

PRE-
APPLICATION
CONSULTATION
REPORT

**Land at Baglan Bay
Innovation Centre,
Baglan Energy Park**

April 2020



Summary

Proposal:

Construction of Technology Centre, parking, landscaping and associated works

Location:

Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave,
Baglan, SA12 7AX

Date:

April 2020

Project Reference:

19.201

Product of:

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

Prepared by:

Liam Griffiths | Graduate Planner

Approved by:

Emma Harding | Principal Planner

Disclaimer:

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Copy of Site Notice and map showing their location

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

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Appendix D

Copy of notices issued to community consultees (Schedule 1B)

Appendix E

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

Appendix F

Responses received from specialist consultees

Introduction

- 1.1 Asbri Planning have been instructed by Morgan Sindall on behalf of Neath Port Talbot CBC to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed Construction of Technology Centre, parking, landscaping and associated works.
- 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 (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 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”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 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 specialise 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.
- 1.6 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 Section 2C with 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 the 6th March 2020 to the 3rd April 2020 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Morgan Sindall on behalf of Neath Port Talbot CBC 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 the 6th March 2020 until the 3rd April 2020 inclusive.
- A copy of the screenshot is included at Appendix C.

Table 1: list of proposed plans

Plan title	
Site Location Plan	26X003-IBI-ZZ-XX-DR-A-10-0002
Landscape Masterplan	26X003_URB_XX_XXXX-90001
Sitewide Landscape Masterplan	26X003_URB_XX_XXXX-90002
Soft Landscape Plan	26X003_URB_XX_XXXX-90005
Tree Retention/ Removal Plan	26X003_URB_XX_XXXX-90010
Tree Pit Detail	26X003_URB_XX_XXXX-90015
Elevations Sheet 1	26X003-IBI-ZZ-EL-DR-A-25-0001 P02
Elevations Sheet 2	26X003-IBI-ZZ-EL-DR-A-25-0002 P02
Ground Floor Plan	26X003-IBI-ZZ-00-DR-A-25-0001 P03
First Floor Plan	26X003-IBI-ZZ-01-DR-A-25-0002 P03
Second Floor Plan	26X003-IBI-ZZ-02-DR-A-25-0001 P03
Roof Plan	26X003-IBI-ZZ-RL-DR-A-25-0004 P02
	26X003-IBI-ZZ-EL-DR-A-25-0003 P02
Engineering Strategy	26X000-HYD-XX-XX-DR-C-2100
Sustainable Drainage Strategy	26X000-HYD-XX-XX-DR-C-2200

Cross Sections	26X000-HYD-XX-XX-DR-C-2500
External Lighting Plan	26X000-HYD-01-00-DR-E-63-0010

Table 2: list of Documents	
Document	Author
Planning application forms (1APP)	Asbri Planning
Design and Access Statement	IBI
Planning Statement	Asbri Planning
Construction Method Statement (Includes Pollution Prevention Plan)	Morgan Sindall
Phasing Plan	Morgan Sindall
Site Waste Management Plan	Morgan Sindall
Piling Method Statement	Morgan Sindall
Geotechnical and Geoenvironmental Report	Terrafirma
Flood Consequences Assessment	Hydrock
Drainage Strategy	Hydrock
Baseline Noise Survey	Formant
Phase 1 Ecology Report	NPT Ecology
Tree Survey	ArbTS
Energy Assessment	Hydrock
Transport Assessment	Hydrock
Travel Plan	Hydrock

- 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 the 3rd April 2020.

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	Cllr. Carol Clement Williams
Local Member	Cllr. Susanne Renkes
Local Member	Cllr. Peter D. Richards

- 3.3 A copy of the notice issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

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

- CADW
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Local Highway Authority
- Trunk Road Agency

- 3.5 A copy of the 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;

- National Grid
- Wales and West Utilities
- Archaeological Trust
- Police/ Secure by design
- Conservation - Ecology
- Environmental Health
- Environmental Health Air Quality

- Environmental Health - 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.

Response to the community consultees

- 5.1 No responses were received from community consultees.

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).

NPT Highways

Comments

Comment 1 It is noted that the projection within the transport assessment is only 5 years current TAN 18 Guidance refers to IHT (D.12) therefore 15 years projection should be utilised. The total number of vehicles using the junction should be assessed to ensure the right turn lane is adequate for both buildings. There will also be a requirement for the TRICS information to be provided.

2 It is recommended that the sustainability tool within the current Parking Guidelines is utilised to justify the parking reduction. I would also advise that the proposed use of the floor space is irrelevant and should be to the use classification and therefore the total floor area should be used.

Response The transport assessment will be amended in line with the comments received.

Coal Authority

Comments

Comment I have checked the site location plan 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 to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Response Comments noted, no response required.

HSE

Comments

Comment The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Asbri Planning Ltd.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Response Comments noted, no response required.

CADW

Comments

Comment Thank you for your email inviting our comments on the above pre-application.

Scheduled Monuments

GM445 Briton Ferry Dock Entrance
GM358 Plas Baglan
GM263 Craig Ty-Isaf Camp
GM489 Ynysmaerdy Railway Incline
GM055 Mynydd y Gaer (Lower) Camp
GM170 Carreg Hir Standing Stone, Pen-Rhiw-Tyn
GM289 Cwm-Clais Castle Mound
GM054 Buarth y Gaer, Mynydd y Gaer
GM290 Gelli-Bwch Round Cairn
GM428 Ruins of St Baglan's Church

Registered Parks and Gardens

PGW (Gm) 62(NEP) Briton Ferry: Jersey Park

The above designated heritage assets are located inside 3km of the proposed development but intervening topography, buildings and vegetation block all views between them. Consequently the proposed development

will have no impact on the settings of these designated heritage assets. We therefore have no comments.

