

PRE- APPLICATION CONSULTATION REPORT

**Land at Water Street,
Neath**

May 2020



Summary

Proposal:

Leisure centre, incorporating swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard public realm and landscaping improvements.

Location:

Land at Water St, Neath

Date:

May 2020

Project Reference:

S19.271

Client:

Neath Port Talbot County Borough Council

Product of:

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

Prepared by:

Eleanor Sullivan | Senior Planner

Approved by:

Phil Baxter | Director

Disclaimer:

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Responses received from community consultees

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Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Neath Port Talbot County Borough Council to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed leisure centre, incorporating swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.
- 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 The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (“the Amendment Order”) came into force on the 19th May 2020 in response to the COVID-19 pandemic which resulted in enforced social distancing measures and the closure of many public buildings, including libraries. As such, the requirements of Article 2C(1) of the 2016 Order could not be fully complied with.
- 1.5 The Amendment Order temporarily suspended the requirement to make information available for inspection at a location in the vicinity of the proposed development.
- 1.6 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and the Amendment 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.
- 1.7 In accordance with section 2F(2) and 2G of the Amendment Order this report includes;
 - a) a copy of the site notice and a plan showing its locations;

- b) a declaration that the site notice was displayed in accordance with the 2016 Order;
- c) a list of the addresses of adjoining land owners or occupiers;
- d) copies of all notices given to community consultees;
- e) copies of all notices given to specialist consultees;
- f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
- g) a summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) copies of all responses received from community and specialist consultees;
- i) a statement regarding any requests for hard copies in accordance with Article 2G (7) (cb) of the Amendment Order.

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 with Section 2C of the 2016 Order and Section 2G of the Amendment 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 23rd April 2020 to the 26th May 2020 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Neath Port Talbot County Borough Council 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 and the Amendment 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 23rd April 2020 until the 26th May 2020 inclusive.
- A copy of the screenshot is included at Appendix C.

Table 1: list of proposed plans

Plan title
Drainage Layout
Proposed Ground Floor Plan
Building Ground Floor Plan
Existing Site Plan
Site Plan
Proposed First Floor
Building First Floor Plan
Proposed Basement Plan
Proposed Roof Plan
Building Roof Plan
Site Plan Roof
N&E Elevations
SW & W Elevations
SE Elevation
Leisure Centre Elevations
Illustrative Image 1
Illustrative Image 2
Illustrative Image 3
Proposed Sections A and B
Proposed Section C

Table 2: list of Documents

Document	Author
Planning Application Forms	Asbri Planning Ltd
Design and Access Statement	Neath Port Talbot County Borough Council
Planning Statement	Neath Port Talbot County Borough Council
Retail Statement	Neath Port Talbot County Borough Council
Waste Management Plan	Neath Port Talbot County Borough Council
Waste & Resource Management Plan	Neath Port Talbot County Borough Council
Travel Plan	Neath Port Talbot County Borough Council
Transport Statement	Neath Port Talbot County Borough Council
Tree Report	Neath Port Talbot County Borough Council
Ecology Report	Neath Port Talbot County Borough Council
Noise Planning Report	Hydrock
Environment Management Plan	Kier
Drainage Strategy Statement	RVW Consulting
Energy Assessment	Neath Port Talbot County Borough Council
Energy Statement	Hydrock
Contamination Statement	RVW Consulting
Acoustic Design Strategy	Hydrock
Construction Management Plan	Kier

- 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 26th May 2020.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order and Section 2G of the Amendment 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 Ward Members	Cllr Alan Lockyer Cllr Mark Protheroe
Town/Community Council	Neath Town Council

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

Specialist Consultees (Schedule 1C)

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

- CADW
- Canal and River Trust
- The Coal Authority
- Dwr Cymru/Welsh Water
- Natural Resources Wales
- Neath Port Talbot Highways Authority
- Welsh Government Trunk Road Agency

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

Other consultees

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

- National Grid
- Glamorgan Gwent Archaeological Trust
- Neath Inspired
- Neath Town Centre Consortium
- Meath Mechanics' Institute
- Jeremy Miles AM
- Christina Rees MP

- Joanne Hillier – Town Centre Manager
- Neath Chamber of Trade

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 26 responses were received between the date of issuing the letter and the time of the application submission. The contents of these responses are summarised as follows, with responses in red:
- Consider providing a creche facility or play area within development **It is considered that other units could facilitate this subject to market conditions and an available operator**
 - Ensure the Old Market remains **There are no plans to change this as the proposals will complement not compete with it**
 - Lack of commercial viability particularly due to timing **Changes to all retail elements previously approved is a reaction to this evolving situation. Leisure use has proven viability as this is a relocation of an existing well used operation to a more central location**
 - 6 commercial units is irresponsible due to market conditions **They are mix of flexible retail uses in line with WG's emerging agenda for mixed use centres**
 - New library footfall is inconceivable **Locating leisure uses in town centre locations is a key component of the sustainability agenda**
 - Neath would benefit from a modern Leisure Centre **Agreed**
 - Provision should be made for cycle parking **Cycle parking has been added to the proposals**
 - Like to see a sauna and steam room. Need to ensure there is a health suite. Lack of health suite a major problem **This has now been provided**
 - Consider moving SUDS feature to the front which would be more attractive, effective and educational for schools **The SUDs features will be accessible and can be educational, however maintenance and safety also need to be considered**
 - More opportunity for sustainable technologies or green roofs **Space exists on the roof for this and the authority is**

considering a more strategic approach to this over all its buildings in Neath

- Consider a roof top terrace This has been ruled out
- The development will connect the existing car park to the town better Agreed
- Greater consideration should be given to permanent open water features as amenity areas and maintainable drainage features. This would encourage greater use by the public Positive Discussions are ongoing with the SAB
- Drainage Strategy is objected to and does not comply with SUDS Legislation and needs reconsideration Positive Discussions are ongoing with the SAB which is a separate approval process to planning
- Missed opportunity for high level connectivity with car park and integration of roof spaces and use of green roofs and linkages with library space This was considered but rules out due to security concerns of having different access points to the building, technically challenging due to servicing requirements and also it was felt that greater emphasis should be on footfall along the plaza
- Such a facility is not needed and a waste of tax payers money Neath will have a modern, fit for purpose and fully accessible leisure destination at the centre of its town
- Expect the facility to provide the same as those its replacing including squash courts, yoga, Pilates Yoga and pilates can be accommodated within the leisure centre but squash is not being provided for within the development. Discussions are ongoing with the leisure operator in respect of the best way to provide squash facilities in Neath Port Talbot
- Concerned about the lack of disabled car parking provision and consideration for disabled users generally Accessibility for and the provision of inclusive design is part of the overall strategy in terms of movement and use. Disabled parking provision is being made
- A skatepark should be given consideration within the proposals Other sites for a skatepark would need to be considered
- Contemporary lighting should be included Agreed
- Proposed facility compares less favourably to existing facility. The existing has more parking and is free, it has more facilities, it would take less money to upgrade the existing. Demolition costs are great This will be a brand new state of the art facility with much less maintenance and built to modern space and design standards. It will be fit for purpose incorporating inclusive design and sustainable principles
- The proposed site is badly located, no free parking facilities are offered, no squash courts, health suite is suspect to not

being included, no viewing gallery is proposed. The site is centrally located, parking is available at a charge and whilst no squash courts are proposed there is a health suite. Spectator seating is included

- What guarantee that the proposed complex will be sustainable? Including the library is not viable The existing facilities being replaced are well used and therefore there is no reason to doubt these wouldn't be. A modern facility encourages more opportunity for leisure
- The design is not in character with the town. No out of the box thinking that will attract people to Neath This is not agreed. It is considered that the design is high quality and will enhance the offering within Neath town centre
- Some space should be left open for open market, food festivals, music events etc A great deal of Space has been left within the development with this in mind
- Roof top bar should be considered This is considered to be a safety concern
- Consider an outdoor heated pool or rooftop pool This would be unviable for the scheme
- Will the car park be open beyond 8pm? The car park will remain open for as long as the leisure centre will be
- Is there a plan B for the 6 retail uses if they are not let? The retail space is proposed as flexible commercial space
- Should consider office uses from e-commerce companies There are other developments being progressed by the Authority to bring office space into the centre
- Encourage greater use of upper floors of existing premises for meaningful uses Yes agreed
- Disappointing that scheme does not make the most of active travel options and does not give priority over vehicular crossings By being centrally located it is more accessible by sustainable travel means
- Design does not promote active frontages from public realm and safety perspective. Wind Street frontage is very passive and swimming pool should be moved to face onto wind Street There are active frontages but also safeguarding issues and privacy matters to consider
- Landscaping along Prince of Wales Drive is inappropriate as it's not a good location for a public green space Opportunities for landscaping should be encouraged and not discouraged
- Wide verges encourage drivers to speed and less safe for pedestrians and cyclists This is an existing situation that this proposal is not looking to change
- Boundary should be extended to include the ugly telephone exchange building This building is not owned by the Authority

