

PRE-
APPLICATION
CONSULTATION
REPORT

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

June 2020



Summary

Proposal:

Construction of Technology Centre, parking, landscaping and associated works

Location:

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

Date:

June 2020

Project Reference:

19.201

Client:

Morgan Sindall on behalf of 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:

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Disclaimer:

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Contents

Section 1	
Introduction	5
Section 2	
Statutory publicity before applying for planning permission	7
Section 3	
Consultation before applying for planning permission	10
Section 4	
Response to the statutory publicity	12
Section 5	
Response to community consultees	13
Section 6	
Response to specialist consultees	14
Section 7	
Response to 'other' consultees	20
Section 8	
Conclusion	30

Appendices

Appendix A

Copy of Site Notice and map showing their location

Appendix B

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

Appendix C

Screenshot of the Asbri Planning Website

Appendix D

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

Appendix E

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

Appendix F

Responses received from specialist consultees

Introduction

- 1.1 Asbri Planning have been instructed by Morgan Sindall on behalf of Neath Port Talbot CBC to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed Construction of Technology Centre, parking, landscaping and associated works.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 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.

1.8 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 20th May 2020 to the 17th June 2020 inclusive. A copy of the site notice is contained at Appendix A. No requests for hard copies were received. Asbri Planning hereby declare on behalf of Morgan Sindall on behalf of Neath Port Talbot CBC that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order 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 20th May 2020 until the 17th June 2020 inclusive.
 - A copy of the screenshot is included at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	26X003-IBI-ZZ-XX-DR-A-10-0002 P01
Bin Enclosures Plan	26X003-IBI-ZZ-XX-DR-A-10-0503 P01
Elevations Sheet 1	26X003-IBI-ZZ-EL-DR-A-10-0505 P01
Elevations Sheet 2	26X003-IBI-ZZ-EL-DR-A-10-0506 P01
Existing Innovation Centre Condenser	26X003-IBI-ZZ-XX-DR-A-25-0512 P01
Plant Enclosures Plan	26X003-IBI-ZZ-XX-DR-A-25-0511 P01
Ground Floor Plan	26X003-IBI-ZZ-00-DR-A-25-0500 P01
First Floor Plan	26X003-IBI-ZZ-01-DR-A-25-05011 P01
Second Floor Plan	26X003-IBI-ZZ-02-DR-A-25-0502 P01
Roof Plan	26X003-IBI-ZZ-RF-DR-A-25-0504 P01

Sections Sheet 1	26X003-IBI-ZZ-SE-DR-A-25-0507 P01
Sections Sheet 2	26X003-IBI-ZZ-SE-DR-A-25-0508 P01
Site Section	26X003-IBI-ZZ-XX-DR-A-25-0513 P01
Engineering Plan	26X000-HYD-XX-XX-DR-C-2100
Drainage Plan	26X000-HYD-XX-XX-DR-C-2200
Engineering Cross Sections	26X000-HYD-XX-XX-DR-C-2500
Hard Landscape Plan 1 of 2	26X003-URB-XX-XX-DR-L-90- 0020
Hard Landscape Plan 2 of 2	26X003-URB-XX-XX-DR-L-90- 0021
Landscape Master Plan	26X003-URB-XX-XX-DR-L-90- 0001 P03
Master Plant Schedule	26X003-URB-XX-XX-DR-L-90- 0008
Site Wide Landscape Master Plan	26X003-URB-XX-XX-DR-L-90- 0002 P03
Soft Landscape Plan 1 of 3	26X003-URB-XX-XX-DR-L-90- 0005 P03
Soft Landscape Plan 2 of 3	26X003-URB-XX-XX-DR-L-90- 0006 P03
Soft Landscape Plan 3 of 3	26X003-URB-XX-XX-DR-L-90- 0007 P03
Street Furniture Plan	26X003-URB-XX-XX-DR-L-90- 0025
Tree Pit Detail	26X003-URB-XX-XX-DR-L-90- 0015
Tree Retention and Removal Plan 1 of 3	26X003-URB-XX-XX-DR-L-90- 0010 P03
Tree Retention and Removal Plan 2 of 3	26X003-URB-XX-XX-DR-L-90- 0011 P03
Tree Retention and Removal Plan 3 of 3	26X003-URB-XX-XX-DR-L-90- 0012 P03

Table 2: list of Documents

Document	Author
Planning application forms (1APP)	Asbri Planning
Design and Access Statement	IBI
Planning Statement	Asbri Planning
Project Execution Plan PEP Part 1	Morgan Sindall
Construction Phase Health and Safety Plan PEP Part 2	Morgan Sindall
Environmental Management Plan PEP Part 3	Morgan Sindall