Response Comments noted, no response required.

NRW

Comments

Comment Based on the information submitted to us, we would recommend that any planning application submitted to the local authority should include details of the following requirement. This would address significant concerns that we have identified. Therefore, we would not object provided the requirement below is met.
Flood risk.

Requirement: An updated Flood Consequence Assessment.

We welcome the submission of the Flood Consequence Assessment (FCA) by Hydrock (ref - 11852-HYD-PH1-XX-RP-D-0001) dated March 2020. However, the FCA does not include any details of climate change allowance with regards to the fluvial flood risk.

The allowance of climate change over the lifetime of development in the tidal scenario also needs to be assessed in both the 0.5% & 0.1% using the incremental sea level rise guidance.

Therefore, we require an updated FCA that includes information on the allowance for climate change over the lifetime of development in both the fluvial and tidal scenarios. In addition, if available the modelled fluvial flood outputs should be included within the final FCA. Without this information we are currently unable to comment further regarding flood risk.

Response Comments noted, the FCA will be updated accordingly.

DCWW

Comments

Comment Having reviewed the draft application pack we would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

Firstly, 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. Notwithstanding this, we would advise that the proposed development site is crossed by a 1000mm combined public 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. However, having regard to the submitted plans, it appears the proposed development would be situated outside the protection zone of the public sewer measured 5 metres either side of the centreline.

With respect to surface water flows, 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 which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with the Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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.

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.

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.

SEWAGE TREATMENT

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

WATER SUPPLY

A water supply can be made available to service this proposed development. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

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.

Response Comments noted, no response required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees.

NPT EHO
Comments
Comment Noise Survey Report Assessment of noise break in to building is fine. Assessment of plant noise identifies residential properties on the other side of M4 and A48 as the nearest sensitive receptor, rather than the existing Technology Centre buildings, yet the assessment of background noise is made next to the existing buildings rather than the residential properties. This situation should be clarified, and the appropriate background monitoring location used. External Lighting Plan No nuisance impacts likely Piling Method Statement Sufficient justification given for percussive piling techniques, and proposed piling methods are satisfactory. Construction Method Statement Overall the method statement is suitable, however there are several references to more detailed documents that form part of the Morgan Sindall Environmental Management System. If the devil is in the detail, I would want to see the noise and vibration documents that are referred to in the Method Statement before agreeing to it fully. Other than a mention of forming the piling mat on page 6, there is no mention of piling in the overall construction method statement. Similar to the other sub-documents referred to in the CMS as mentioned above, I would suggest that the Piling Method Statement document is referenced in the overarching CMS.
Response Comments noted. The documents and supporting details will be updated and provided in support of the application.

GGAT**Comments**

Comment We have consulted the regional Historic Environment Record (HER) and note there are no known sites of archaeological interest within the proposed development area, although the Rhondda and Swansea Bay Railway, which dates to the 1880s, is located to the east. A review of historic Ordnance Survey mapping depicts no archaeologically significant features or structures. We have commented on other applications in the vicinity, including a previous pre-application enquiry (our ref. NPT0563) where we noted that it would not be likely for any archaeological remains to be encountered during any groundworks.

Similarly, it is unlikely that any archaeological remains will be encountered during the current proposal. Therefore, 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.

Response Comments noted, no response required.

Secure by Design Officer**Comments**

Comment Having reviewed the drawings, I would make the following observations with a view to the Secured by Design (SBD) Gold Award being made:-

(i). Perimeter security.

The whole of the site should be protected by perimeter security. The fence and gates should meet Secured by Design standards and specifications, be at least 2.4 metres high, weld mesh, expanded metal or similar and be of a design that is difficult to climb. Fencing should be ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access onto site. Gates must be of the same height and specification as the fencing, and must be kept locked when the premises is unoccupied. The gap under gates must be minimal to prevent persons from crawling under. If padlocks and chains are used to secure the gates they must meet appropriate security standards e.g. Sold Secure.

If fencing is not installed monitored CCTV must be installed and vehicular access onto site must be restricted by barrier control.

(ii). CCTV.

The external elevations of the buildings, main entrances, public circulation areas, all vehicle parking areas, and bike and bin stores must be protected by CCTV. The images produced must be admissible in a court of law and the Data Protection Act must be complied with. All CCTV cameras must be protected against vandalism and be positioned in elevated positions. They must be monitored if there is no perimeter security installed as outlined under point (i).

(iii). Lighting.

Lighting must protect the whole outside of the buildings, bike stores, bin stores and all vehicle parking bays. All fittings shall be vandal resistant and positioned in elevated positions. The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage. The lighting protecting the car parking area must meet the British Standard 5489. (iv).

Landscaping. Planting must be of a type that grows only to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting, or provide an assist to climbing over the perimeter security. They must be bare stemmed up to 2 metres from the ground. There must be clear lines of site across the site.

(v). Signage.

Signs from the site entrance through to the main entrance must be clearly displayed and be multi-lingual. Signs indicating that CCTV is in operation must be located in prominent positions on site. (vi). Vehicular access. Vehicle access onto site must be controlled by a barrier system with access control fitted.

(vii). Bike stores.