- Buildings lines along Water Street is inappropriate and give rise to whole are being wind swept. It should step the other way to give enclosure and mirror the existing building line on opposite side of street **The proposals provide a public space that can be multifunctional**
- Should have more residential uses in the scheme above commercial ground floors **Other phases of the development cater for this**
- Library scheme is poorly designed and should be removed and doesn't help the re-organisation of the library service in the Borough. **Disagree with this view**
- Decline in library usage is caused by hours of opening not being fit-for-purpose for serving a prosperous town with high levels of employment. Should ensure good evening and weekend provision **This will be considered further however it is envisaged that hours of use would be inline with the Port Talbot library which are currently Monday to Friday 9-00 until 5-30, Saturday 9-00 until 4-30.**
- To consolidate there needs to be a large central library in Neath. The small space provided is inappropriate and would worsen provision in the area. It's an insult and should be removed. **This view is disagreed with**
- Should provide a much larger facility such as within the Civic Centre and relocate staff to other underused buildings **This view is disagreed with**
- Lack of consultation with users of the services **This is a consultation exercise**
- Users would prefer cubicle showers as opposed communal ones in swimming pool **Additional cubicle showers are being proposed**

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).

The Coal Authority

No Objection

Comment 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 and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

Response Comments acknowledged; no response necessary.

Dwr Cymru/Welsh Water

No Objection

Comment Foul flows generated by the proposed development can be accommodated within the public sewerage system. The site is crossed by a number of public sewers and no part of any building will be permitted within the protection zone of any assets. The site is also shown to be crossed by "Private" owned assets. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Advised to contact the Local Authority in respect of surface water drainage.

Response Comments acknowledged. No response necessary

CADW

No Objection

Comment No Objections. A number of Schedule Ancient Monuments and Registered Parks and Gardens are located inside 3km of the proposed development. In

most cases intervening topography, buildings and vegetation block all views between them and therefore there will be no impact on their settings. Where views are possible the proposed development will be seen over the roofs of the existing urban conurbation of Neath and be seen as part of the town. Consequently, the proposed development will not have any effect of the way that they are experienced, understood and appreciated. Consequently, the proposed development will have no impact on the setting of and designated heritage asset.

Response Comments acknowledged; no response necessary.

Welsh Government Trunk Road Agency

No Objection

Comment No objections from Welsh Government as M4 and trunk road highway authority.

Response Comments acknowledged; no response necessary.

NRW

No Objection

Comment No objection to proposed development.

Response Comments acknowledged; no response necessary.

Local Highways Authority

No Objection

Comment No Objection. Require a TIA and Travel to be undertaken. The taxi rank along Wind Street shall remain in the same location and allow for pick-up and drop-off for customers at this point. A footway which segregates pedestrians and taxis along this road is required to provide safe refuge for pedestrians whilst waiting for taxis. Car parking is acceptable. Query whether staff will use the service yard for parking and request a auto-track. Details of streetlighting will be required. Details of Stopping up Orders and Traffic Management schemes are required. A management plan for the operation of the service yard is required. A revised CMP is required to be submitted. Advice provided in respect of surface water drainage and the SAB process.

Response A Transport Assessment was undertaken for the original scheme and these proposals are for a much lesser quantum of development and therefore it is felt that a further TIA would be onerous and unjustified. The taxi rank proposals have been updated for the submission. A swept path analysis has been undertaken and now forms part of the submission. Stopping up Orders and Traffic Management Schemes would be detailed

separately to the planning process. A management plan for the service yard would be a condition of consent. The CEMP has been updated for the submission.

Response to other consultees

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

Neath Antiquarian Society	
Supportive	
Comment	1. Very supportive of the job the library service has done and will support it going forward 2. Is there lift access from the ground to first floor? Need to consider water ingress issues. Many users are elderly or disabled so this is critical 3. Is the size of facility at 600m2 an internal dimension? What is the usable public area? How does it compare to the existing library and that of Port Talbot? It should be no less than the current one in Port Talbot 4. What is the proposal for the local studies collection? This is important and not mentioned 5. How does the Neath library usage compare with the statistics for the overall library service over the last 10 years and how does it compare with Port Talbot library? 6. What are the proposals for the existing library building and building next door? Would like to see it used for another public purpose such as museum or gallery. Should have considered its future use at same time. Architectural features should be protected 7. Could the Council collection of art that was once housed in the old Neath Civic Centre be gathered and made available in the new library? Neath lost its museum with redevelopment of Gwyn Hall so this could be reintroduced 8. Use of display boards in the lobby would be useful 9. Should consider marking out routes of previous highway when pedestrianising areas as a visible record of old routes. Water Street is of mediaeval origin. 10. There are two gully covers in the carriageway which were locally manufactured and marked Dynevor Eng. They should be preserved). 11. There is a unique locally specified and manufactured oval, mid-Victorian access vent in the tarmac path from Wilkinson's towards the Greyhound. This too should be preserved.
Response	There will be lift access from the ground floor lobby to the first floor. The new Neath library will be of a comparative size and style to the library in the Aberafan shopping centre. The auxiliary accommodation is still subject to Design development. The new proposed library at Neath is of a similar style

and design to Port Talbot library, with an open plan arrangement which reflects the current demands of a large town centre public library. The Children's area will be greatly enhanced compared to the existing library and the lending library will offer a wider selection of popular fiction titles. The Reference library area will be reduced in size as is the current practice with a noticeable decline in the demand for information following the widespread use of online resources.

The local studies collection will continue to play an important role in the design of the new Neath library and together with Adult lending, Children's, Digital services will form one the four main zones within the library. It is proposed to maintain a strong local studies presence along the lines of the current collection at Port Talbot library. In addition, it is proposed to continue to deliver an extensive programme of local history talks and displays in a community engagement area which will facilitate active participation from residents.

Many of the items less frequently used and currently held in reserve storage will be transferred to the museum service store facility at Ynysmaerdy School and will remain easily accessible to users of Neath library.

Please find below two tables (1 & 2) that show the overall figures in respect of the number of visits and the number of items at our eight libraries since 2010. Both tables highlight the decline in performance at Neath Library over this time.

1.

Library Visits	2010	2019	% difference
Baglan	26655	32578	22
Cwmafan	56574	89875	59
Glynneath	72897	69953	-4
Neath	171366	120456	-30
Pontardawe	50410	62261	24
Port Talbot	127671	135685	6
Sandfields	69719	76514	10
Skewen	29466	32838	11
NPT	604758	620160	3

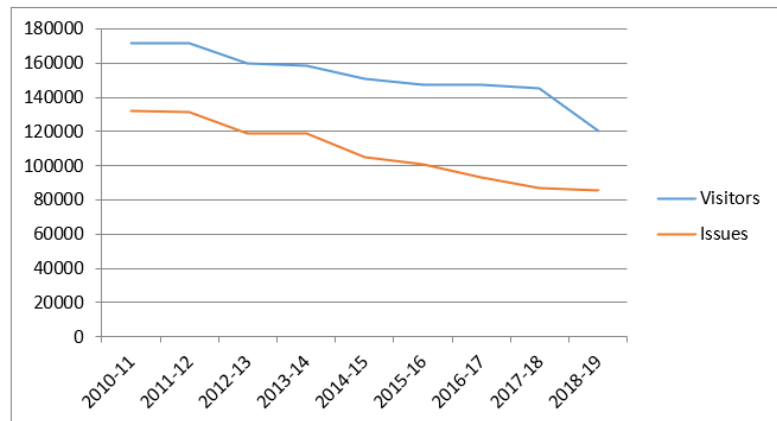
2.

Library Issues	2010	2019	% difference
Baglan	19909	18937	-5
Cwmafan	21476	22686	6
Glynneath	23811	22972	-4
Neath	132294	85493	-35
Pontardawe	41301	44948	-9
Port Talbot	60190	56242	-7
Sandfields	47198	51802	10
Skewen	33787	30834	-9
NPT	379,966	333,914	-12

The graph below (3) shows the performance at Neath for each of those years. The comparative performance for Port Talbot Library is also shown (4).

