

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

Date: 20th May 2020
Our Ref: EH/LG: 19.201

Local Highway Authority
HDC@npt.gov.uk

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

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Construction of Technology Centre, parking, landscaping and associated works

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

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

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Yours Sincerely,



Barrie Davies
Director

Dyddiad: 20 Mai 2020

Ein cyf: EH/LG: 19.201

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Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

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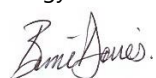
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Yn gywir,



Barrie Davies, Cyfarwyddwr

Date: 20th May 2020
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The Coal Authority
planningconsultation@coal.gov.uk

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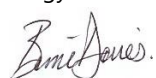
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Yn gywir,



Barrie Davies, Cyfarwyddwr

Date: 20th May 2020
Our Ref: EH/LG: 19.201

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

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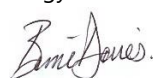
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Barrie Davies, Cyfarwyddwr

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Cadw
cadwplanning@gov.wales

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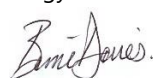
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The water and sewerage undertaken concerned
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Adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan,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

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

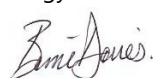
Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 fel y'u haddaswyd gan Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio").

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/>. 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 neu ar gau am rhan o'r cyfnod ymgynghori staduol. Felly, yn unol a Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio") os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning ar y manylion uchod.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 fel y'u haddaswyd gan Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio"), 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 **17 Mehefin 2020**

Yn gywir,



Barrie Davies, Cyfarwyddwr

Date: 20th May 2020
Our Ref: EH/LG: 19.201

Trunk Road Agency
LGC_Development_Control-South@gov.wales

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

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

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Construction of Technology Centre, parking, landscaping and associated works

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

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

Purpose of this notice:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020.

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/>. Due to current circumstances with government enforcing social distancing measures due to COVID-19, libraries within the local area may be closed for all or part of this statutory consultation period. Therefore, in accordance with the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, if you need to view documents and do not have internet access, please contact Asbri Planning on the details above.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 17th June 2020.

Yours Sincerely,



Barrie Davies
Director

Dyddiad: 20 Mai 2020

Ein cyf: EH/LG: 19.201

Trunk Road Agency

LGC_Development_Control-South@gov.wales

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

Ffon: 02920 732 652

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 fel y'u haddaswyd gan Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio")

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

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

Bwriad yr hysbysiad:

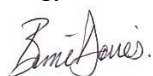
Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 fel y'u haddaswyd gan Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio").

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<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 neu ar gau am rhan o'r cyfnod ymgynghori staduol. Felly, yn unol a Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio") os nad oes gennych mynediad i'r we ac fe hoffech weld y dogfennau, cysylltwch ag Asbri Planning ar y manylion uchod.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 fel y'u haddaswyd gan Gorchymyn Ceisiadau Cynllunio (Datgymhwyso ac Addasiadau Dros Dro) (Cymru) (Coronafeirws) 2020 ("y Gorchymyn Diwygio"), 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 **17 Mehefin 2020**