Bike stores must be secure (please visit the SBD website www.securedbydesign.com for further information). They must be overlooked from rooms in the building and must be protected by lighting

and CCTV. (viii). Refuse and recycling centre. Waste disposal areas must be secure areas and sited away from the main buildings, as they can be a target for arson, or provide access to roofs and windows. The refuse and recycling centre should be protected by doors/gates that meet SBD specification.

(ix). Access to drainage and service areas.

Access to telephone junction points must, if possible, be prevented and manhole covers must be secured to prevent interference/removal. Metal theft is a problem.

(x). Building shell security.

The design of the building must take into account the need to prevent features that aid scaling or climbing, and hidden areas must be designed out. The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

(xi). Access control.

Access from the lobby/reception area into the main building must be controlled by access control. In addition entry into all rooms where valuable equipment is sited must be controlled and these rooms must be kept locked when not in use. (xii). Visitor control. All visitors must sign in and out and wear visitor badges.

(xiii). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs. Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building. Access to the roof of the building must be made difficult.

(xiv). Doors.

All external doors must, where possible, meet the SBD standard PAS 24 2016, LPS 1175 SR 2 or equivalent and be third party certificated. Fire doors must meet SBD standards and doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These

doors must be signed to warn of alarm alert and have no visible external ironmongery fitted. All glazing to external door panels and adjacent to these door panels must be a minimum 7.5mm thick laminated and external doors must be protected against ram raiding.

(xv). Windows.

All external vulnerable windows must, where possible, meet SBD standards i.e. PAS 24 2016, LPS 1175 SR1 or equivalent and be third party certificated. Any glazing in vulnerable windows must be a minimum 6.8mm laminated glass unless the building is protected by monitored CCTV and perimeter security as outlined under point (i). (xvi). Computers. Careful siting of power trunking is required to ensure that computers and valuable equipment is, wherever possible, kept away from windows. High risk and mainframe computers should be secured in a purpose built room in individual cabinets.

(xvii). Secure areas.

High value items must whenever possible, be kept in designated secure areas protected by the alarm system. Access to secure areas and obvious risk areas such as offices; store rooms etc. shall be restricted through access control.

(xviii). Intruder alarm system.

The whole of the building must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected. All floors and rooms where valuable property are located must be protected by the alarm system.

(xix). Vehicle parking area.

Access into the vehicle parking area, as already outlined, must be controlled by a barrier system with access control fitted. The parking area must be lit, the lighting meeting the British Standard 5489, and must be protected by CCTV which should be monitored. The boundary of the parking area must be clearly defined and access must be restricted to the entrance/exit point. Bays must be clearly marked. If you require discussing any of the points raised in this report please do not hesitate to contact me

Response The following comments are provided:

(i). Perimeter security.

The application site and this part of the energy park is characterised by its openness and the current Technium building does not have fencing. As such fencing would have an adverse impact on the character of the energy park. The existing site already has a vehicle barrier that will remain in-situ. Furthermore the site will have CCTV – the details of which to be agreed via planning condition.

(ii). CCTV.

As per point (i) the site will have CCTV. The details of which to be agreed via a planning condition.

(iii). Lighting.

Lighting has been addressed as part of planning submission. Lighting will be provided for the building and car park area. Please refer to lighting plans

(iv) Landscaping

Please refer to landscape proposals. Proposal will not adversely affect lines of sight/

(v). Signage.

Basic wayfinding signage will be provided within permitted allowance.

(vi) Vehicle access

The site already has a barrier in place.

(vii). Bike stores.

Refer to landscape proposals for detail of bike store.

(viii) Refuse and Recycling

The proposed bin store will have a roof and doors so will be secure to limit security issues. The store is also sufficiently located away from the building. Please refer to plans for details.

(ix). Access to drainage and service areas.

Details to be developed outside of planning process.

(x). Building shell security.

The proposed building will be constructed from durable materials. Please refer to plans provided in support of the application.

(xi). Access control.

Access control will be provided for the building and will be managed by the building. Details to be developed outside of the planning process.

(xii) Visitor Control

Will be managed by the building.

(xiii) Downpipes

There will be no external downpipes as a symphonic drainage system will be used.

(xiv). Doors.

Door details to be agreed via condition

(xv). Windows.

Window details to be agreed via condition

(xvi) Computers

The floor plans provide for flexible space. Tenants to determine location of computers etc. Building will have a main server room that will be secure. Building will be alarmed.

(xvii). Secure areas.

Building will have an access control

(xviii). Intruder alarm system.

An alarm system will be provided.

(xix). Vehicle parking area.

The site already has a barrier. New car park area will be lit as required. Refer to plans.

Conclusion

- 8.1 Asbri Planning have been instructed by Morgan Sindall on behalf of Neath Port Talbot County Borough Council to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Construction of Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.
- 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 Site Notice Image

Dyddiad: 6 Mawrth 2020
Ein cyf: EH/LG:19.201

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

HYSBYSIAD SAFLE

Ffon: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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 yn hysbysu bod Morgan Sindall ar ran Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Baglan, Rhodfa Laurel, Baglan, Castell-nedd Port Talbot, SA12 8PA. Oriau agor: Llun a Iau 10:00am – 12:30pm & 14:00pm – 18:00pm, Mawrth 13:30pm – 18:00pm, Gwener 14:00pm – 18:00pm, Sadwrn 9:30am – 13:00pm. Mae'r llyfrgell ar gau ar dydd Mercher a dydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn **3 Ebrill 2020**.

