



APPENDIX 5

COPY OF RESPONSES RECEIVED

Land at Tyn y Caeau, Margam Road, Port Talbot

Formation of Truck Stop, Change of Use of Existing Dwelling house & Annexe to Guest Room Accommodation, Café and erection of rear single storey extension to accommodate spa facility, formation of a HGV Parking Area, Internal Access RD and associated infrastructure

On behalf of

Recycling Plant & Machinery Ltd

Our Ref: 1112.b

Date: July 2020

Prepared by: RAB

Recycling Plant & Machinery Ltd
Beechwood House
Bryntwyod
Swansea
SA5 7LP

Date: 04/06/2020
Our Ref: PPA0004880

Dear Sir/Madam

Grid Ref: 279279 186423

Site Address: Land at Tyn-Y-Caeau, Margam Road, Port Talbot

Development: 2D - Formation of a Truck Stop, Change Use of Existing Dwelling house & Annexe to Guest Room Acc, Café & erection of rear single-storey extension to acc spa facil, formation of a HGV Parking Area, Internal Access RD & Assoc Infrastructure

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 450mm 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 3 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. In this instance, we acknowledge proposals to dispose surface water flows via SuDS features into a soakaway system and recommended that the developer consult with the Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to these proposals. 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.

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. Initial indications are that a connection can be made from the 6" diameter CI watermain in 279285, 186125 location. The cost of providing new on-site watermain 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.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr 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.



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-114780-N6J3
Eich cyf/Your ref: Tyn Y Caeau

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

Richard Banks
Evans Banks Planning Limited
2 Llandeilo Road
Crosshands
Carmarthenshire
SA14 6NA

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

03/06/2020

Dear Mr Banks,

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

BWRIAD / PROPOSAL: Formation of a Truck Stop, with change of use of existing dwelling house &* annexe to guest room accommodation, with cafe and erection of rear single-storey extension to accommodate spa facilities, together with formation of a HGV parking area, internal access road and associated infrastructure.

LLEOLIAD / LOCATION: Tyn Y Caeau. Margam Road, Margam, SA13 2NW.

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 20 May 2020.

Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that the following requirement should be met before permission is granted. Otherwise, we would object to the planning application.

We have reviewed the ecology report provided (Ecological Appraisal Report: Land at Tyn Y Caeau, Margam, Port Talbot. SA13 2NW, dated May 2020) and note that further bat surveys and dormice surveys are recommended. We require the surveys to be undertaken before we can comment further.

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

For the Attention of: Mr Richard Banks
Evans Banks Planning Ltd

[By Email: info@evansbanks.com]

8 June 2020

Dear Mr Banks

PRE-APPLICATION CONSULTATION: Land at Tyn-y-Caeau, Margam Road, Margam

Formation of a Truck Stop, with Change of Use of Existing dwellinghouse & Annexe to Guest Room Accommodation, with Cafe 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, SA13 2NW

Thank you for your consultation email of 20 May 2020 seeking the views of the Coal Authority regarding the above matter.

The majority of the subject site falls within the Development High Risk Area (DHRA). The Coal Authority's information indicates that coal seams outcrop at or close to the surface across the site. These outcropping coal seams may have been worked in the past.

We acknowledge that the proposal would primarily entail the change of use of land and buildings, requiring only limited ground works, to enable the creation of the Truck Stop. However, we note that the proposal also includes the erection of a replacement extension to the rear of the main building.

As such, any planning application for the proposed Truck Stop should be supported by a Coal Mining Risk Assessment. This document should demonstrate to the LPA that the site is, or can be made, safe, stable and suitable for the proposed development. Should the application be submitted without a suitable Coal Mining Risk Assessment, the Coal Authority is likely to raise an objection to the proposal.

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal

mining legacy risks are available from www.groundstability.com or from private land search suppliers.