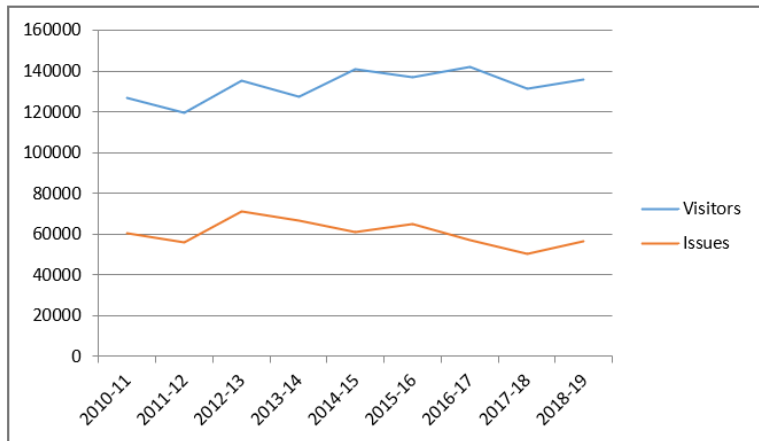
3.

Neath Library – Number of Visitors and Issues at the Library Since 2010



4.

Port Talbot Library – Number of Visitors and Issues at the Library Since 2010



It was identified in the Library service review that for many customers there is a great deal of affection for the existing building. "It has stood for over 100 years and is an iconic building in the town". Therefore, it is hoped to find a suitable alternative use for the building in the near future.

The new museum services store at Ynysmaerdy will facilitate the storage of a number of valuable historical items that are currently in smaller storage facilities throughout the authority. It is hoped that an ongoing display of these works will be on display at the new Neath library, both in the entrance lobby and within the local studies section of the main library.

Glamorgan Gwent Archaeological Trust

No objection

Comment Having consulted the regional HER, while there are no designated sites in the proposed development area, it is in an area of high archaeological potential. It is located within the medieval town, with Water Street known to

have been a major route through the town since 1557. However, as noted in 2013, 2017 and 2018 pre-planning enquiries (Our ref. NPT0375, NPT0532 and NPT0547), the construction of the magistrate court, and the multi-storey car park in particular, will have an adverse effect on any potential remains that may have been present in the area. Therefore, it is unlikely that significant structures or features will be encountered during the course of the work. As a result, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or any archaeological conditions be attached to any consent.

Response Comments acknowledged; no response necessary.

Conclusion

- 8.1 Asbri Planning have been instructed by 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 leisure centre, incorporating swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.
- 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 Section 2G of the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment 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 and 2G of the Amendment 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 Article 2G (7) (cb) of the Amendment Order no requests for hard copies were received.
- 8.6 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order and Section 2G of the Amendment Order have been satisfied.

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

Date: 23rd April 2020
Our Ref: S19.271

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

Tel: 02920 480535
www.asbriplanning.co.uk

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development at Water Street, Neath.

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.

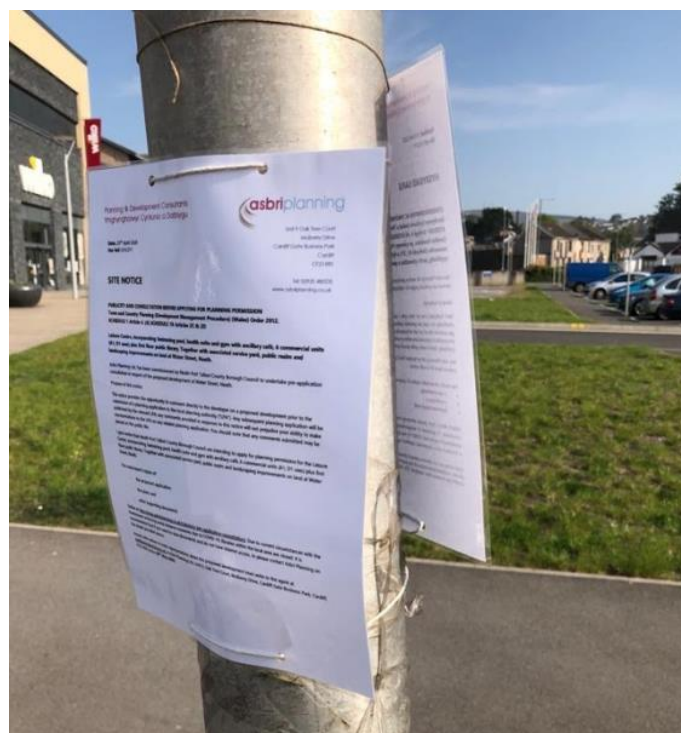
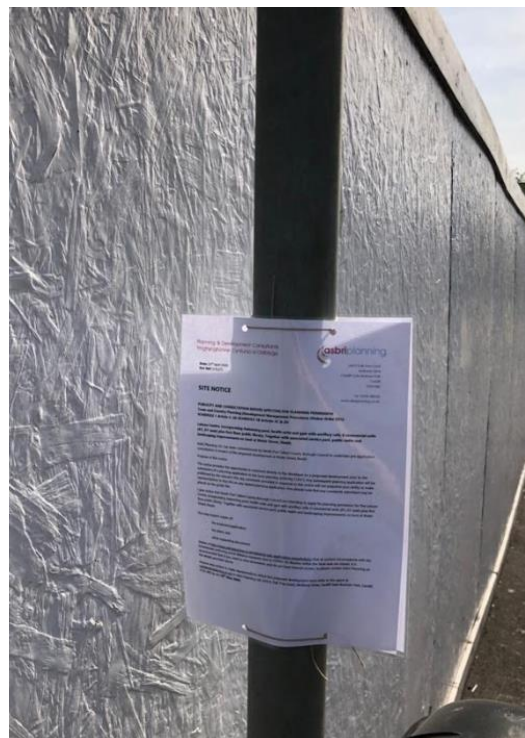
I give notice that Neath Port Talbot County Borough Council are intending to apply for planning permission for the Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

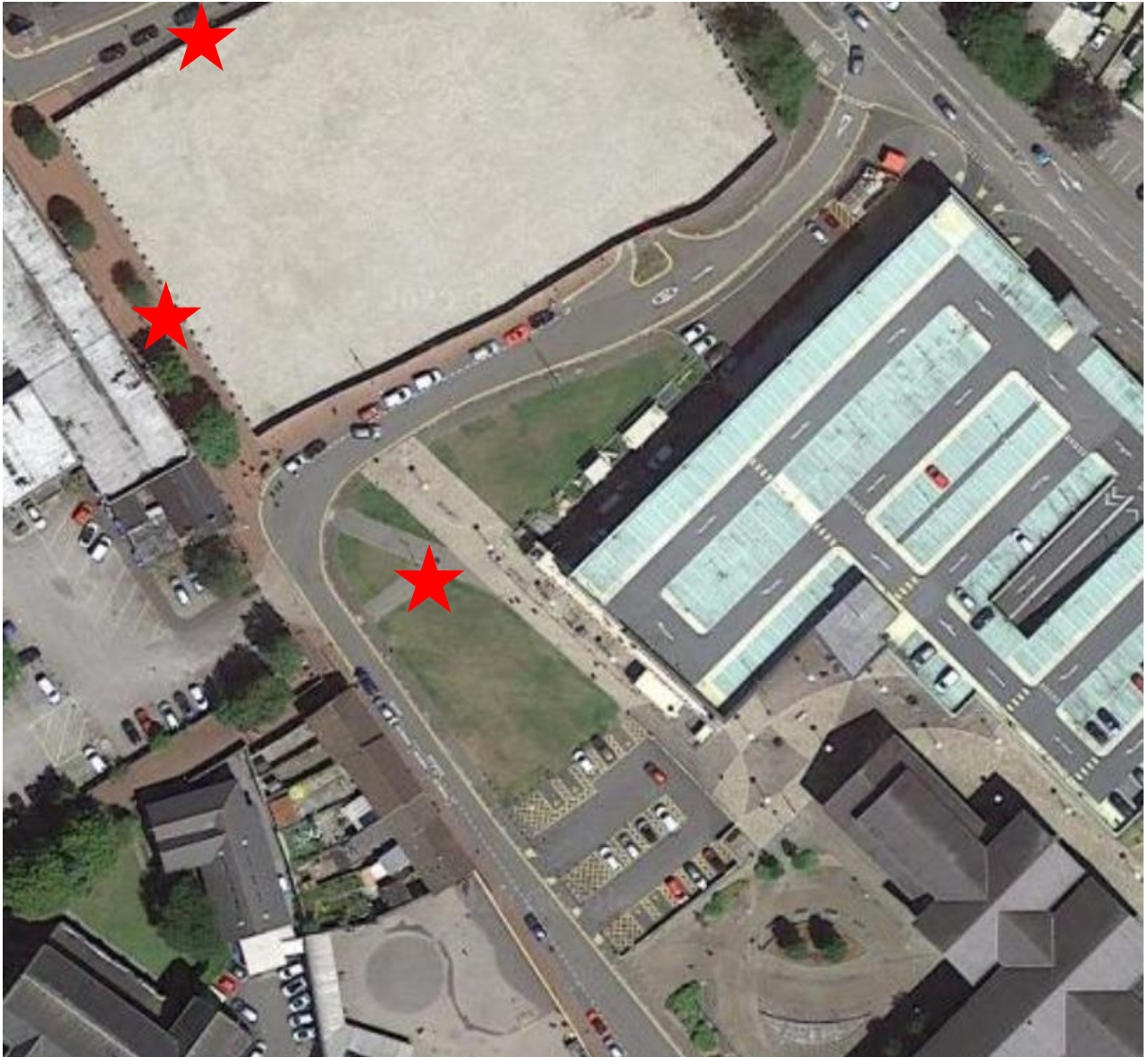
You may inspect copies of:

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

Online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Due to current circumstances with the Government enforcing social distance measures due to COVID-19, libraries within the local area are closed. It is recommended that if you need to view documents and do not have internet access, to please contact Asbri Planning on the details provided above.

Anyone who wishes to make representations about this proposed development 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 26th May 2020.





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

Property Services	Neath Port Talbot County Borough Council	The Quays	Brunel Way	Briton Ferry	Neath	SA11 2GG
Mr Michael Price	Maesllan Farm	Cilybebyll	Rhos	Pontawrdawe	Swansea	SA8 3JN
Mr Anthony Neil Willson	22 Water Street	Neath	SA11 3EP			
A.P.A. Ltd	GBL House	Units 1-2	Cleaver Street	Blackburn	BB1 5DG	
The Trustees of the Neath Working Men's Social Club	38/40 Wind Street	Neath Port Talbot	SA11 3HA			
Cledwyn Williams	17 Ty Gnoll Newydd	Neath	SA11 3BR			
Glyn Morris	17 Church Place	Neath	SA11 3LP			
Elwyn Rees	7 Park Avenue	Lonlas	Skewen	Neath		
Tenovus	Gleider House	9th Floor	Ty Glas Road	Llanishen	Cardiff	CF14 5BD
Career Choices Dewis Gyrfa Ltd	Unit 1	Brecon Court	William Brown Close	Llantarnam Industrial Park	Cwmbran	
Anthony Neil Willson	21 Water Street	Neath	SA11 3EP			
Robert Evans	20 Water Street	Neath	SA11 3EP			
James Patrick McGrath	19 Water Street	Neath	SA11 3EP			
Lesley Susan Jones	2 Blackmill Road	Bryncethin	Bridgend	CF32 9YW		
Emmanuel Harold Leigh & Ursula Leigh	1 Freston Park	Finchley	London	N3		
Starmount (Securities) Ltd	5th Floor	Charles House	108/110 Finchley Road	London	NW3 5JJ	
Boots UK Ltd	PO Box 5300	Notingham	NG90 1AA			
Wilko Retail Ltd	J K House Roebuck Way	Manton Wood	Workshop	Notts	S80 3EG	
Margaret Lemon & Martin Ralph King	Greyhound Inn	Water Street	Neath	SA11 3EP		
23 Water St	Neath	SA11 3EP				
18 Water St	Neath	SA11 3EP				
24 Water St	Neath	SA11 3EP				

Date: 23rd April 2020
Our Ref: S19.271

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

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

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»

Dear Owner/Occupier,

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council in respect of the leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath. 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:

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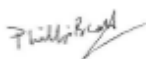
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- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation.

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Yours sincerely,



Phil Baxter - Director

Dyddiad: 23 Ebrill 2020
Ein cyf: S19.271

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

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

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»

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 Erthygl 2C & 2D

Canolfan Hamdden, yn cynnwys Pwll Nofio, swit iechyd a campfa ynghyd a chaffi, 6 uned manwerthu (Defnydd A1, D1) a llyfrgell cyhoeddus ar y llawr cyntaf ynghyd ag iard gwasanaeth cysylltiedig, parth cyhoeddus a gwelliannau tirlunio ar tir ar Stryd y Dŵr, Castell-nedd.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig ar Stryd y Dŵr, Castell-nedd. Gan bod y datblygiad yn cael ei ystyried fel datblygiad mawr, rhaid cynnal cyfnod o ymgynghoriad gyda'r cyhoedd cyn cyflwyno'r cais i'r cyngor lleol, er mwyn rhoi cyfle i'r rhai sydd yn dymuno i weld y cynlluniau ac i roi sylwadau.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglyn â 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:

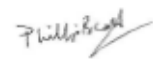
- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i <http://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

O ganlyniad i'r amgylchiadau presennol gyda'r llywodraeth yn gweithredu mesurau pellhau cymdeithasol o ganlyniad i COVID-19 mae llyfrgelloedd yn yr ardal ar gau. Os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning. (manyllion uchod)

Dylai unrhyw un sy'n dymuno gwneud sylwadau ynglyn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu ysgrifennu at Asbri Planning Ltd Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 26 Mai 2020.

Yn gywir



Phil Baxter - Cyfarwyddwr

Appendix C - Screenshot of the Asbri Planning Website

NEATH TOWN CENTRE/CANOL TREF CASTELL-NEDD

[Home](#) » [Consultations](#) » [Statutory Pre-Application Consultation](#) » [Neath Town Centre/Canol Tref Castell-Nedd](#)

NEATH TOWN CENTRE/CANOL TREF CASTELL-NEDD



Asbri Planning Ltd has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development on land at Water Street, Neath.

We give notice that Neath Port Talbot County Borough Council is intending to apply for planning permission, for the following development;

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

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 review on-line below.

Anyone who wishes to make representations about this proposed development must do so by the **26th May 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

Due to current circumstances with the Government enforcing social distance measures due to COVID-19, libraries and council buildings within the local area are closed. As such we are unable to provide physical copies of the application and its supporting documents for public inspection. If you wish to view documents and do not have internet access, please contact Asbri Planning on the contact details provided.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig ar Stryd y Dŵr, Castell-nedd.

Rydym yn hysbysu bod Cyngor Castell-nedd Port Talbot yn bwriadu gwneud cais cynllunio ar gyfer y datblygiad canlynol:

Canolfan Hamdden, yn cynnwys Pwll Nofio, ystafell iechyd a campfa ynghyd a chaffi, 6 uned manwerthu (Defnydd A1, D1) a llyfrgell cyhoeddus ar y llawr cyntaf ynghyd ag iard gwasanaeth cysylltiedig, parth cyhoeddus a gwelliannau tirlunio ar tir ar Stryd y Dŵr, Castell-nedd.

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.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglyn â'r datblygiad arfaethedig wneud erbyn **26 Mai 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

O ganlyniad i'r amygylchiadau presennol gyda'r llywodraeth yn gweithredu mesurau pellhau cymdeithasol o ganlyniad i COVID-19 mae llyfrgelloedd ac adeiladau y cyngor yn yr ardal ar gau. O ganlyniad ni allwn ddarparu copi caled o'r cais a'r dogfennau i'r cyhoedd edrych arnynt. Os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning. (manyllion uchod).

Supporting Documents

[Planning Application Forms.](#)

[Design and Access Statement](#)

[Planning Statement](#)

[Retail Statement](#)

[Waste Management Plan](#)

[Waste Management Plan](#)

[Travel Plan](#)

[Transport Statement](#)

[Tree Report](#)

[Ecology Report](#)

[Noise Planning Report](#)

[Environment Management Plan](#)

[Drainage Strategy Statement](#)

[Energy Assessment](#)

[Energy Statement](#)

[Contamination Statement](#)

[Acoustic Design Strategy](#)

[Construction Management Plan](#)

Plans

[Drainage Layout](#)

[Proposed Ground Floor](#)

[Building Ground Floor Plan](#)

[Existing Site Plan](#)

[Site Plan](#)

[Proposed First Floor](#)

[Building First Floor Plan](#)

[Proposed Basement Plan](#)

[Proposed Roof Plan](#)

[Building Roof Plan](#)

[Site Plan Roof](#)

[N & E Elevations](#)

[SW & W Elevations](#)

[SE Elevation](#)

[Leisure Centre Elevations](#)

[Illustrative Image 1](#)

[Illustrative Image 2](#)

[Illustrative Image 3](#)

[Proposed Sections A and B](#)

[Proposed Section C](#)

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

Date: 23rd April 2020

Our Ref: S19.271

Cllr Alan Lockyer
Neath North Ward
cllr.a.r.lockyer@npt.gov.uk

Dear Cllr Alan Lockyer

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

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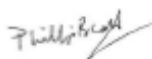
You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation.