Date: 6th March 2020
Our Ref: EH/LG: 19.201

SITE NOTICE

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

Construction of Technology Centre, parking, landscaping and associated works

Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX

Asbri Planning Ltd. give notices that Morgan Sindall on behalf of Neath Port Talbot County Borough Council is intending to apply for planning permission to Construction of Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Baglan Library, Laurel Avenue, Baglan, Neath, Port Talbot, SA12 8PA. The identified library is open as follows Monday and Thursday 10:00am – 12:30pm & 14:00pm – 18:00pm, Tuesday 13:30pm – 18:00pm, Friday 14:00pm – 18:00pm, Saturday 9:30am – 13:00pm and Wednesday & Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Image



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

St Modwen Developments	7 Ridgeway	Quinton Business Park	Quinton	Birmingham	B32 1AF
University of South Wales Hydrogen R & D Centre	Central Avenue	Baglan	Port Talbot	SA12 7AX	
Intertissue Ltd	Brunel Way	Baglan Energy Park	Briton Ferry	SA11 2HZ	

Date: 6th March 2020
Our Ref: EH/LG: 19.201

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

«Add1»
«Add2»
«Add3»
«Add4»
«Add5»
«Add6»

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam,

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
Construction of Technology Centre, parking, landscaping and associated works
Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX

Asbri Planning Ltd. has been commissioned by Morgan Sindall on behalf of Neath Port Talbot County Borough Council in respect of the Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

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.

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

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG:19.201

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

«Add1»

«Add2»

«Add3»

«Add4»

«Add5»

«Add6»

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Mae Asbri Planning wedi ei comisiynu gan Morgan Sindall ar ran Cyngor Bwrdeistref Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglŷn â'r cais ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX. Gan fod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl 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.

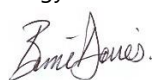
Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Baglan, Rhodfa Laurel, Baglan, Castell-nedd Port Talbot, SA12 8PA. Oriau agor: Llun a Iau 10:00am – 12:30pm & 14:00pm – 18:00pm, Mawrth 13:30pm – 18:00pm, Gwener 14:00pm – 18:00pm, Sadwrn 9:30am – 13:00pm. Mae'r llyfrgell ar gau ar dydd Mercher a dydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn **3 Ebrill 2020**.

Yn gywir



Barrie Davies
Cyfarwyddwr

Appendix C - Screenshot of the Asbri Planning Website



029 2073 2652

ABOUT US

CONTACT US >

Services

Sectors

Our Team

News

Projects

Consultations

Asbri Transport

Home

TECHNOLOGY CENTRE, BAGLAN BAY / CANOLFAN TECHNOLEG BAE BAGLAN

Home » Consultations » Statutory Pre-Application Consultation » Technology Centre, Baglan Bay / Canolfan Technoleg Bae Baglan

TECHNOLOGY CENTRE, BAGLAN BAY / CANOLFAN TECHNOLEG BAE BAGLAN

TECHNOLOGY CENTRE, BAGLAN BAY / CANOLFAN TECHNOLEG BAE BAGLAN



Asbri Planning Ltd. has been commissioned by Morgan Sindall on behalf of Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the full application for the proposed Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave. Port Talbot, SA12 7AX.



Asbri Planning Ltd. has been commissioned by Morgan Sindall on behalf of Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the full application for the proposed Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Port Talbot, SA12 7AX.

We give notice that Morgan Sindall on behalf of Neath Port Talbot County Borough Council is intending to apply to Neath Port Talbot County Borough Council for the following development;

Construction of Technology Centre, parking, landscaping and associated works

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. Computer facilities are available at Baglan Library, Laurel Avenue, Baglan, Neath, Port Talbot, SA12 8PA. The identified library is open as follows Monday and Thursday 10:00am – 12:30pm & 14:00pm – 18:00pm, Tuesday 13:30pm – 18:00pm, Friday 14:00pm – 18:00pm, Saturday 9:30am – 13:00pm and Wednesday & Sunday Closed.

Anyone who wishes to make representations about this proposed development must do so by the 3rd April 2020. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#) and send them to:

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

Mae Asbri Planning Ltd wedi cael ei gomisiynu gan Morgan Sindall ar ran Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi

Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX

Rydym yn hysbysu bod Morgan Sindall ar ran Cyngor Castell Nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer y datblygiad canlynol:

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, bydd y cais yn destun ymgynghoriad.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Baglan, Rhodfa Laurel, Baglan, Castell-nedd Port Talbot, SA12 8PA. Oriau agor: Llun a Iau 10:00am – 12:30pm & 14:00pm – 18:00pm, Mawrth 13:30pm – 18:00pm, Gwener 14:00pm – 18:00pm, Sadwrn 9:30am – 13:00pm. Mae'r llyfrgell ar gau ar dydd Mercher a dydd Sul.

Mawrth 13:30pm – 18:00pm, Gwener 14:00pm – 18:00pm, Sadwrn 9:30am – 13:00pm. Mae'r llyfrgell ar gau ar dydd Mercher a dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig wneud erbyn **3 Ebrill 2020**. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u gyrru at:

Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS.