Yn gywir,



Barrie Davies, Cyfarwyddwr

Appendix F - Responses received from specialist consultees

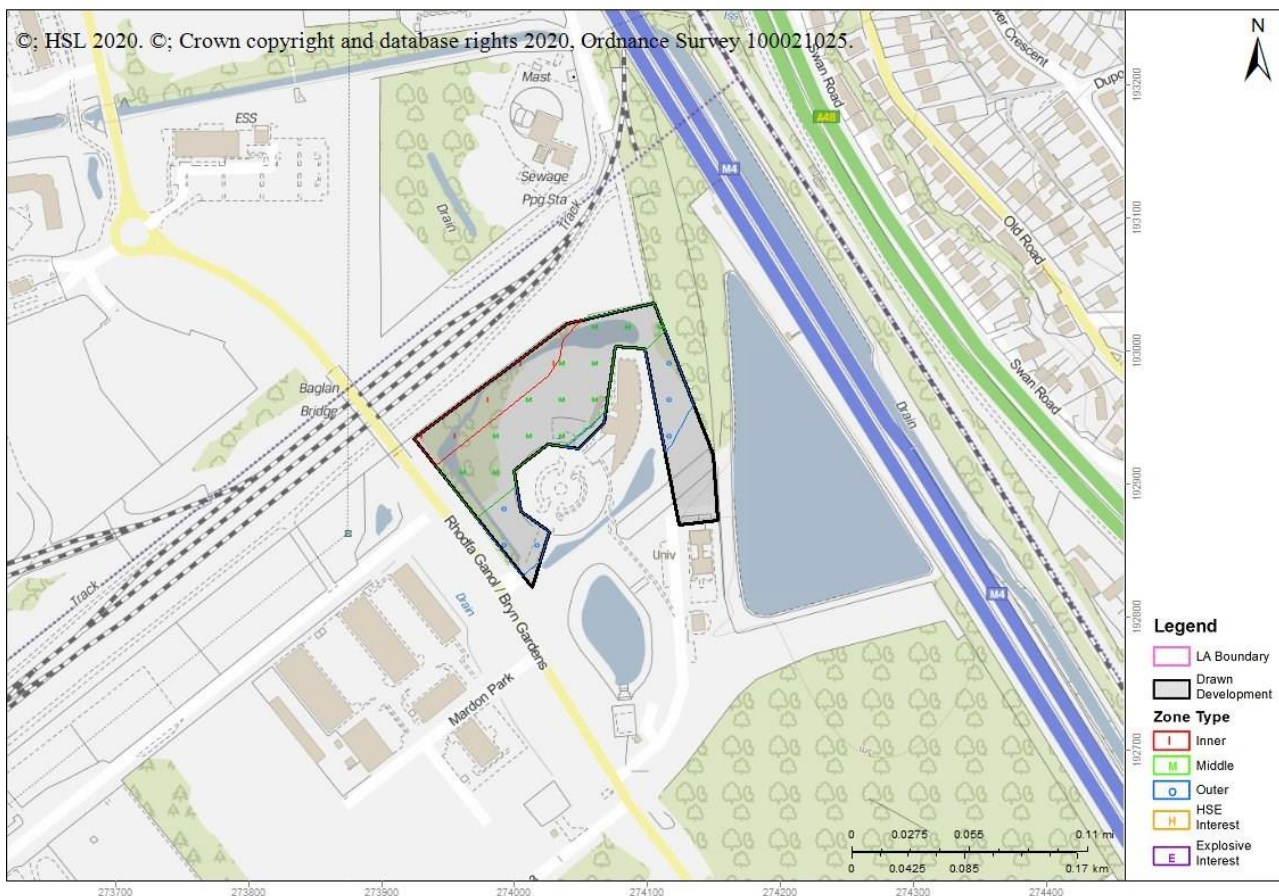
Advice : HSL-200214152936-744 DO NOT ADVISE AGAINST

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

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

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

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



Commercial In Confidence

Breakdown:

