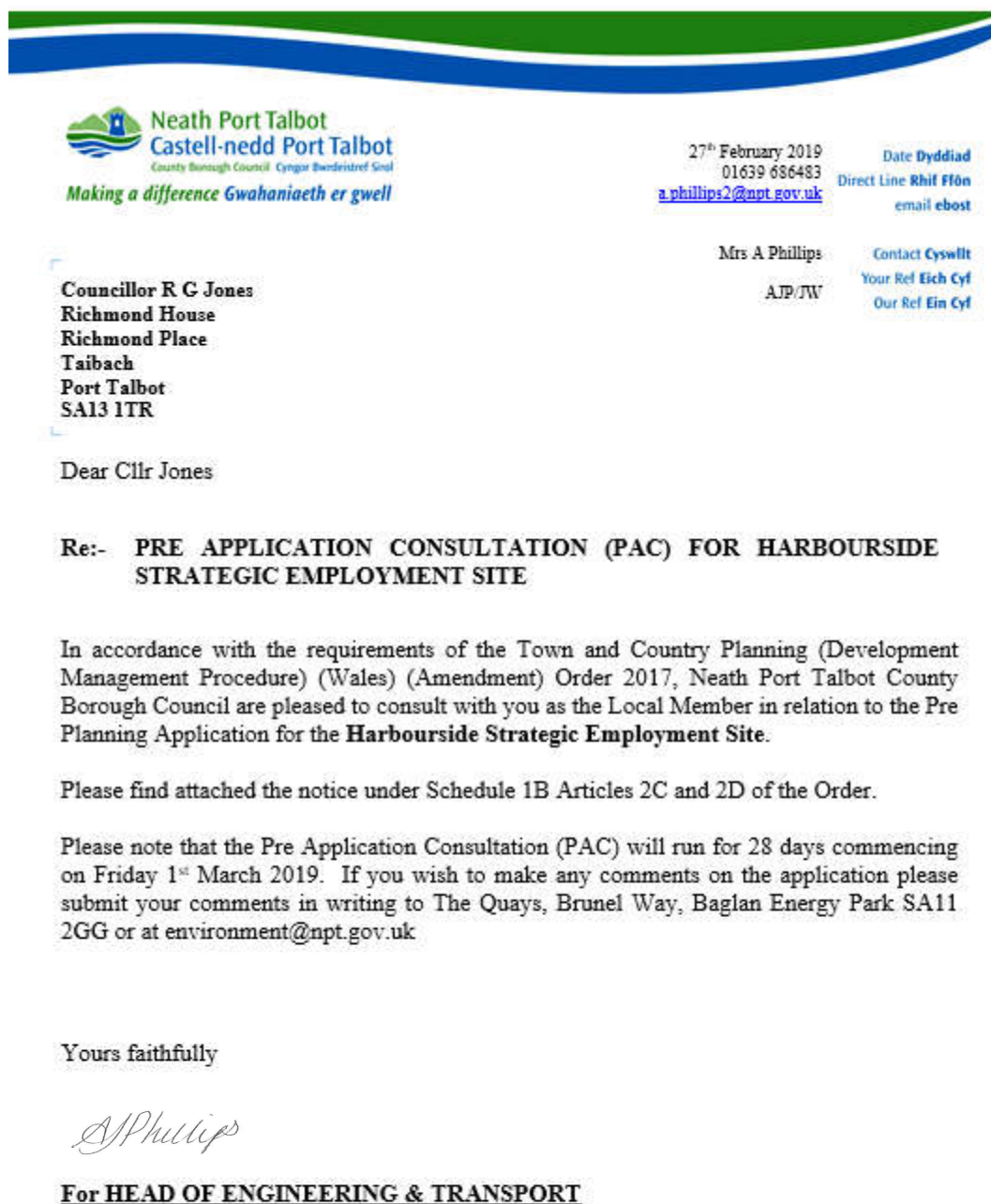
	FROM	COMMENT	RESPONSE / ACTION
10	NRW	Contaminated land We note that a range of reports relating to land contamination have been submitted as part of this statutory pre-application. These include the following: • Harbourside Interpretive Geoenvironmental Ground Investigation Report • Harbourside Controlled Waters Detailed Quantitative Risk Assessment (DQRA) • Harbourside Remediation Strategy It is noted that the Controlled waters DQRA report concludes no risk to surrounding controlled waters receptors. However, we would query whether the site has been adequately characterised in the ground investigation carried out prior to this. Justification for this should be explained in the submission including why it is considered adequate. Despite groundwater being identified in all but two of the monitoring wells, it appears that groundwater sampling was only carried out at BH02 and BH07. What is the justification for this and is it considered that this is adequate in order to fully characterise potential groundwater contamination, particularly give the hydrocarbon sheen and strong odour identified in locations such as TPH05/TPH02/TPH03. Without this information it is difficult to conclude that the subsequent DQRA fully covers all the potential contaminants of concern and that representative maximum concentrations have been identified. If consulted by the Local Planning Authority with this detail within the submission we would request that the contaminated land conditions below are applied to any permission granted. If the above information is received with the full application, it may be the case that some of the conditions are no longer required.	Additional ground water sampling will be undertaken and submitted with the full application.