Supporting Documents

[Planning Application Forms](#)

[Design and Access Statement](#)

[Planning Statement](#)

[Flood Consequence Assessment](#)

[Landscape Masterplan](#)

[Site Location Plan](#)

[Site Location Plan](#)

[Site Plan & Sitewide Landscape Masterplan](#)

[Soft Landscape Plan](#)

[External Lighting Plan](#)

[Tree Pit Detail](#)

[Tree Retention Removal Plan](#)

[Travel Plan](#)

[Transport Assessment](#)

[Plant and Bin Store Elevations](#)

[Construction Phase Health and Safety Plan \(PEP Part 2\)](#)

[Environmental Management Plan \(PEP Part 3\)](#)

[Project Execution Plan \(PEP Part 1\)](#)

[Temporary Works Schedule](#)

<https://www.asbriplanning.co.uk/uploads/Swansea%20Tech/Temporary%20Works%20Schedule.pdf>

[Project Execution Plan \(PEP Part 1\)](#)

[Temporary Works Schedule](#)

[Baseline Noise Survey Report](#)

[Car Park Phasing Plan](#)

[Construction Method Statement](#)

[Energy Statement](#)

[External Elevations 1 of 2](#)

[External Elevations 2 of 2](#)

[First Floor Plan](#)

[Geotechnical & Geo-environmental Report](#)

[Ground Floor Plan](#)

[Phase 1 Ecology Survey](#)

[Piling Method Statement](#)

[Ground Floor Plan](#)

[Phase 1 Ecology Survey](#)

[Piling Method Statement](#)

[Roof Plan](#)

[Second Floor Plan](#)

[Site Waste Management Plan](#)

[Tree Survey Part 1](#)

[Tree Survey Part 2](#)

[Engineering Planning](#)

[Drainage Planning](#)

[Engineering Cross Sections](#)

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

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

Date: 6th March 2020
Our Ref: EH/LG: 19.201

Local Member
Cllr. Carol Clement Williams
cllr.c.clement-williams@npt.gov.uk

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam,

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
Construction of Technology Centre, parking, landscaping and associated works
Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX

Asbri Planning Ltd. gives notice that Morgan Sindall on behalf of Neath Port Talbot County Borough Council is intending to apply for planning permission for the Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.

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.

You may inspect copies of:

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

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours sincerely,



Barrie Davies
Director

Dyddiad: 6 March 2020
Ein cyf: EH/LG:19.201

Local Member
Cllr. Carol Clement Williams
cllr.c.clement-williams@npt.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Mae Asbri Planning yn hysbysu bod Morgan Sindall ar ran Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl 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 modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y cynlluniau; a
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Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn **3 Ebrill 2020**.

Yn gywir



Barrie Davies
Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

Local Member
Cllr. Susanne Renkes
cllr.s.renkes@npt.gov.uk

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

Tel: 02920 732 652
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Yours sincerely,



Barrie Davies
Director

Dyddiad: 6 March 2020
Ein cyf: EH/LG:19.201

Local Member
Cllr. Susanne Renkes
cllr.s.renkes@npt.gov.uk

Uned 9 Oak Tree Court
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Ffon: 02920 732 652
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Annwyl Syr/Madam,

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D

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Mae modd i chi archwilio copïau o'r canlynol:

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- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Baglan, Rhodfa Laurel, Baglan, Castell-nedd Port Talbot, SA12 8PA. Oriau agor: Llun a Iau 10:00am – 12:30pm & 14:00pm – 18:00pm, Mawrth 13:30pm – 18:00pm, Gwener 14:00pm – 18:00pm, Sadwrn 9:30am – 13:00pm. Mae'r llyfrgell ar gau ar dydd Mercher a dydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn **3 Ebrill 2020**.

Yn gywir



Barrie Davies
Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

Local Member
Cllr. Peter D. Richards
cllr.p.d.richards@npt.gov.uk

Dear Sir/Madam,

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
Construction of Technology Centre, parking, landscaping and associated works
Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX

Asbri Planning Ltd. gives notice that Morgan Sindall on behalf of Neath Port Talbot County Borough Council is intending to apply for planning permission for the Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Baglan Library, Laurel Avenue, Baglan, Neath, Port Talbot, SA12 8PA. The identified library is open as follows Monday and Thursday 10:00am – 12:30pm & 14:00pm – 18:00pm, Tuesday 13:30pm – 18:00pm, Friday 14:00pm – 18:00pm, Saturday 9:30am – 13:00pm and Wednesday & Sunday Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours sincerely,



Barrie Davies
Director

Dyddiad: 6 March 2020
Ein cyf: EH/LG:19.201

Local Member
Cllr. Peter D. Richards
cllr.p.d.richards@npt.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Parc Busnes Porth Caerdydd
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthyglau 2C a 2D

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Mae Asbri Planning yn hysbysu bod Morgan Sindall ar ran Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafateisio eich hawl 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 modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Baglan, Rhodfa Laurel, Baglan, Castell-nedd Port Talbot, SA12 8PA. Oriau agor: Llun a Iau 10:00am – 12:30pm & 14:00pm – 18:00pm, Mawrth 13:30pm – 18:00pm, Gwener 14:00pm – 18:00pm, Sadwrn 9:30am – 13:00pm. Mae'r llyfrgell ar gau ar dydd Mercher a dydd Sul.

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Yn gywir



Barrie Davies
Cyfarwyddwr

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

Date: 6th March 2020
Our Ref: EH/LG: 19.201

Local Highway Authority
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 Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Construction of Technology Centre, parking, landscaping and associated works
Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX

Asbri Planning Ltd. gives notice that Morgan Sindall on behalf of Neath Port Talbot County Borough Council is intending to apply for planning permission for the Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.