Workplaces DAA

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

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



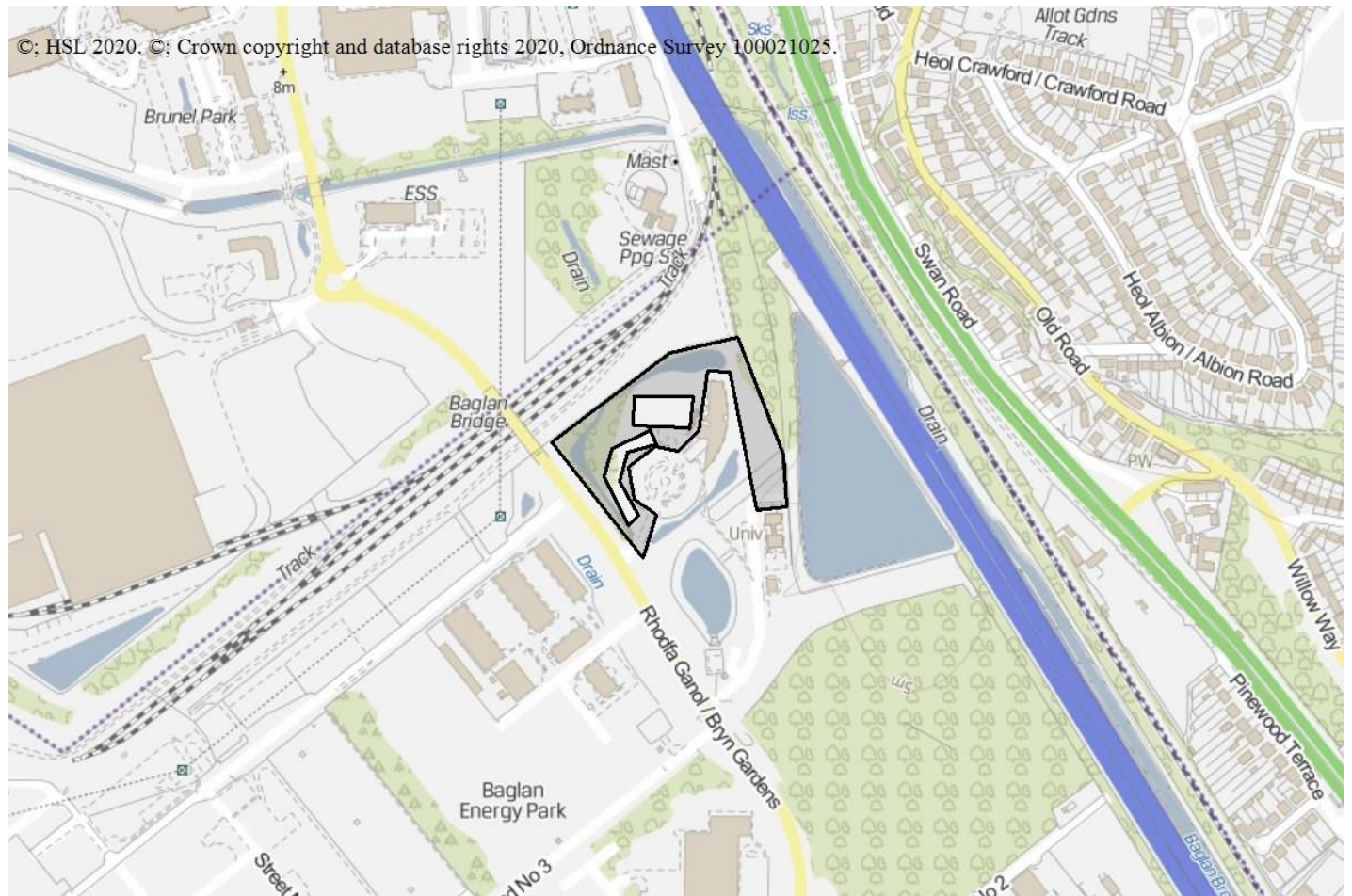
Parking Areas DAA

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



Landscaping DAA

There are no questions for landscaping



Pipelines

7628_ Baglan Generating Limited

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

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

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

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

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

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Ebost/Email:
swplanning@cyfoethnaturiolcymru.gov.uk

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

Dyddiad/Date: 1st April 2020.

Annwyl / Dear Sir/Madam

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

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

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

Flood risk.

Requirement: An updated Flood Consequence Assessment.

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

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

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

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

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



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

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

Yn ddifffuant / Yours sincerely

G Cuthbert

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Emma Harding

From: Emma Harding
Sent: 04 June 2020 10:30
To: 'swplanning@cyfoethnaturiolcymru.gov.uk'
Subject: RE: Technology Centre, Baglan Bay Innovation Centre NRW:01910328
Attachments: NRW -Tech Centre Baglan NPT.pdf

Importance: High

Hi

Further to the email below and to clarify the PAC documents online match those that NRW recently commented on as part of the planning application. Due to the change in planning regulations as below the planning application was withdrawn so the PAC could be re-run. It has been re-run with the documents from the application.