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Yours sincerely,



Phil Baxter – Director

Dyddiad: 23 Ebrill 2020
Ein cyf: 519.271

Cllr Alan Lockyer
Neath North Ward
cldr.a.r.lockyer@npt.gov.uk

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

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

Annwyl Cllr Alan Lockyer

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 Erthygl 2C & 2D

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Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglŷn â'r datblygiad arfaethedig uchod ar Stryd y Dŵr, Castell-nedd. Gan bod y datblygiad yn cael ei ystyried fel datblygiad mawr, rhaid cynnal cyfnod o ymgynghoriad gyda'r cyhoedd cyn cyflwyno'r cais i'r cyngor lleol, er mwyn rhoi cyfle i'r rhai sydd yn dymuno i weld y cynlluniau ac i roi sylwadau.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â 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.

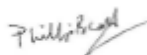
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- y cynlluniau; a
- dogfennau ategol eraill

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Dylai unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu ysgrifennu at Asbri Planning Ltd Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 26 Mai 2020.

Yn gywir



Phil Baxter - Cyfarwyddwr

Date: 23rd April 2020

Our Ref: S19.271

Cllr Mark Protheroe
Neath North Ward
cllr.m.protheroe@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 Cllr Mark Protheroe

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

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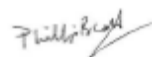
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Yours sincerely,



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Dyddiad: 23 Ebrill 2020

Ein cyf: S19.271

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cllr.m.protheroe@npt.gov.uk

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Annwyl Cllr Mark Protheroe

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

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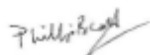
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Yn gywir



Phil Baxter - Cyfarwyddwr

Date: 23rd April 2020

Our Ref: S19.271

Kathryn Charles (Clerk)
Neath Town Council
kathryn.charles@neathtowncouncil.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 Kathryn Charles (Clerk)

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council in respect of the leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath. 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.

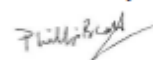
You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation.

Due to current circumstances with government enforcing social distance measures due to COVID-19 libraries within the local area are closed. It is recommended that if you need to view documents and do not have internet access please contact Asbri Planning on the details above. 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 of 26th May 2020.

Yours sincerely,



Phil Baxter – Director

Dyddiad: 23 Ebrill 2020

Ein cyf: 519.271

Kathryn Charles (Clerk)
Neath Town Council
kathryn.charles@neathtowncouncil.gov.uk

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

Tel: 02920 732 652

www.asbriplanning.co.uk

Annwyl Kathryn Charles (Clerk)

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 Erthygl 2C & 2D

Canolfan Hamdden, yn cynnwys Pwll Nofio, ystafell iechyd a campfa ynghyd a chaffi, 6 uned manwerthu (Defnydd A1, D1) a llyfrgell cyhoeddus ar y llawr cyntaf ynghyd ag iard gwasanaeth cysylltiedig, parth cyhoeddus a gwelliannau tirlunio ar tir ar Stryd y Dŵr, Castell-nedd.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio.

Ynglŷn â'r datblygiad arfaethedig uchod ar Stryd y Dŵr, Castell-nedd. Gan bod y datblygiad yn cael ei ystyried fel datblygiad mawr, rhaid cynnal cyfnod o ymgynghoriad gyda'r cyhoedd cyn cyflwyno'r cais i'r cyngor lleol, er mwyn rhoi cyfle i'r rhai sydd yn dymuno i weld y cynlluniau ac i roi sylwadau.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â 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.

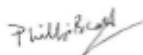
Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i <http://www.asbriplanning.co.uk/statutory-pre-application-consultation>. O ganlyniad i'r amgylchiadau presennol gyda'r llywodraeth yn gweithredu mesurau pellhau cymdeithasol o ganlyniad i COVID-19 mae llyfrgelloedd yn yr ardal ar gau. Os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning. (manylion uchod)

Dylai unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu ysgrifennu at Asbri Planning Ltd Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 26 Mai 2020.

Yn gywir



Phil Baxter - Cyfarwyddwr

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

Date: 23rd April 2020
Our Ref: S19.271

Coal Authority
Planning Consultation Team
planningconsultation@coal.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
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
(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning
(Development Management Procedure) (Wales) Order 2012

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development at Water Street, Neath.

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.

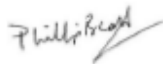
We give notice that Neath Port Talbot County Borough Council are intending to apply for planning permission for the following development:

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

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 applicant/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 26th May 2020.

Yours Sincerely,



Phillip Baxter | Director

Dyddiad: 23 Ebrill, 2020
Ein Cyf: S19.271

Coal Authority
Planning Consultation Team
planningconsultation@coal.gov.uk

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

Tel: 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

Canolfan Hamdden, yn cynnwys Pwll Nofio, ystafell iechyd a campfa ynghyd a chaffi, 6 uned manwerthu (Defnydd A1, D1) a llyfrgell cyhoeddus ar y llawr cyntaf ynghyd ag iard gwasanaeth cysylltiedig, parth cyhoeddus a gwelliannau tirlunio ar tir ar Stryd y Dŵr, Castell-nedd.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig uchod ar Stryd y Dŵr, Castell-nedd.

Bwriad yr hysbysiad:

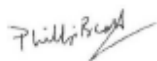
Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Rydym yn eich hysbysu bod Cyngor Castell-nedd Port Talbot yn bwriadu gwnued cais am ganiatad cynllunio llawn fel amlinellir uchod.

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 **26 Mai 2020**.

Yn gywir,



Phil Baxter | Cyfarwyddwr

Date: 23rd April 2020
Our Ref: S19.271

Dwr Cymru / Welsh Water
Planning Consultation Team
NDCPlanning@dwrcymru.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
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
(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

**Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1
uses) plus first floor public library. Together with associated service yard, public realm and landscaping
improvements on land at Water Street, Neath.**

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development at Water Street, Neath.

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.

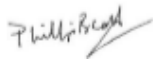
We give notice that Neath Port Talbot County Borough Council are intending to apply for planning permission for the following development:

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

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 applicant/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 26th May 2020.

Yours Sincerely,



Phillip Baxter | Director

Dyddiad: 23 Ebrill, 2020
Ein Cyf: 519.271

Dwr Cymru / Welsh Water
Planning Consultation Team
NDCPlanning@dwrcymru.com

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

Tel: 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

Canolfan Hamdden, yn cynnwys Pwll Nofio, ystafell iechyd a campfa ynghyd a chaffi, 6 uned manwerthu (Defnydd A1, D1) a llyfrgell cyhoeddus ar y llawr cyntaf ynghyd ag iard gwasanaeth cysylltiedig, parth cyhoeddus a gwelliannau tirlunio ar tir ar Stryd y Dŵr, Castell-nedd.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig uchod ar Stryd y Dŵr, Castell-nedd.

Bwriad yr hysbysiad:

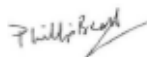
Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Rydym yn eich hysbysu bod Cyngor Castell-nedd Port Talbot yn bwriadu gwneud cais am ganiatad cynllunio llawn fel amlinellir uchod.

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 26 Mai 2020.

Yn gywir,



Phil Baxter | Cyfarwyddwr

Date: 23rd April 2020
Our Ref: S19.271

Neath Port Talbot Highways
Planning Consultation Team
HDC@npt.gov.uk

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

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development at Water Street, Neath.

Purpose of this notice:

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

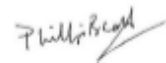
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Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

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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 applicant/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 26th May 2020.

Yours Sincerely,



Phillip Baxter | Director

Dyddiad: 23 Ebrill, 2020
Ein Cyf: S19.271

Neath Port Talbot Highways
Planning Consultation Team
HDC@npt.gov.uk

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

Tel: 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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Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig uchod ar Stryd y Dŵr, Castell-nedd.

Bwriad yr hysbysiad:

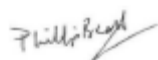
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Rydym yn eich hysbysu bod Cyngor Castell-nedd Port Talbot yn bwriadu gwneud cais am ganiatad cynllunio llawn fel amlinellir uchod.

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 **26 Mai 2020**.