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.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours Sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG: 19.201

Local Highway Authority
HDC@npt.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning yn hysbysu bod Morgan Sindall ar ran Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 3 Ebrill 2020.

Yn gywir



Barrie Davies
Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

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 Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Construction of Technology Centre, parking, landscaping and associated works
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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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours Sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG: 19.201

The Coal Authority
planningconsultation@coal.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 3 Ebrill 2020.

Yn gywir



Barrie Davies
Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

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 Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Construction of Technology Centre, parking, landscaping and associated works
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Yours Sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG: 19.201

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

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 3 Ebrill 2020.

Yn gywir



Barrie Davies
Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

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 Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yours Sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG: 19.201

Cadw

cadwplanning@gov.wales

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Bwriad yr hysbysiad:

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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yn gywir



Barrie Davies

Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

The water and sewerage undertaken concerned
developer.services@dwrcymru.com

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours Sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG: 19.201

The water and sewerage undertaken concerned
developer.services@dwrcymru.com

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Bwriad yr hysbysiad:

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Yn gywir



Barrie Davies

Cyfarwyddwr

Date: 6th March 2020
Our Ref: EH/LG: 19.201

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 Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of Technology Centre, parking, landscaping and associated works

Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX

Asbri Planning Ltd. gives notice that Morgan Sindall on behalf of Neath Port Talbot County Borough Council is intending to apply for planning permission for the Construction of a Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.

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.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://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 the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 3rd April 2020.

Yours Sincerely,



Barrie Davies
Director

Dyddiad: 6 Mawrth 2020

Ein cyf: EH/LG: 19.201

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning yn hysbysu bod Morgan Sindall ar ran Cyngor Bwrdeistref Castell-nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 3 Ebrill 2020.

Yn gywir



Barrie Davies
Cyfarwyddwr

Appendix F - Responses received from specialist consultees

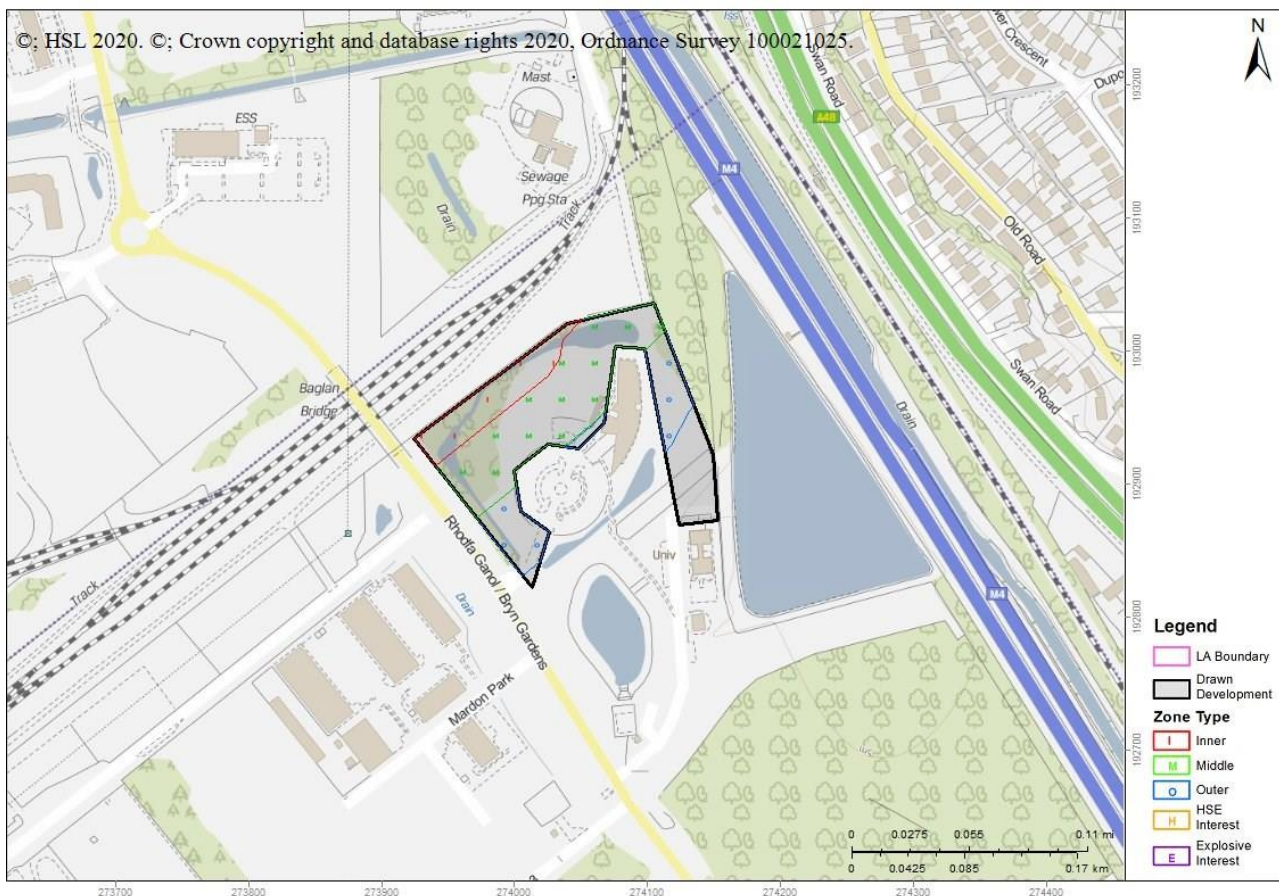
Advice : HSL-200214152936-744 DO NOT ADVISE AGAINST