This information should be used to assess the risk posed by past mining to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This may include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application. Information on how to prepare Coal Mining Risk Assessments can be found at www.gov.uk/planning-applications-coal-mining-risk-assessments

I trust that the above comments are useful, however, please do not hesitate to contact me if you would like to discuss these matters further.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning Liaison Manager

Information for the Applicant

The applicant is requested to note that Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

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. 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/4/20/0005/00
APPLICANT: EVANS BANKS PLANNING LTD.
2 LLANDEILO ROAD
CROSS HANDS
CARMARTHENSHIRE SA14 6NA
LOCATION: LAND AT TYN Y CAEAU MARGAM ROAD SA13
2NW
PROPOSAL: 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

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:-

Refusal would be recommended on highway grounds for the following reason.

- 1 Whilst it is accepted that this is an existing residential access the proposed change of use poses different issues to that of a single dwelling and therefore there would be a requirement for the access junction to meet the standards of TD42/95. Also the minimum visibility required at this junction would be 4.5 metres by 160 metres in an easterly direction and it is the view of the Highway Authority that the required standards cannot be met.
- 2 The proposed access is close to a major roundabout and drivers will have insufficient time to manoeuvre into the correct lane which will lead to the sudden braking of vehicles to the detriment of highway safety.

NOTES TO APPLICANT

Drainage comments do not form part of the PAC response and therefore it is recommended that a SAB pre application is undertaken for details please refer to the following link. <https://www.npt.gov.uk/sab> The cost of this service is £250.00

SIGNED: T.J. Davies DATE:09/06/20.....

for HEAD OF ENGINEERING & TRANSPORT

PAC REF: N420000500TJD

From: Rhodri.Thomas025@gov.wales
Sent: 16 June 2020 15:35
To: info@evansbanks.com
Cc: Richard.Jones7@gov.wales; LGC_Development_Control-South@gov.wales; planning@npt.gov.uk
Subject: Pre Planning - Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot SA13 2NW

Dear Evans Bank Planning,

Pre Planning - Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot SA13 2NW
Formation of a Truck Stop, with Change of Use of Existing Dwelling house & 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

Thank you for the pre consultation on the above. The Welsh Government as highway authority for the M4 directs that further transport detail is required to support an application.

A Transport Statement (TS) should include anticipated traffic generated at the M4 slips.

Regards

Rhodri

Peiriannydd Ffydd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Cathays Park
Caerdydd / Cardiff

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



Llywodraeth Cymru
Welsh Government

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

Evansbanks Planning

By email: info@evansbanks.com

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

E-bost
Email:

DH

17 June 2020

0300 0256004

cadwplanning@gov.wales

Dear Sir/Madam,

Pre-Planning Application - Planning Application - Formation of a Truck Stop, with Change of Use of Existing Dwellinghouse & Annexe to Guest Room Accommodation, at Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot SA13 2NW

Thank you for your letter of 20 May 2020 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, 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 permission.

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



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

GM163 Hen Eglwys
GM477 Half Moon Camp
GM488 Chain Home Low Radar Station, Margam

The above scheduled monuments are located inside 600m of the proposed development and will be visible from them.

Scheduled monument GM163 Hen Eglwys comprises the remains of a small medieval chapel standing on an imposing knoll with wide views to the west, south and east. The chapel is of stone rubble construction, with quoins, door and window jambs of white ashlar. There are traces of render on the exterior walls and substantial remnants of

plaster on the interior. The east, west and south walls still stand to almost their full height and it appears that there was a simple gabled roof.

The church was built in the 14th/15th century for the local population of Margam who were not able to worship in the abbey church. Its setting is therefore its location on the ridge outside the Abbey complex and views to it. Views from the chapel were not of importance when it was constructed but have become important to modern visitors in particular the views across Margam Park and the Bristol Channel. The significant views from the scheduled monument are therefore to the south in an arc from east to west.

Scheduled monument GM477 Half Moon Camp consists of the remains of an Iron Age earthwork enclosure situated on the southern edge of a spur overlooking Margam Abbey. Oval on plan, the single rampart encloses an area approximately 0.2 of a hectare. The rampart is best preserved on the north-east, where it is about 9m wide and 1m high. On the south, this has been reduced to a scarp set above a steep natural slope, and the line of defences on this side may have been obscured by slippage. On the west the rampart survives on a similar scale to the north-east section. On the north, the defences are crossed and largely obscured by a modern wall and field bank

The enclosure was probably constructed to control access along the coast and allow the inhabitants to exploit the farmland and marshes of the Margam Plains. The significant views from the scheduled monument are therefore to the south in an arc from east to west.