Yn gywir,



Phil Baxter | Cyfarwyddwr

Date: 23rd April 2020
Our Ref: S19.271

Natural Resources Wales
Planning Consultation Team
swplanning@cyfoethnaturiolcymru.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
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
(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

**Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1
uses) plus first floor public library. Together with associated service yard, public realm and landscaping
improvements on land at Water Street, Neath.**

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development at Water Street, Neath.

Purpose of this notice:

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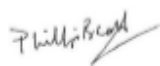
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A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 applicant/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 26th May 2020.

Yours Sincerely,



Phillip Baxter | Director

Dyddiad: 23 Ebrill, 2020

Ein Cyf: S19.271

Natural Resources Wales
Planning Consultation Team
swplanning@cyfoethnaturiolcymru.gov.uk

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

Tel: 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

Canolfan Hamdden, yn cynnwys Pwll Nofio, ystafell iechyd a campfa ynghyd a chaffi, 6 uned manwerthu (Defnydd A1, D1) a llyfrgell cyhoeddus ar y llawr cyntaf ynghyd ag iard gwasanaeth cysylltiedig, parth cyhoeddus a gwelliannau tirlunio ar tir ar Stryd y Dŵr, Castell-nedd.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Cyngor Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig uchod ar Stryd y Dŵr, Castell-nedd.

Bwriad yr hysbysiad:

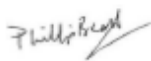
Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Rydym yn eich hysbysu bod Cyngor Castell-nedd Port Talbot yn bwriadu gwnued cais am ganiatad cynllunio llawn fel amlinellir uchod.

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 26 Mai 2020.

Yn gywir,



Phil Baxter | Cyfarwyddwr

Date: 23rd April 2020
Our Ref: S19.271

Trunk Road Agency
Planning Consultation Team
LGCDDevelopmentcontrolsouth@wales.gsi.gov.uk

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

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the proposed development at Water Street, Neath.

Purpose of this notice:

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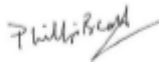
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Yours Sincerely,



Phillip Baxter | Director

Dyddiad: 23 Ebrill, 2020

Ein Cyf: 519.271

Trunk Road Agency
Planning Consultation Team
LGCDdevelopmentcontrolsouth@wales.gsi.gov.uk

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

Tel: 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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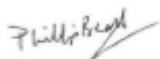
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Yn gywir,



Phil Baxter | Cyfarwyddwr

Date: 23rd April 2020
Our Ref: S19.271

CADW
Planning Consultation Team
AmAdminplanning@wales.gsi.gov.uk

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

Tel: 02920 732 652
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Dear Sir/Madam

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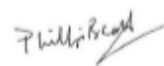
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Yours Sincerely,



Phillip Baxter | Director

Dyddiad: 23 Ebrill, 2020
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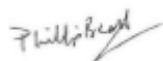
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Yn gywir,



Phil Baxter | Cyfarwyddwr

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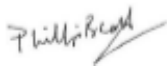
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Dyddiad: 23 Ebrill, 2020
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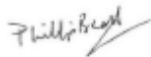
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Canal & River Trust
Planning Consultation Team
enquiries.southwalessevern@canalrivertrust.org.uk

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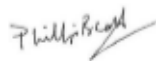
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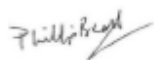
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Yn gywir,



Phil Baxter | Cyfarwyddwr

Appendix F - Responses received from community consultees

N/A

Appendix G - Responses received from specialist consultees



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwrcymru.com

Mr Philip Baxter
Asbri planning
Unit 9 Oak Tree Court
Mulberry Drive,
Cardiff Gate Business Park
CF23 8RS

Date: 06/05/2020
Our Ref: PPA0004828

Dear Mr Baxter

Grid Ref: 275470 197627

Site Address: Water Street, Neath

Development: Schedule 1C Article 2D - Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1)

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, 23rd April 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 and by response we offer the following standing advice which should be taken into account within any future planning application for the proposal:

SEWERAGE

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 site is crossed by a number of public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Accordingly, no part of any building will be permitted within the protection zone of any assets, measured as follows:

- 3 metres either side of the centreline of the 150mm public combined sewer;
- 3 metres either side of the centreline of the 180mm public rising main;
- 3.5 metres either side of the centreline of the 620mm public combined sewer;
- 5 metres either side of the centreline of the 930mm public combined sewer;
- 5.5 metres either side of the centreline of the 1050mm public combined sewer.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croeseu gofaliadau yn y
Cymraeg neu yn Saesneg

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

The site is also shown to be crossed by "Private" owned assets, we advise that prior to commencing any operational works the owners of these assets are contacted.

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.

In this instance we acknowledge receipt of a Drainage Strategy Statement (Ref: C6926-RVW) which indicates proposals to dispose surface water flows into an adjacent culvert. It is therefore recommended that the developer consult with 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 Waste Water Treatment Works for the treatment of domestic discharges from this site.



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Rydym yn croeso awgustyn yn y
Gymraeg neu yn Saesneg

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

WATER SUPPLY

Due to the proposed development incorporating a swimming pool, a significant amount of water may be consumed. So In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.

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.

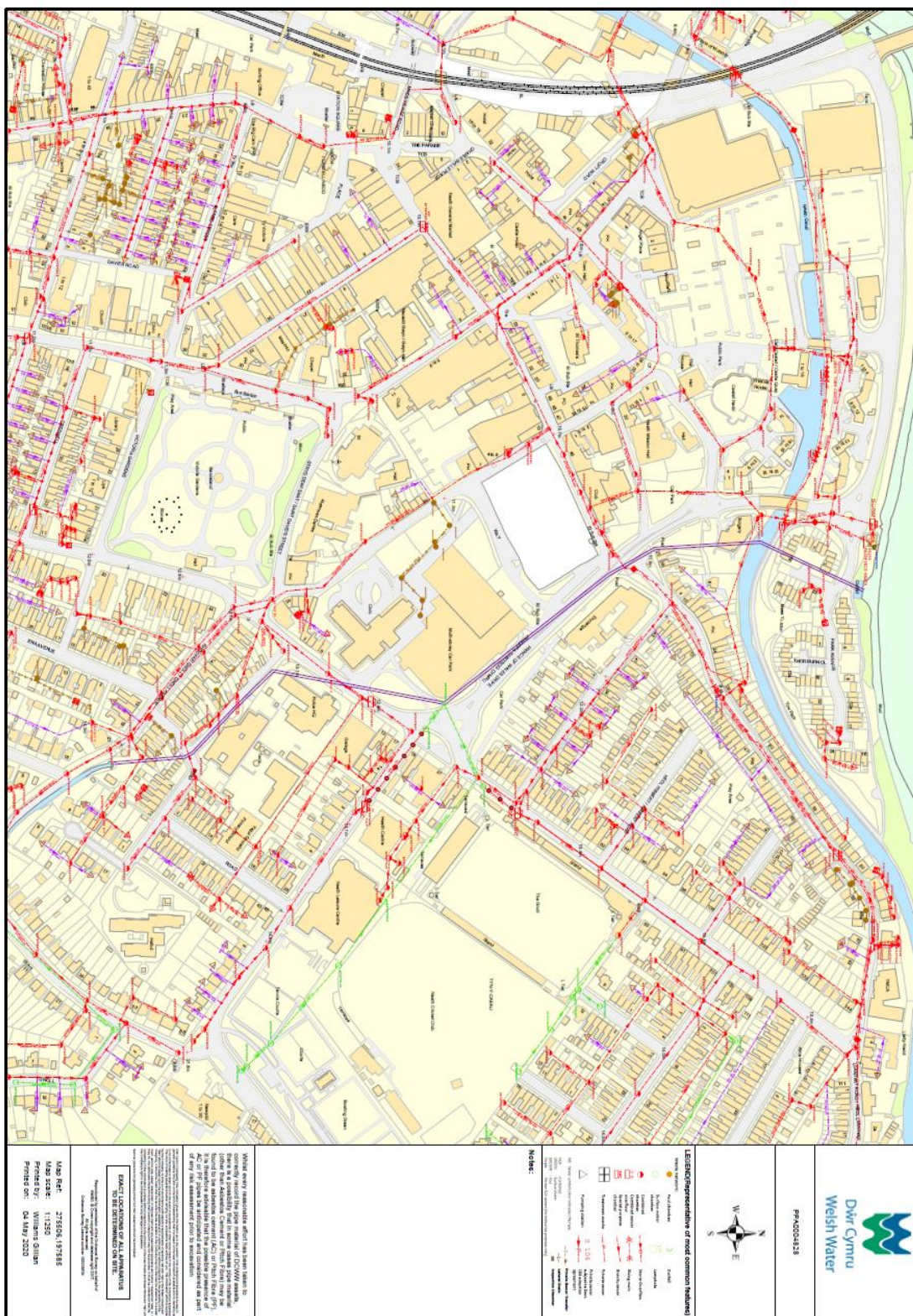
Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Enc. Sewer Plan

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.





Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.cymru
cadw.gov.wales

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@llyw.wales
cadw.gov.wales

Asbri Planning

mail@asbriplanning.co.uk

Eich cyfeirnod
Your reference

S19.271

Ein cyfeirnod
Our reference

Dyddiad
Date

22 May 2020

Llinell uniongyrchol
Direct line

0300 0250566

E-bost
Email:

cadwplanning@gov.wales

Dear Sir/Madam,

Pre-Planning Application - Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Thank you for your letter of 23 April inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

Having carefully considered the information provided with this planning application, we have no objections to the impact of the proposed development on the scheduled monuments or registered historic parks and gardens.

Our assessment of the pre-application is given below.

Our role

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

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

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawroglad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



permission.

National Policy

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

PPW ([planning-policy-wales-edition-10.pdf](#)) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

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

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

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Assessment

Scheduled Monuments

GM006 Neath Abbey & Gatehouse
GM395 Neath Abbey Ironworks Dam
GM485 Tinplate works at Aberdulais Falls
GM489 Ynysmaerdy Railway Incline
GM170 Carreg Hir Standing Stone, Pen-Rhiw-Tyn
GM207 Court Herbert Cross & Grave Slab
GM215 Neath Roman Site
GM039 Neath Castle
GM394 Tennant Canal: Skewen Cutting and tramroad bridge
GM389 Neath Abbey Ironworks

GM505 Canal Boat at Aberdulais Basin
GM506 Aberdulais Aqueduct

Registered Parks and Gardens

PGW (Gm) 50(NEP) Neath: The Gnoll (grade II*)
PGW (Gm) 62(NEP) Briton Ferry: Jersey Park (grade II)
PGW (Gm) 64(NEP) Neath: Victoria Gardens (grade II)

The above designated heritage assets are located inside 3km of the proposed development. In most cases intervening topography, buildings and vegetation block all views between them and therefore there will be no impact on their settings. Where views are possible the proposed development will be seen over the roofs of the existing urban conurbation of Neath and be seen as part of the town. Consequently the proposed development will not have any effect of the way that they are experienced, understood and appreciated. Consequently the proposed development will have no impact on the setting of and designated heritage asset.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Jenna Arnold
Diogelu a Pholisi / Protection and Policy



Tue 26/05/2020 10:28

Mail Asbriplanning

FW: Land at Water Street, Neath

To Phil Baxter

From: Richard.Jones7@gov.wales <Richard.Jones7@gov.wales>

Sent: 15 May 2020 13:26

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Cc: LGC_Development_Control-South@gov.wales; Rhodri.Thomas025@gov.wales

Subject: Land at Water Street, Neath

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library. Together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath.

Dear Asbri,

No objections from Welsh Government as M4 and trunk road highway authority.

Kind regards

Richard Jones

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division

Trafnidiaeth / Transport

Llywodraeth Cymru / Welsh Government

Parc Cathays / Cathays Park

Caerdydd / Cardiff

Ffôn / Tel: 03000 256573



Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119
E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

For the attention of: Phillip Baxter | Director
Asbri Planning

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

Your ref: S19.271

28 April 2020

Dear Mr Baxter

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

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

Leisure Centre, incorporating Swimming pool, health suite and gym with ancillary café, 6 commercial units (A1, D1 uses) plus first floor public library, together with associated service yard, public realm and landscaping improvements on land at Water Street, Neath

Thank you for your notification of 23 April 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 and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

Please do not hesitate to contact me if you would like to discuss this matter further.

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.

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/3/20/0004/00
APPLICANT: NEATH PORT TALBOT CBC
LOCATION: LAND AT WATER STREET, EXTENDING TO
PRINCE OF WALES DRIVE INCORPORATING
FAIRFIELD WAY TO WIND STREET
PROPOSAL: LEISURE CENTRE INCORPORATING SWIMMING
POOL, HEALTH SUITE AND GYM WITH
ANCILLARY CAFE, 6 COMMERCIAL UNITS (A1,
D1 USES) PLUS FIRST FLOOR PUBLIC LIBRARY.
TOGETHER WITH ASSOCIATED SERVICE YARD,
PUBLIC REALM AND LANDSCAPING
IMPROVEMENTS.

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:-

I have no objection subject to the following:-

1. Having assessed your Transport document together with works already undertaken by the Council in respect of new traffic signals road alignments etc around the area of Neath Town Centre, however we would still require a TIA to be submitted for approval together with a Travel Plan. This shall be in accordance with TAN 18. However I understand that traffic surveys will be compromised because of the COVID virus, so I have taken the liberty of contacting Transport for Wales who have data/figures that may assist you with compiling your assessment - Contact: Rhian Watts email; Rhian.Watts@tfw.wales
2. The taxi rank currently located along Wind Street (North West of the development site) shall remain in the same location and allow for pick-up and drop-off for customers at this point. Furthermore, a footway I believe,

segregates pedestrians and taxis along this road, which is also required to provide safe refuge for pedestrians whilst waiting for taxis.

3. Car parking for the development. There is a multi-storey car park that was constructed during the first phase of redevelopment and this can be used by patrons and visitors to the proposed amenities.
4. Whilst this development within the Town Centre lends itself to sustainable modes of transport, is there intentions for staff to use part of the yard for car parking during the hours of operation? If so, can they please be identified on plan together with a revised auto-track of the largest vehicle known to use this yard to understand the conflict – if any?
5. This development would include new street lighting design to accommodate the various use classes. This may include the relocation, removal and the implementation of new street lighting components. Details will need to be submitted for approval.
6. Details shall be submitted of any stopping up orders (for example Fairfield Way) and relevant/revised traffic management scheme, for example; revised traffic orders, shall be submitted for approval.
7. A management plan shall be submit for approval which will provide detailed information on how the yard which is proposed to facilitate all commercial units is to be managed in respect of deliveries and timings thereof. We don't want to see or encourage stacking of vehicles on the public highway that wish to enter to the yard. This is important from a highway safety point of view during operation.
8. Whilst most of the construction phases and methods have been identified within the submitted CMMP report. It has not covered all the requirements listed below. The statement shall provide for:
 - a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - e. Times of operation (am and pm finish plus weekend works if applicable).
 - f. Timings of deliveries.
 - g. wheel washing facilities
 - h. measures to control the emission of dust and dirt during construction
 - i. a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - j. Scoping route for construction traffic.
 - k. scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
 - l. The Construction Method Statement shall be signed by a competent person(s).

Not all of the above applies because most of the items have been covered within the CMMP, however it was prudent that I reiterated them for consistency.

Surface water Drainage

9. SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/17534> - **It is noted that discussions have been undertaken and dialog has been set up between the SAB authority and consultants.**
10. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
11. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
12. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
13. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development.

NOTES TO APPLICANT

Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Development Management Engineer, Mr Justin Griffiths at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686397 e-mail j.griffiths4@npt.gov.uk . Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mr Justin W. Griffiths Senior Engineer – Team Leader (Tel: 01639 686397 or email j.griffiths4@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>



Ein cyf/Our ref: CAS-113089-T5K0
Eich cyf/Your ref: water street, Neath

Maes Newydd,
Llandarcy,
Neath Port Talbot,
SA10 6JQ

-
ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3259

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

14/05/2020

Dear Mr Baxter,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: Leisure Centre, incorporating swimming pool, health suit and gym with ancillary cafe, 6 commercial units (A1, D1 uses) plus first floor public library, Together with associated service yard, public realm and landscaping improvements.

LLEOLIAD / LOCATION: Land at Water Street, Neath, SA11 3EW

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 23 April 2020

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

We have reviewed the contamination statement prepared by RVW consulting and have no adverse comments.

Other Matters

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

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). 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.

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

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

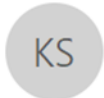
If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rhian Isaac

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

Appendix H - Responses received from 'other' consultees



Mon 27/04/2020 10:15

Kate Stevens

FW: Land at Water Street, Neath / Stryd y Dŵr, Castell-nedd

To Phil Baxter

From: Rob Dunning [<mailto:Rob@ggat.org.uk>]

Sent: 27 April 2020 10:10

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

Subject: RE: Land at Water Street, Neath / Stryd y Dŵr, Castell-nedd

Dear Kate,

Many thanks for the pre-planning enquiry. We have consulted the regional HER and while there are no designated sites in the proposed development area, it is in an area of high archaeological potential. It is located within the medieval town, with Water Street known to have been a major route through the town since 1557.