Your Ref: 19.201
Development Name: Swansea Bay Tech
Comments:

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Asbri Planning Ltd.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Commercial In Confidence

Breakdown:

Workplaces DAA

Is it a workplace specifically for people with disabilities, e.g. sheltered workshops? No

Are there 100 or more occupants in any individual workplace building (that lie partly or wholly within a consultation distance)? Yes



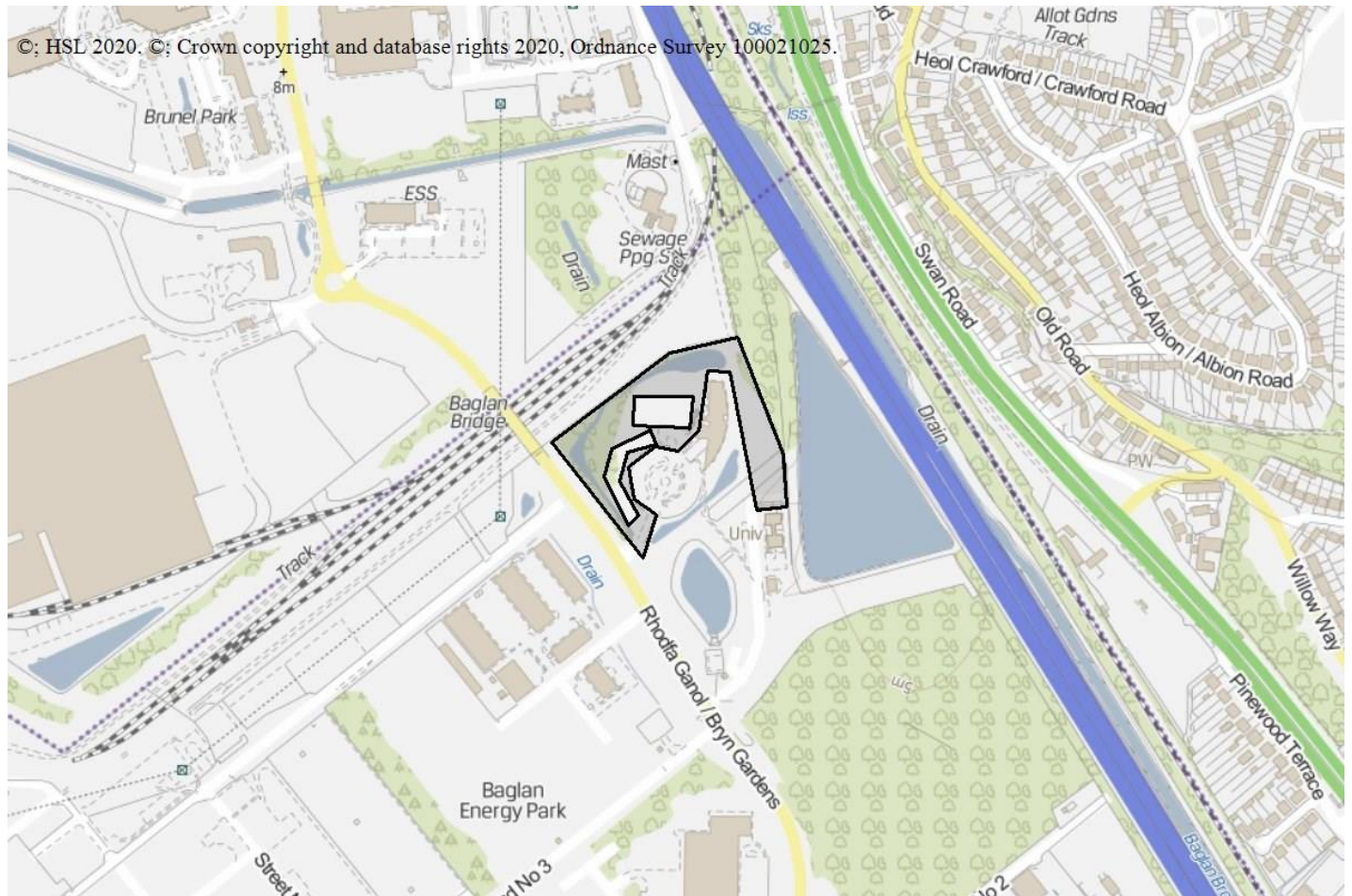
Parking Areas DAA

Is this a parking area with no other associated facilities, car parks which are part of another development type should be included within that development type Yes



Landscaping DAA

There are no questions for landscaping



Pipelines

7628_ Baglan Generating Limited

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 18 February 2020.

Note that any changes in the information concerning this development would require it to be re-submitted.

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Ebost/Email:
swplanning@cyfoethnaturiolcymru.gov.uk

Mr Barrie Davies
Planning Department
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

Dyddiad/Date: 1st April 2020.

Annwyl / Dear Sir/Madam

PROPOSAL: Construction of Technology Centre, parking, landscaping and associated works.
SITE ADDRESS: Technology Centre, Land at Baglan Bay Innovation Centre, Baglan, SA12 7AX.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales (NRW) on the above application, which we received on 6th March 2020.

Based on the information submitted to us, we would recommend that any planning application submitted to the local authority should include details of the following requirement. This would address significant concerns that we have identified. Therefore, we would not object provided the requirement below is met.

Flood risk.

Requirement: An updated Flood Consequence Assessment.

