



PRE-APPLICATION CONSULTATION STATEMENT

**Formation of a Truck Stop, with Change of Use of Existing Dwellinghouse & Annexe to Guest Room Accommodation, with Café, and Erection of rear single-storey extension to accommodate spa facilities, together with formation of an HGV Parking Area, Internal Access Road & Associated Infrastructure
At Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot**

**On behalf of
Recycling Plant & Machinery Limited**

**Our Ref: 1112c
Date: June 2020
Prepared by: Richard Banks**

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1.0 INTRODUCTION

- 1.1 This Pre-Application Consultation Statement (PACS) has been prepared in response and in line with the guidelines and requirements of the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the Order).

The proposal to which this PACS relates is the *“Formation of a Truck Stop, with Change of Use of Existing Dwellinghouse & Annexe to Guest Room Accommodation, with Café and erection of rear single-storey extension to accommodate spa facilities, together with formation of a HGV Parking Area, Internal Access Road & Associated Infrastructure”* at Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot.

- 1.2 This PACS therefore provides information on what consultation measures have been undertaken, what results and responses were generated as a result of these various processes and any impact they may have then had on the proposed development to which it relates.

2.0 ON-SITE PUBLICATION

2.1 SITE NOTICE

In line with the requirements of Schedule 1B of the Order, site notices have been displayed at the application site since 20th May 2020. Below are photographs of the two site notices in position, affixed to positions at the gated entrance to Tyn-y-Caeau; and at a position off the southern footway about the A4241 roundabout with the A48 road, and estate road to the adjoining employment site respectively. A copy of the Site Notice is included at Appendix 1 of this Statement.



Photo 1 – Notice erected upon a highway sign post adjoining application site



Photo 2 – Notice upon a traffic sign pole at the junction off the A4241 roundabout

2.2 NOTIFICATION TO ADJOINING OWNERS AND OCCUPIERS

2.2.1 In line with the requirements of Schedule 1B of the Order, a letter of notification has been issued to the occupier or owner of the land and property as listed below advising of the intended submission of the planning application in question, where a copy of the draft application submissions can be viewed and by when any representations they may have are to be submitted.

- Welsh Government Estates Directorate
by e-mail - estatesprofessionalservices@gov.wales

2.2.2 A copy of the notice can be found at Appendix 1 and a list of the addressees is included at Appendix 2 of this Statement.

2.3 DRAFT PLANNING APPLICATION

2.3.1 An indication has been provided on the Site Notice and the letters to adjoining land owners / occupiers and Members of the Public that a draft copy of the application can be viewed at Evans Banks Planning website at www.evansbanks.com/consultations.

2.3.2 The wording of the Site Notice and Statutory Consultees Notice have been revised, in accordance with recent advice from The Chief Planning Officer at Welsh Government in relation to the public advertisement of PAC exercises during the Coronavirus pandemic. The Notice continue to direct readers to the Evans Banks website for view details, however, if they do not have access to the internet to call this Practice's office

to provide their postal details and to receive printed copies of the application particulars.

2.3.2 The draft application package included the following:

Application Forms
Location plan
Site Layout plan
Design & Access Statement
Phase 1 Ecological Survey Report
Tree Survey
Topographic Survey
Existing House Elevations
Existing House floor plans
Proposed House Elevations
Proposed House floor plans
Existing Annexe Elevations
Existing Annexe floor plans
Proposed Annexe Elevations
Proposed Annexe floor plans
Drainage Report
Drainage Strategy Plan
Drainage Engineering details (1 of 3)
Drainage Engineering details (2 of 3)
Drainage Engineering details (3 of 3)
Drainage Notes
Drainage SUDS Details

3.0 COMMUNITY AND STATUTORY CONSULTATION

3.1 CONSULTATION WITH COMMUNITY CONSULTEES

3.1.1 A copy of the draft application was provided to the following on 20th May 2020 via letter and e-mail (a copy of the letter format sent can be found at Appendix 3):

- County Councillor Robert Jones

3.2 CONSULTATION WITH STATUTORY CONSULTEES

3.2.1 A copy of the draft application was provided to the following on 30th September 2019 via email and letter (an issued Notice can be found at Appendix 4):

- Neath-Port Talbot County Borough Council – Highways Directorate
- Welsh Water
- Natural Resources Wales
- CADW
- Coal Authority
- Welsh Government Trunk Roads Division

4.0 RESPONSE TO REPRESENTATIONS RECEIVED

This section of the PACS provides a summary of all responses received to the pre-application consultation process in terms of the three processes outlined in previous sections of this Statement, as well then as an indication of any subsequent changes made to the proposed development as a result of them. A copy of all responses received can be found at Appendix 5.

