

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
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Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	276735
Northing (y)	189136

Description

The site relates to Harbourside Strategic Employment Site in Port Talbot.

2. Applicant Details

Title	Mrs
First name	AMANDA
Surname	PHILLIPS
Company name	Neath Port Talbot County Borough Council
Address line 1	The Quays
Address line 2	Brunel Way
Address line 3	Baglan Energy Park
Town/city	Neath
Country	Wales
Postcode	SA11 2GG

2. Applicant Details

Primary number	01639686483
Secondary number	
Email address	a.phillips2@npt.gov.uk

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?	3.65
Scale	Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Harbourside Strategic Employment Site
Regeneration of former brownfield land to facilitate future development.
Works will involve:-
- Reducing the level of contamination.
- Improving the load capacity of the ground (including the removal of voids)
- Construction of a spine road
- Flood mitigation works

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The site is a brownfield site, currently undeveloped.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Land was previously a chemical works and steel works. It is estimated that the site was last occupied in 1993

When did this use end
(if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☒ Yes ☐ No
- Are there any new public roads to be provided within the site? ☒ Yes ☐ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☒ Yes ☐ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

- Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

- Are there trees or hedges on the proposed development site? ☐ Yes ☒ No
- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

- Is the site within an area at risk of flooding? ☒ Yes ☐ No
- Refer to the Welsh Government's Development Advice Maps website.
- If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	3

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No
- Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

- How will surface water be disposed of?
- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

12. Biodiversity and Geological Conservation

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☒ Other
- ☐ Unknown

Other

No requirement for disposal of foul sewage as part of this application.

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Consultation through PAC process.

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	Helen
Surname	Bowen
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

25. Pre-application Advice

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26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role:

NPT employee making the application on behalf of NPT
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27. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Associated British Ports
Number	25
Suffix	
House Name	
Address line 1	Bedford Street
Address line 2	
Town/city	London
Postcode	WC2E 9ES
Date notice served	31/03/2020

Name of Owner	Associated Britis Ports
Number	
Suffix	
House Name	Queen Alexandra House
Address line 1	Cargo Road
Address line 2	Docks
Town/city	Cardiff
Postcode	CF10 4LY
Date notice served	31/03/2020

27. Ownership Certificates

Name of Owner	Guinevere Holdings Ltd
Number	
Suffix	
House Name	Richard Hayward Properties
Address line 1	The Former Baptist Chapel
Address line 2	Newport Road
Town/city	Cardiff
Postcode	CF3 2UR
Date notice served	31/03/2020

Name of Owner	Talbot Holdings Ltd
Number	
Suffix	
House Name	
Address line 1	North Wharf
Address line 2	Port Talbot Docks
Town/city	Port Talbot
Postcode	
Date notice served	31/03/2020

Name of Owner	Western Power Distribution
Number	
Suffix	
House Name	
Address line 1	Avonbank
Address line 2	Feeder Road
Town/city	Bristol
Postcode	BS2 0TB
Date notice served	31/03/2020

27. Ownership Certificates

Name of Owner	The National Assembly for Wales
Number	
Suffix	
House Name	Welsh Assembly Government
Address line 1	Crown Building
Address line 2	Cathays Park
Town/city	Cardiff
Postcode	CF10 3NQ
Date notice served	31/03/2020

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Amanda
Surname	Phillips
Declaration date	31/03/2020

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☒ The applicant ☐ The agent

Title	Mrs
First name	Amanda
Surname	Phillips
Declaration Date	31/03/2020

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	31/03/2020
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