We welcome the submission of the Flood Consequence Assessment (FCA) by Hydrock (ref - 11852-HYD-PH1-XX-RP-D-0001) dated March 2020. However, the FCA does not include any details of climate change allowance with regards to the fluvial flood risk.

The allowance of climate change over the lifetime of development in the tidal scenario also needs to be assessed in both the 0.5% & 0.1% using the incremental sea level rise guidance.

Therefore, we require an updated FCA that includes information on the allowance for climate change over the lifetime of development in both the fluvial and tidal scenarios. In addition, if available the modelled fluvial flood outputs should be included within the final FCA.

Without this information we are currently unable to comment further regarding flood risk.

Our comments above only relate specifically to matters that are included on our checklist 'Natural Resources Wales and Planning Consultations' (September 2018) which is published on our website at this link (<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en>).



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn ddifffuant / Yours sincerely

G Cuthbert

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Emma Harding

From: Mail Asbriplanning
Sent: 06 April 2020 13:00
To: Emma Harding
Subject: Fwd: Cadw - Extension agreed - SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Technology Centre / Canolfan Dechnoleg - Response

Sent from my iPhone

Begin forwarded message:

From: "Nichola.Davies@gov.wales" <Nichola.Davies@gov.wales>
Date: 6 April 2020 at 12:50:08 BST
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: Cadw - Extension agreed - SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Technology Centre / Canolfan Dechnoleg - Response

Dear Sir / Madam

Thank you for your email inviting our comments on the above pre-application.

Scheduled Monuments

GM445 Briton Ferry Dock Entrance
GM358 Plas Baglan
GM263 Craig Ty-Isaf Camp
GM489 Ynysmaerdy Railway Incline
GM055 Mynydd y Gaer (Lower) Camp
GM170 Carreg Hir Standing Stone, Pen-Rhiw-Tyn
GM289 Cwm-Clais Castle Mound
GM054 Buarth y Gaer, Mynydd y Gaer
GM290 Gelli-Bwch Round Cairn
GM428 Ruins of St Baglan's Church

Registered Parks and Gardens

PGW (Gm) 62(NEP) Briton Ferry: Jersey Park

The above designated heritage assets are located inside 3km of the proposed development but intervening topography, buildings and vegetation block all views between them. Consequently the proposed development will have no impact on the settings of these designated heritage assets. We therefore have no comments.

Regards,

Nichola

Nichola Davies
Rheolwr Gwaith Achos/ [Casework Manager](#)
Diogelu a Pholisi / [Protection and Policy](#)
Amgylchedd Hanesyddol / [Historic Environment](#)
Cadw / [Cadw](#)
Llywodraeth Cymru/ [Welsh Government](#)
Plas Carew / [Plas Carew](#)
Uned 5/7 Cefn Coed / [Unit 5/7 Cefn Coed](#)
Parc Nantgarw / [Parc Nantgarw](#)
Caerdydd / [Cardiff](#)
CF15 7QQ

From: Kate Stevens <Kate@asbriplanning.co.uk>

Sent: 06 March 2020 16:47

To: Cadw Planning <CadwPlanning@gov.wales>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Technology Centre / Canolfan Dechnoleg

Please see attached

Kate Stevens – Office Manager

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



Cardiff | Swansea



This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited.

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. Checked for spam and viruses

<http://www.canit.akauk.net/>

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. Checked for spam and viruses

<http://www.canit.akauk.net/>

For the attention of Mr Barrie Davies– Director
Asbri Planning Ltd

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

Your Ref: EH/LG: 19.201

11 March 2020

Dear Mr Davies

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

**Construction of Technology Centre, parking, landscaping and associated works
Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX**

Thank you for your notification of 06 March 2020 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan 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 to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

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.

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

Date: 30/03/2020
Our Ref: PPA0004716

Dear Mr Davies

Grid Ref: 274047 192954

Site Address: Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Avenue, Baglan
Development: Schedule 1C Article 2D - Construction of Technology Centre and parking

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 6th March 2020, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the draft application pack we would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

Firstly, 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. Notwithstanding this, we would advise that the proposed development site is crossed by a 1000mm combined public 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. However, having regard to the submitted plans, it appears the proposed development would be situated outside the protection zone of the public sewer measured 5 metres either side of the centreline.

With respect to surface water flows, 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 which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with the Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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.

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.

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.

SEWAGE TREATMENT

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

WATER SUPPLY

A water supply can be made available to service this proposed development. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.



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.

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,



Owain George
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.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/4/20/0002/00
APPLICANT: ASBRI PLANNING LTD
LOCATION: LAND WITHIN BAGLAN BAY INNOVATION
CENTRE
PROPOSAL: CONSTRUCTION OF TECHNOLOGY CENTRE,
PARKING, LANDSCAPING & ASSOCIATED
WORKS

The Highway 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	☐

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

- 1 It is noted that the projection within the transport assessment is only 5 years current TAN 18 Guidance refers to IHT (D.12) therefore 15 years projection should be utilised The total number of vehicles using the junction should be assessed to ensure the right turn lane is adequate for both buildings. There will also be a requirement for the TRICS information to be provided.
- 2 It is recommended that the sustainability tool within the current Parking Guidelines is utilised to justify the parking reduction. I would also advise that the proposed use of the floor space is irrelevant and should be to the use classification and therefore the total floor area should be used.

NOTES TO APPLICANT

SIGNED:  DATE: 26/03/2020
HEAD OF ENGINEERING & TRANSPORT

PAC REF: N420000200TJD