Temporary Works Schedule	Morgan Sindall
Set up and Phasing Plan	Morgan Sindall
Site Waste Management Plan	Morgan Sindall
Ground Conditions Desk Study	Hydrock
Geotechnical and Geoenvironmental Report	Terrafirma
Flood Consequences Assessment	Hydrock
Baseline Noise Survey	Formant
Phase 1 Ecology Report	NPT Ecology
Tree Survey (Part 1 and 2)	ArbTS
Energy Assessment	Hydrock
Transport Assessment	Hydrock
Travel Plan	Hydrock
External Lighting Plan	Hydrock

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 17th June 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 Member	Cllr Carol Clement Williams
Local Ward Member	Cllr Susanne Renkes
Local Ward Member	Cllr Peter Richards

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

- 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
- Wales and West Utilities
- Archaeological Trust
- Police/ Secure by design
- Conservation – Ecology
- Environmental Health

- Environmental Health – Air Quality

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

Response to the statutory publicity

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

Response to the community consultees

- 5.1 No responses were received from community consultees.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G.

WG Trunk Agency

Comments

Comment Comment from 12th June 2020

With regard to the reconsultation for the above, we have no further comments to add to those sent previously regarding the highlighting/modelling impacts at Sunnycroft roundabout in a TA.

Comments from March 2020

Thank you for the pre-consultation on the above. With relation to the 29 additional on the A48 junction, this seems vague. Grateful for more detail here as part of the pre-consultation – we need to see demonstrated how peak operation of Sunnycroft roundabout (for which there are known capacity issues) might be affected.

Response The original comments from March were not received. However, the TA has been updated as required and addresses the comments from the Trunk Agency.

Coal Authority

No comment

Comment Thank you for your notification of 20 May 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.

Response The response is noted

HSE

Comments

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

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

Response The proposal is unchanged since the previous PAC. As such the previous comments from HSE in relation to the PAC still apply. The comments are noted and no response is required.

CADW

Comments

Comment I refer to the re-consultation below.

I can confirm that our response of 6 April 2020 remains valid.

Response from the 6th April 2020

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

Scheduled Monuments

GM445 Briton Ferry Dock Entrance

GM358 Plas Baglan

GM263 Craig Ty-Isaf Camp GM489 Ynysmaerdy Railway Incline

GM055 Mynydd y Gaer (Lower) Camp
 GM170 Carreg Hir Standing Stone, Pen-Rhiw-Tyn
 GM289 Cwm-Clais Castle Mound
 GM054 Buarth y Gaer, Mynydd y Gaer
 GM290 Gelli-Bwch Round Cairn
 GM428 Ruins of St Baglan's Church

Registered Parks and Gardens

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

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

Response Comments noted, no response required.

NRW

Comments

Comment NRW queried whether there had been any changes to the PAC since the PAC in April.

Response It was confirmed that there had been changes but the new PAC documents matched the application documents which NRW had recently commented upon.

Following the original PAC comments in April the FCA was updated. NRW provided comments on the revised FCA as part of the previous application and confirmed No Objection to the application. This was clarified to NRW and no further email correspondence was received during the PAC period.

Welsh Water

Comments

Comment 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, 20th May 2020, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

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

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. Notwithstanding this, we would advise that the proposed development site is crossed by a 1000mm combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the submitted plans, it appears the proposed development would be situated outside the protection zone of the public sewer measured 5 metres either side of the centreline.

With respect to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

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

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

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

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

SEWAGE TREATMENT

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

WATER SUPPLY

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

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

Response	The comments are noted. SAB consent was granted on the 17 th June 2020
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Response to other consultees

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

GGAT
Comments
Comment Many thanks for your email. Whilst we note the temporary changes set out in The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, our previous recommendations regarding this pre-application remain unchanged. The original PAC response stated: We have consulted the regional Historic Environment Record (HER) and note there are no known sites of archaeological interest within the proposed development area, although the Rhondda and Swansea Bay Railway, which dates to the 1880s, is located to the east. A review of historic Ordnance Survey mapping depicts no archaeologically significant features or structures. We have commented on other applications in the vicinity, including a previous pre-application enquiry (our ref. NPT0563) where we noted that it would not be likely for any archaeological remains to be encountered during any groundworks. Similarly, it is unlikely that any archaeological remains will be encountered during the current proposal. Therefore, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.
Response The response is noted.