4.1 ON-SITE PUBLICATION

Site Notice & Neighbouring Landowners / Properties

- 4.1.1 The PAC exercise generated two formal response as a result of the erected site notices, which are as follows:
- 4.1.2 **Mr C. O'Callaghan of Ten Acre Wood, Margam.**
Mr. O'Callaghan has concerns as to the procedure and process of the PAC exercise, particularly during a period of pandemic lockdown. He does not believe that sufficient time has been provided to allow representations to be made.
- 4.1.3 The Applicants would respond in pointing out that a statutory minimum 28 days PAC period was provided to any interested parties. The very fact that Mr O'Callaghan was able to engage in the consultation process was testament that the PAC exercise achieved the correct outcome of informing any residents in the Margam locality.
- 4.1.4 **Mrs Yvonne Roach – no address supplied**
The respondent indicates her objection to the proposals but does not provide detailed reasons behind her objection?
- 4.1.5 The PAC exercise did not generate any formal responses as a result of the formal letter notice distributed to the adjoining landowner.

4.2 STATUTORY CONSULTATION RESPONSES

Statutory Consultees

- 4.2.1 The following provides a summary and response to each of the comments received as a result of correspondence/meetings with Statutory Consultees.

Point Raised	Response
Natural Resources Wales – has concerns to the development if no bat and dormice surveys are conducted at the site	Bat Surveys have since been undertaken at the site. In relation to dormice surveying, it should be noted from the details submitted that no trees or hedgerows are to be felled or cleared to make way for new development. Adequate dormice mitigation measures can be deployed to ensure perimeter trees and hedgerows are protected before works and during development to safeguard any potential habitat
Welsh Water – have no objections indicating that sufficient sewer capacity and water supply capacity exists to cater for any additional flows from the proposed development. They also highlight the presence of their existing apparatus at the site.	The response is noted and welcomed.
NPTCBC Highways – Object to the draft proposals, on the grounds that there appears to be insufficient provision for visibility splays of 4.5 metres by 160 metres from the site access. They are also concerned at the proximity of the access to the A4241 roundabout, and that drivers visiting the site would have insufficient time to negotiate before turning into the site, with potential detriment to highway safety. -----	The Applicants have noted the response and examined the extent of potential visibility splays at the site. It is apparent that the highway verge is not being maintained, and consequently vegetation has been allowed to grow over traffic signage to a height which obstructs visibility. If such vegetation were regularly maintained, and smaller traffic signs were partly re-aligned a clear visibility splay could be achieved. In terms of deceleration issues, the Applicants have commissioned LvW Highways to examine the matter, and who have produced revised access proposals which include for a deceleration lane for vehicles entering the site. -----
Coal Authority – have reported that the site lies within a Development High Risk Area for mining legacy. A coal Mining Risk Assessment should be included within a formal planning application to examine the degree of risk	The Coal Authority's comments are noted. A Coal Mining Risk Assessment has been duly prepared and forms part of the planning application.

- 4.2.2 No response has been received from County Councillor Robert Jones

4.3 SUMMARY

- 4.3.1 The Applicants have generally welcomed the Pre-Application Consultation responses from Statutory Consultees.
- 4.3.2 The application particulars seek compliance with the policies and procedures of the Neath-Port Talbot Local Development Plan in terms of promoting a modest Truck Stop on a part of Margam which is encircled with proposed Employment land as defined within the LDP.
- 4.3.3 The proposals seek to retain all buildings within the grounds of the former smallholding for conversion to guest rooms and associated café. The only new form of physical development within the grounds of Tyn-y-Caeau will be surfaced HGV and car parking areas and an internal road. Attention has been paid to ensuring such areas benefit from means of surface water through sustainable drainage systems.
- 4.3.4 The proposals seek to retain all mature tree specimens within the Tyn-y-Caeau grounds, which have also been assessed for Bat Habitats. No specimens are to be felled and thus any dormice habitat can be adequately mitigated for as part of the proposals.
- 4.3.5 The proposals will improve an existing vehicular access onto the A48 dual carriageway at Margam Road. An examination on site has revealed that if public highway verges are properly maintained of vegetation growth, that a visibility splay of 4.5m x 160m can be easily achieved and retained thereafter.
Furthermore, the application proposals can introduce a deceleration lane to ensure that entering vehicles can adequately decelerate whilst turning into the site, and not present road safety risks to other motorists.

Appendices

APPENDIX 1

COPY OF SITE NOTICE

APPENDIX 2

LIST OF ADDRESSES

Welsh Government Estates Directorate

County Councillor Robert Jones
CADW
Neath-Port Talbot County Council – Highways Directorate
Welsh Water
Natural Resources Wales
Coal Authority
Welsh Government Trunk Roads Agency

APPENDIX 3

COPY OF LETTER TO COMMUNITY CONSULTEES

APPENDIX 4

COPY OF NOTICE TO STATUTORY CONSULTEES

APPENDIX 5

COPY OF RESPONSES RECEIVED