Please confirm that the comments provided for the application still apply? I have attached a copy for ease of reference.

Kind Regards

Emma

Emma Harding – Principal Planner MRTPI

Asbri Planning Ltd | T: 02920 732652 | M: 07527328067 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



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From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 04 June 2020 10:25
To: Emma Harding <emma@asbriplanning.co.uk>
Subject: FW: Technology Centre, Baglan Bay Innovation Centre NRW:01910328

From: SW Planning <swplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 29 May 2020 13:25
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: Kate Stevens <Kate@asbriplanning.co.uk>
Subject: Technology Centre, Baglan Bay Innovation Centre NRW:01910328

Thank you for re-consulting us on this Statutory Pre-application Consultation. We have received a copy of your proposed application on 06 March 2020.

We understand this re-consultation is due to a temporary change in Welsh Government legislation to help manage the coronavirus pandemic: Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020. You have confirmed the proposed development has not changed since the previous Statutory Pre-application Consultations. Therefore, our position and advice remains the unchanged.

Kind Regards

Tim Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

Checked for spam and viruses
<http://www.canit.aka.uk.net/>

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Ebost/Email:
swplanning@cyfoethnaturiolcymru.gov.uk

Ms Helen Brown,
Planning Department
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

Dyddiad/Date: 19th May 2020.

Annwyl / Dear Sir/Madam

PROPOSAL: Construction of Technology Centre (Class B1) parking, landscaping and associated works.

SITE ADDRESS: Technology Centre, Land at Baglan Bay Innovation Centre, Baglan, SA12 7AX.

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales (NRW) on the above application, which we received on 27th April 2020.

We have reviewed the submitted information and offer no objection to the proposed development. However, we would wish to make the following comments.

Flood risk

We have reviewed the Flood Consequence Assessment (FCA) by Hydrock (ref - 11852-HYD-PH1-XX-RP-D-0001) dated April 2020. We note that the document states the site is at fluvial flood risk in the 0.1% (1 in 1000 year) event.

However, based on the latest modelled flood information we hold for this location, the site is considered to be free from fluvial flooding in the 1% (1 in 100 year), 1% (1 in 100 year) +CC and 0.1% (1 in 1000 year) annual probability fluvial flood outline.

The site is also considered to be free from tidal flood risk in the 0.1% (1 in 1000 year) +CC annual probability tidal flood outline, therefore we have no objection with regards to fluvial and tidal flood risk.