Secure by Design Officer

Comments

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

(i). Perimeter security.

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

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

(ii). CCTV.

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

(iii). Lighting.

Lighting must protect the whole outside of the buildings, bike stores, bin stores and all vehicle parking bays. All fittings shall be vandal resistant and positioned in elevated positions. The lighting must be controlled by photo electric cells or time switches

and must complement and enhance the CCTV coverage. The lighting protecting the car parking area must meet the British Standard 5489.

(iv). Landscaping.

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

(v). Signage.

Signs from the site entrance through to the main entrance must be clearly displayed and be multi-lingual. Signs indicating that CCTV is in operation must be located in prominent positions on site.

(vi). Vehicular access.

Vehicle access onto site must be controlled by a barrier system with access control fitted.

(vii). Bike stores.

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

(viii). Refuse and recycling centre.

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

(ix). Access to drainage and service areas.

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

(x). Building shell security.

The design of the building must take into account the need to prevent features that aid scaling or climbing, and hidden areas must be designed out. The building must be constructed of materials that

are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

(xi). Access control.

Access from the lobby/reception area into the main building must be controlled by access control. In addition entry into all rooms where valuable equipment is sited must be controlled and these rooms must be kept locked when not in use.

(xii). Visitor control.

All visitors must sign in and out and wear visitor badges.

(xiii). Drainpipes.

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

(xiv). Doors.

All external doors must, where possible, meet the SBD standard PAS 24 2016, LPS 1175 SR 2 or equivalent and be third party certificated. Fire doors must meet SBD standards and doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted. All glazing to external door panels and adjacent to these door panels must be a minimum 7.5mm thick laminated and external doors must be protected against ram raiding.

(xv). Windows.

All external vulnerable windows must, where possible, meet SBD standards i.e. PAS 24 2016, LPS 1175 SR1 or equivalent and be third party certificated. Any glazing in vulnerable windows must be a minimum 6.8mm laminated glass unless the building is protected by monitored CCTV and perimeter security as outlined under point (i).

(xvi). Computers.

Careful siting of power trunking is required to ensure that computers and valuable equipment is, wherever possible, kept away from windows. High risk and mainframe computers should be secured in a purpose built room in individual cabinets.

(xvii). Secure areas.

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

(xviii). Intruder alarm system.

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

(xix). Vehicle parking area.

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

Response The comments provided on the new PAC match those previously provided for the original PAC. The comments on the original PAC still apply.

The following comments are provided:

(i). Perimeter security.

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

(ii). CCTV.

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

(iii). Lighting.

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

(iv) Landscaping

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

(v). Signage.

Basic wayfinding signage will be provided within permitted allowance.

(vi) Vehicle access

The site already has a barrier in place.

(vii). Bike stores.

Refer to landscape proposals for detail of bike store.

(viii) Refuse and Recycling

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

(ix). Access to drainage and service areas.

Details to be developed outside of planning process.

(x). Building shell security.

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

(xi). Access control.

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

(xii) Visitor Control

Will be managed by the building.

(xiii) Downpipes

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

(xiv). Doors.

Door details to be agreed via condition

(xv). Windows.

Window details to be agreed via condition

(xvi) Computers

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

(xvii). Secure areas.

Building will have an access control

(xviii). Intruder alarm system.

An alarm system will be provided.

(xix). Vehicle parking area.

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

National Grid

Comments

Comment	An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (http://cadentgas.com/Digging-safely/Dial-beforeyou-dig) or the enclosed documentation.
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Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified. Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application. If the application is refused for any other reason than the presence of apparatus, we will not take any further action. Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location. It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does NOT include:
I Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
I Gas service pipes and related apparatus
I Recently installed apparatus
I Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is YOUR responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further

"Essential Guidance" in respect of these items can be found on either the National Grid or Cadent website. This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

ASSESSMENT

Affected Apparatus The apparatus that has been identified as being in the vicinity of your proposed works is:

I Electricity Transmission overhead lines I Above ground electricity sites and installations

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

I Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

I Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus. I Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or

footpath the relevant local authority should be contacted. I Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk> I In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Page

Response The comments are noted. The plan provided confirms that although there is apparatus in the area the apparatus in question is located off-site.

Conclusion

- 8.1 Asbri Planning have been instructed by Morgan Sindall on behalf of Neath Port Talbot CBC to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the < Construction of Technology Centre, parking, landscaping and associated works at Land at Baglan Bay Innovation Centre, Baglan Energy Park, Central Ave, Baglan, SA12 7AX.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and 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.