	FROM	COMMENT	RESPONSE / ACTION
11	NRW	Pollution Prevention No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include: • Construction methods, including details of materials, waste and contaminated land. • General Site Management: construction programme and site clearance requirements, construction drainage, site set-up plan detailing sensitive receptors, buffer zones and relevant protection measures (e.g. fencing, etc). • Biodiversity Management: tree and hedgerow protection, invasive species management (to include Himalayan balsam and Japanese knotweed), species/habitats protection and mitigation measures. • Water Framework Directive (WFD) Assessment: details of the proposal to be assessed against the Water Framework Directive's objectives. • Soil management: topsoil stripping, storage and amelioration for re-use. • CEMP masterplan: detailing the development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation. • Control of Nuisances: restrictions on timing/duration/frequency of works, e.g. noise/vibration from piling activities, acoustic barriers, dust control measures, control of light spill and conservation of dark skies. • Resource Management: fuel and chemical storage, waste management, water consumption and energy consumption. • Traffic Management: deliveries, plant on site and wheel wash facilities. • Pollution Prevention: demonstrate compliance with relevant Guidelines for Pollution Prevention, incident response plan and site drainage plan. • Details of the persons/bodies responsible for particular activities associated with the CEMP and emergency contact details. • The CEMP shall be implemented as approved during the site preparation and construction phases of the development	Noted a CEMP will be prepared by the Contractor during the Early Contractor Involvement (ECI) stage, and submitted for approval prior to construction.

	FROM	COMMENT	RESPONSE / ACTION
12	NRW	Proposed conditions Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: Condition 1 1. A preliminary risk assessment which has identified: • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site. [largely completed] 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.	Additional GI has been undertaken following PAC a copy of the report will be included with the full planning application.

	FROM	COMMENT	RESPONSE / ACTION
12 cont	NRW	Condition 2 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.	A verification report will be submitted on completion of the scheme prior to further development to demonstrate that works undertaken as part of this scheme have been completed as detailed in the remediation strategy.
		Condition 3 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.	Noted
		Condition 4 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.	The open ditch and pond (to be constructed as part of the drainage system) will be lined to prevent infiltration of surface water drainage. Positive drainage will be provided for the proposed carriageway.
		Condition 5 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.	Not applicable as there will be no piling as part of this application.

Letters and notices sent to Community Consultees



Environment
Yr Amgylchedd

David W Griffiths
Head of Engineering & Transport
The Quays, Brunel Way, Baglan Energy Park,
Neath SA11 2GG
Tel: 01639 686868 Fax: 01639 686100

David W Griffiths
Pennaeth Peirianeg a Chlodiant
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan,
Castell-nedd SA11 2GG
Ffôn 01639 686868 Ffacs 01639 686100



SCHEDULE 1 Article 4(4)
Pre-application notices

SCHEDULE 1B Articles 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION**

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

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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.