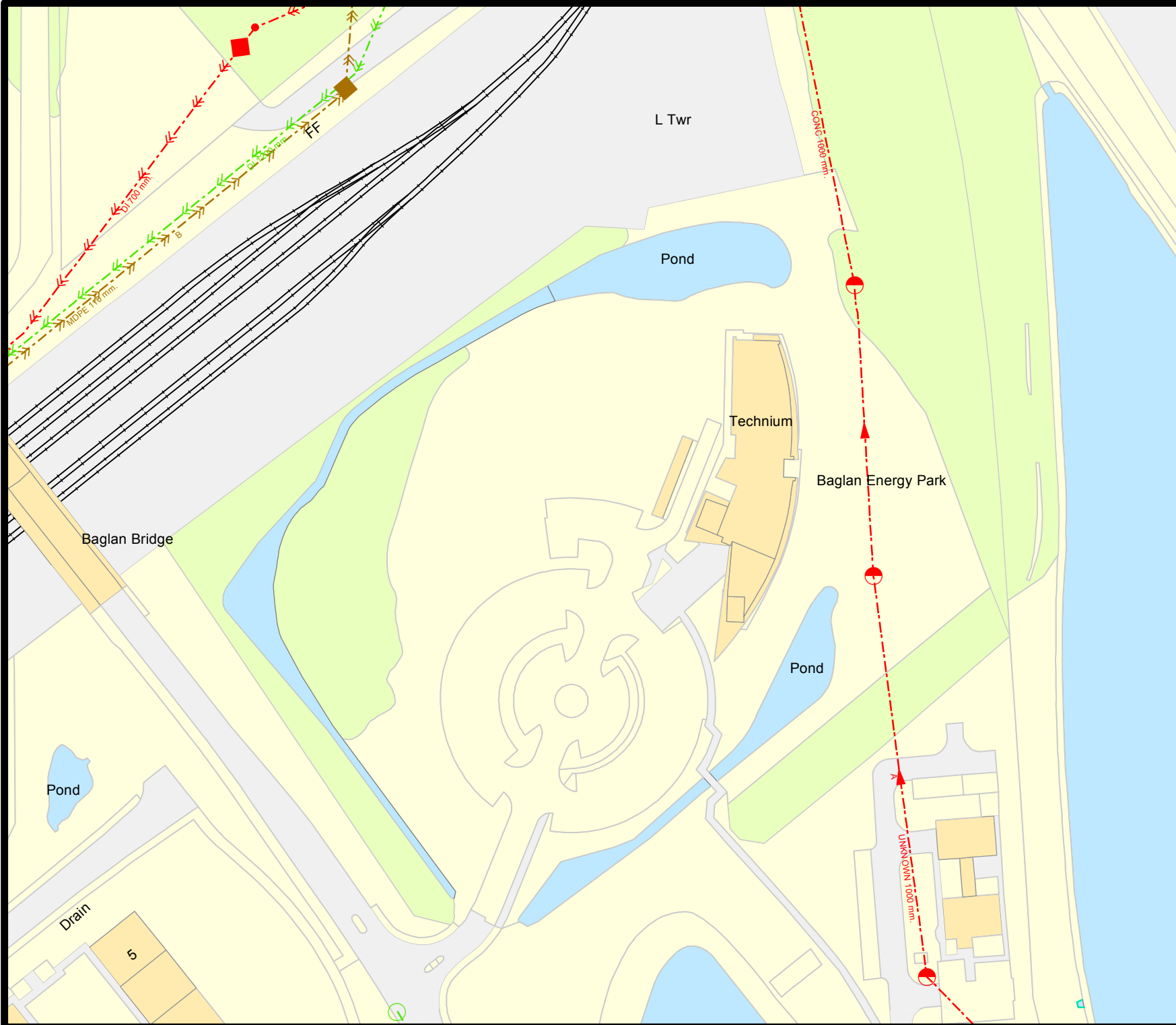
Our comments above only relate specifically to matters that are included on our checklist 'Natural Resources Wales and Planning Consultations' (September 2018) which is published on our website at this link (<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-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

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it

is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn ddifffuant / Yours sincerely

G Cuthbert
Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor



Dŵr Cymru
Welsh Water

PPA0004879 Public Sewer Record



LEGEND(Representative of most common features)

Waste networks:

	Foul chamber		Outfall
	Surface water chamber		Lampole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	NB: Sewer symbol colour indicates the type.		Private Sewer Transfer
	RED - Combined		Lateral Drain
	GREEN - Surface Water		Inspection Chamber
	BROWN - Foul		
	Purple - Former S24 sewers (for indicative purposes only)		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the company's apparatus. The error of locating apparatus is liable to vary and any excavations made entirely on your own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1991 which is based upon the records that are available to the Company. It may not reflect the actual position of the water main, surface water sewer, lateral drain or other apparatus and any excavation should be made with caution. It is the responsibility of the excavator to ensure that the position of the apparatus is correctly recorded. It is not the Company's responsibility to ensure that the position of the apparatus is correctly recorded. It is not the Company's responsibility to ensure that the position of the apparatus is correctly recorded.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 274041,192945
Map scale: 1:1347
Printed by: Hackman Jeremy
Printed on: 28 May 2020

Miss Emma Harding
Asbri Planning Ltd.
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 29/05/2020
Our Ref: PPA0004879

Dear Miss Harding,

Grid Ref: 274045, 192949
Site Address: Baglan Bay Energy Park, Baglan
Development: Technology Centre, Baglan

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.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Emma Harding

From: Kate Stevens
Sent: 28 May 2020 14:20
To: Emma Harding
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Technology Centre / Canolfan Dechnoleg

From: Denise.Harris@gov.wales <Denise.Harris@gov.wales>
Sent: 28 May 2020 13:22
To: Kate Stevens <Kate@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Technology Centre / Canolfan Dechnoleg

Dear Ms Stevens

I refer to the re-consultation below.