However, as noted in 2013, 2017 and 2018 pre-planning enquiries (Our ref. NPT0375, NPT0532 and NPT0547), the construction of the magistrates court, and the multi-storey car park in particular, will have an adverse effect on any potential remains that may have been present in the area. Therefore it is unlikely that significant structures or features will be encountered during the course of the work.

As a result, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or any archaeological conditions be attached to any consent.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCifA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield
Swansea
SA1 6EL

From: David Michaels <naschairneath@gmail.com>
Sent: 01 May 2020 13:07
To: mail@asbriplanning.co.uk
Subject: Neath retail and leisure development

Good Afternoon,

I'm writing to you on behalf of Neath Antiquarian Society, a historical society serving Neath and district. I'm very glad to see the publication of pre-application consultation for this development. It is encouraging to see this move at a particularly difficult time and I'm sure the Society would wish to make a positive contribution to the development if at all possible. It is probably true to say that our main area of interest will be the new library.

I don't know what the Society's position would be in relation to the principle of moving the library from its current location the new development but my purpose in contacting you know is to ask some questions about the proposals, and to obtain information about the size and nature of the new library in comparison both with the existing provision and also with the Port Talbot library. We would also be interested in the Council's intentions for the current library building or buildings.

Numerous documents are included in the consultation package. The only mention which I can see of the size or location of the new library is on plan NTC LRD – HMA – XX – 01 – TR – A – 00012. There it is stated as 600 m². This plan is part of the Design and Access Statement and, as far as I can see, it is the only place where the size and design of the library is dealt with. I wonder whether that is so. Please see below some questions in relation to the proposal: –

Could we confirm that there would be lift access from the ground floor lobby to the first floor. If the development does proceed would it be possible to look at the design of the lobby to avoid the ingress of water which has been a problem with the lobby to the multi-storey car park.

The size of the library described on the plan as unit 7 is 600 m². I presume that that is the overall internal dimension of the unit. Have we got any idea at the moment of the usable public area which would be available in a unit of this size. The Port Talbot library has storage and staff areas to which the public do not have access and I would presume that the same arrangements would apply in the new Neath library.

How does the overall size of the proposed unit and the usable public area compare with the existing Neath library including the lending library, the reference library and children's library and how does the proposal compare with the size and usable public area of the current Port Talbot library?

The local studies collection at the current Neath library is contained in a separate secure room. The collection consists not only of reference books but original documents, maps and photographs. What is the proposal for the local studies collection?

The consultation states that the usage of Neath library has declined by 30% over the last 10 years. The Society are very supportive of the efforts of the Local Studies Librarian and all the staff in the different departments of the library to make it a welcoming and stimulating environment. We understand the position of the Council in light of cuts in public expenditure over the years, but we think it fair to say that the library and its staff have had to struggle against lack of investment in the library and its stock of materials. The library does a very good job in that overall context. It would be interesting to know how the Neath library usage and lending compares with the statistics for the overall library service over the last 10 years and how it compares with the comparatively new Port Talbot library. I wonder whether those statistics could be released.

I would ask what proposals the Council has for the existing library building and for the children's library in the former dwelling house next door. Victoria Gardens has lost a number of historic buildings over the years. Unless a building has an active use it quickly deteriorates.

Lastly, can I make a positive suggestion about the library proposal if it goes ahead. Prior to the demolition of the old Neath Civic Centre that building housed a substantial Council collection of art relating to the district. Members of the public had free access to those works of art; as far as I understand it, the collection has been dispersed or is in storage. A full record of the works of art was published a comparatively short time before local government reorganisation in 1996. I would have thought that this is a genuine opportunity to gather together that collection once more and make it available to the general public. The works of art could perhaps be displayed in the new library or, pending other plans, in the old library. Since the redevelopment of the Gwyn Hall the town lost its museum and perhaps some thought could be given to making this available to the public also.

It is probably true to say that we will have concerns about the old library building but it would be the Society's intention to be both positive and flexible in our response and I think that the above are reasonable questions to ask bearing in mind the importance of library provision for the town.

Regards,
David Michael



Fri 22/05/2020 15:19

David Michaels <naschairneath@gmail.com>

FW: Neath retail and leisure development

To Mail Asbriplanning

 You forwarded this message on 26/05/2020 10:01.

Good Afternoon,

Please see below my email to you of 1st May. I would suggest that it would be best to read that email before reading this one. I have had no substantive response to the questions raised in that email and I therefore make the following comments based on the only information which I can find on the proposed library in the consultation i.e. the size of the unit in which the library would be accommodated.

I take the opportunity to restate that the Neath Antiquarian Society are very supportive of the efforts of the Local Studies Librarian and all the staff in the different departments of the present library to make it a welcoming and stimulating environment. We understand the position of the Council in light of cuts in public expenditure over the years, but we think it fair to say that the library and its staff have had to struggle against lack of investment in the building and its stock of materials. The library does a very good job in that overall context. We have a very good relationship with the present library staff and our intention would be to support the service in its future development whatever that may be.

It is not possible for me to make any comment in principle about the decision to relocate the library without knowing the answers to the questions raised in my original email. However, the Society would be concerned about the future of the present library building if the decision is taken to relocate the service. Ideally, the Society would prefer that the building be used for another related public purpose such as a museum or gallery. A building without a use is a building without a future and it would have been preferable had the proposed use of the current library been considered at the same time and through the same consultation process. Regardless of the nature of any proposed use, the architectural features of the current building should be preserved by the use of appropriate legal means.

The size of the any new library and the size of the usable public area in that library should be no less than the greater of the current library or the library in the Port Talbot shopping centre. The consultation indicates that the use of the current library has declined but does not state how the usage in terms of footfall and borrowing compares with other libraries. The Society would feel that an improvement in facilities and renewal of the stock would stimulate increased use of any library facility.

The existing reference library has a very good local studies section which is of particular interest to the Society. Currently the bulk of the collection is in a separate secure room where there is also access to microfilm readers. Researchers are given access to microfilm readers in that room but it is not otherwise open to the public. Items in that room are produced on request and such request will normally arise from general enquiries to library staff or specific enquiries from those researchers who have found items in the library catalogue online. Some of the items in the local studies collection are not replicated elsewhere i.e. they are the only known copies of particular documents. The consultation does not indicate how the local studies collection would be housed and it would be appropriate to consider the security of parts of the collection in the overall design. Whilst microfilm might be seen as an old-fashioned technology, the microfilm collection in the library is very useful to researchers and, again, seems to contain items which are not readily available elsewhere. Provision should be made for access to microfilm readers and printers.

It is assumed that there will be lift access from the ground floor lobby to library. Many present library users have some mobility problems and, therefore, lift maintenance and speed of response would be of considerable importance. There have been some problems with water ingress in the lobby of the otherwise excellent multi-storey car park nearby and therefore some precautions should be taken to avoid a similar problem with the new development. The display boards in the lobby of the existing library have been very useful for voluntary organisations wishing to advertise events. It would be helpful if there was similar provision in the new library either in the lobby or upstairs.

I would reiterate what I consider a positive suggestion for the library proposal if it goes ahead. Prior to the demolition of the old Neath Civic Centre that building housed a substantial Council collection of art relating to the district. Members of the public had free access to those works of art; as far as I understand it, the collection has been dispersed or is in storage. A full record of the works of art was published a comparatively short time before local government reorganisation in 1996. I would have thought that this is a genuine opportunity to gather together that collection once more and make it available to the general public. The works of art could perhaps be displayed in the new library or, pending other plans, in the old library. Since the redevelopment of the Gwyn Hall the town lost its museum and the collection is in storage. The Society would advocate the re-establishment of the museum but, in the absence of that, perhaps some thought could be given to making artefacts available to the public by occasional exhibitions. The art collection and the museum collection are major assets for the town and surrounding area and it is a pity that they are not available to the public.

In terms of the other proposals for Water Street, I would suggest that, if parts of the present highway are pedestrianised, that the course of the previous highway should be marked out the landscaping as a visible record of its route. Water Street itself is of mediaeval origin. In terms of street furniture, there are two gully covers in the carriageway which were locally manufactured and marked Dynevor Eng. (these are now becoming rare and should be preserved). Also there is a unique locally specified and manufactured oval, mid-Victorian access vent in the tarmac path from Wilkinson's towards the Greyhound. This too should be preserved.

There is no doubt that there will be pros and cons to any proposal but I would close by congratulating the Council on proceeding with some development on site in the current difficult economic circumstances.

David Michael,
Chair, Neath Antiquarian Society.