Proposed development at **Harbourside Strategic Employment Site**

I give notice that **Neath Port Talbot County Borough Council** is intending to apply for planning permission to **prepare the site ready for future development – Works will involve removal of contamination and voids, flood mitigation works and construction of an access road.**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at www.npt.gov.uk/harboursidepac and computer facilities are available to view this information online at **Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, Neath Port Talbot, SA13 1PB** between the hours of 9.00–17.30 Monday to Friday and 9.00–16.30 Saturday

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at environment@npt.gov.uk or **The Quays, Brunel Way, Baglan Energy Park, SA11 2GG**

By **Amanda Phillips**

Signed: *A Phillips*

Date: **27th February 2019**

ATODLEN 1 Erthygl 4(4)

Hysbysiau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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.

Datblygiad Arfaethedig yn **Safle Cyflogaeth Strategol Glannau'r Harbwr**

Rwyf yn hysbysu bod **Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot** yn bwriadu gwneud cais am ganiatâd cynllunio i **paratoi'r safle yn barod i'w ddatblygu yn y dyfodol** – Bydd y gwaith yn cynnwys **gwaredu halogiad a gwagleoedd, gwaith lliniaru llifogydd ac adeiladu ffordd fynediad.**

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn www.npt.gov.uk/glannuharbwrrpac ac mae cyfleusterau cyfrifiadu'r ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Port Talbot Llawr 1af, Canolfan Siopa Aberafan, Port Talbot SA13 1PB.** rhwng yr oriau **Dydd Llun – Dydd Gwener 9.00-17.30 Dydd Sadwrn 9.16.30**

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn environment@npt.gov.uk erbyn **Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG**

Ebryn: Amanda Phillips

Llofnod: *APhillips*

Dyddiad: 27 Chwefror 2019

NO	COMMENT	FROM	RESPONSE / ACTION
	No comments were received		

Screening Opinion for EIA

An assessment was undertaken by NPT planning section to determine if a full EIA was required for the site, the assessment determined that an EIA was not required. A copy of the assessment is below.

EIA Screening Assessment.

Application No.:	Q2017-0172	
Site Location:	Land off Harbour Way, Port Talbot.	
Description:	Harbourside Strategic Employment Strategy Development.	
Date of submission:	19 July 2017	
Relevant Regulation:	- 1999 Regs submitted between 1999 and the 29 Feb 2016 - 2016 Regs submitted on or between 1 March 2016 and 15 May 2017. - 2017 Regs. Submitted on or after 16 May 2017.	2017 Regulations.
Schedule 1.		
Is the project Schedule 1 Development?	No.	
Does the project change or extend development described in schedule 1?	Although there is other development in the area, it is not part of a single redevelopment scheme. Therefore no.	
Schedule 2.		
Is the project listed as a description of development under column 1 of Schedule 2?	Yes, the proposed development would fall under category 10(a).	
Are the applicable thresholds/criteria in column 2 exceeded/met?	No, the threshold for this category is area of development exceeds 5ha. The applicant has stated that the proposed development area is 3ha.	
Does the project change or extend development described in column 1 of schedule 2?	Although there is other development in the area, it is not part of a single redevelopment scheme. Therefore no.	
Is the Project located wholly or partly within a 'Sensitive area'? Sensitive Areas are: - SSSI. - National Park. - World Heritage Site. - A scheduled Ancient Monument. - ANOB. - A European Site – SAC, CSAC etc.	The development site is not located within a sensitive area.	
Have the Welsh Ministers issued a screening Direction?	No.	
Has an ES been submitted?	No.	

Based on the above information is a Detailed Screening Opinion Required? No, as such no further action is required.

Case Officer's Signature: 
Date: 27/7/17

The consultation process has raised a small number of issues that the design team will address prior to the submission of the full planning application. This process has reduced the number of potential issues that could arise during the application process and ensured that a number of key stakeholders are able to comment on the scheme prior to submission.