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

Regards

Denise Harris

Rheolwr Gwaith Achos/ Casework Manager
Diogelu a Pholisi, Cadw / Protection and Policy, Cadw
Amgylchedd Hanesyddol / Historic Environment
Llywodraeth Cymru / Welsh Government
Ffôn/Tel : 0300 0256004
Ffacs/Fax : 0300 0256001 :E bost/ Email: denise.harris@llyw.cymru/ denise.harris@gov.wales



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From: Kate Stevens <Kate@asbriplanning.co.uk>
Sent: 20 May 2020 15:04
To: Cadw Planning <CadwPlanning@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Technology Centre / Canolfan Dechnoleg

Please Note – This is a further consultation to take account of a change to Welsh Government Planning Legislation as a result of the Covid-19 pandemic.

Noder – Mae hwn yn ymgynghoriad pellach oherwydd newid i Ddeddfwriaeth Cynllunio Llywodraeth Cymru yn sgil pandemig Covid-19

Kate Stevens – Office Manager

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



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Emma Harding

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

Sent from my iPhone

Begin forwarded message:

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

Dear Sir / Madam

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

Scheduled Monuments

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

Registered Parks and Gardens

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

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

Regards,

Nichola

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

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

Sent: 06 March 2020 16:47

To: Cadw Planning <CadwPlanning@gov.wales>

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

Please see attached

Kate Stevens – Office Manager

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Emma Harding

From: Richard.Jones7@gov.wales
Sent: 12 June 2020 10:20
To: Emma Harding
Cc: L.Norvill@southwales-tra.gov.uk; Rhodri.Thomas025@gov.wales;
LGC_Development_Control-South@gov.wales
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Technology Centre / Canolfan Dechnoleg

Hi Emma,

Previous email appended below.

Kind regards

Richard

From: Jones, Richard (EST - Transport) <Richard.Jones7@gov.wales>
Sent: 23 March 2020 11:51
To: mail@asbriplanning.co.uk
Cc: Thomas, Rhodri <Rhodri.Thomas@wsp.com>; 'Les Norvill' (L.Norvill@southwales-tra.gov.uk)
<L.Norvill@southwales-tra.gov.uk>; LGC Development Control (South) <LGC_Development_Control-South@gov.wales>
Subject: Baglan Energy Park

Dear Asbri,

Thankyou for the preconsultation 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.

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

From: Emma Harding <emma@asbriplanning.co.uk>
Sent: 12 June 2020 10:17
To: Jones, Richard (EST - Transport) <Richard.Jones7@gov.wales>
Cc: Barrie Davies <Barrie@asbriplanning.co.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Technology Centre / Canolfan Dechnoleg
Importance: High

Hi Richard

Thank you for your email.

I don't have the previous comments that you refer to in the email below. Please can you send me a copy as soon as possible?

Kind Regards

Emma

Emma Harding – Principal Planner MRTPI

Asbri Planning Ltd | T: 02920 732652 | M: 07527328067 | W: <http://www.asbriplanning.co.uk>



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From: Richard.Jones7@gov.wales [<mailto:Richard.Jones7@gov.wales>]

Sent: 12 June 2020 09:41

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

Cc: Rhodri.Thomas025@gov.wales; L.Norvill@southwales-tra.gov.uk; LGC_Development_Control-South@gov.wales

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

Kate,

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.

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

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For the attention of: Mr Barrie Davies | Director
Asbri Planning

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

Your ref: EH/LG: 19.201

21 May 2020

Dear Mr Davies

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

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

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Construction of Technology Centre, parking, landscaping and associated works

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

Thank you for your notification of 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.

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.