Scheduled monument GM488 Chain Home Low Radar Station, Margam consists of the remains of a radar site that dates to the Second World War. The radar station is part of the 'Chain Home Low', designed to guard against enemy surface craft and submarines in the British Channel. The station consists of three squarish concrete buildings with flat roofs, set on the high scarp of the Margam ridge facing south-east and overlooking the British Channel. The most north-westerly of the three retains the framework of a steel gantry, the base for a rectangular radar transmitter/receiver array, known as a 'bedstead array' from its wires and framework. The gantry is believed to be a unique survivor within the British Isles. Next to it is a generator house and a probable stand-by generator house for use in case of breakdown or enemy attack, lie to the south-east. The station was probably built by the army between 1941 and 1943, prior to the takeover of the system by the RAF.

The radar station was located on the ridge of Cefn Crugwylt overlooking the Bristol Channel. This location was chosen to give the radar system a long range over the channel but generally views from the radar station were not important.

The proposed development will see the house and annex at Tyn-y-Caeau converted into a café and guest room accommodation with parts of the grounds used as parking for Heavy Goods Vehicles. The external changes to the house and annex will be minor and the main visual change will be the movement and parking of vehicles. They are likely to be seen in the identified significant views from scheduled monuments GM163 and GM477; however, the trees and vegetation surrounding the site will provide extensive screening. The lorries will also be seen with the movement along the M4 in the foreground and with the Energy Plants in the background. The proposed development will therefore cause a very slight visual change from the scheduled monument but 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 scheduled monuments GM163, GM477 and GM488.

Registered Parks and Gardens

PGW (Gm) 52(NEP) Margam Park (grade I)

The registered Margam Park historic park and garden is located inside 500m of the proposed development and will be visible from some parts of it. Margam Park is a deer and landscaped park surrounding the ruins of the medieval Margam Abbey and the Victorian Margam Castle. Significant views from the ridge to the east of the Park have been identified looking over the Park towards the Bristol Channel

The proposed development will see the house and annex at Tyn-y-Caeau converted into a café and guest room accommodation with parts of the grounds used as parking for Heavy Goods Vehicles. The external changes to the house and annex will be minor and the main visual change will be the movement and parking of vehicles. They are likely to be seen in the identified significant view from the registered historic park and garden; however, the trees and vegetation surrounding the site will provide extensive screening. The lorries will also be seen with the movement along the M4 in the foreground and with the Energy Plants in the background. The proposed development will therefore cause a very slight visual change from the scheduled monument but 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 the registered Margam Park historic park and garden.

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,

Denise Harris
Diogelu a Pholisi / Protection and Policy

From: Evans Banks Planning <noreply@evansbanks.com>
Sent: 12 June 2020 15:15
To: info@evansbanks.com
Subject: New message from "Evans Banks Planning"

Name: Yvonne roach
Email: yvonneroach7a@aol.com
Message: Your ref. 1120-02A. ten y caecum,Margam Sa13 2nw
I am writing to express concern regarding a proposed
Lorry park at the above address. I should be obliged if
You could register my objection and keep me informed
Of any further development
Many thanks

Date: 12th June 2020
Time: 3:15 pm
Page URL: <https://www.evansbanks.com/contact-us/>
User Agent: Mozilla/5.0 (iPad; CPU OS 11_4 like Mac OS X) AppleWebKit/604.1.34 (KHTML, like Gecko)
GSA/85.0.274229539 Mobile/15E148 Safari/604.1
Remote IP: 62.172.85.116

From: Chris O'Callaghan <ocallaghanandco@hotmail.com>
Sent: 16 June 2020 19:56
To: info@evansbanks.com
Subject: Proposed Development at Land at Tyn-Y-Caeau, Margam Road, Port Talbot, SA13 2NW

I refer to the above and wish to confirm that as a resident of Ten Acre Wood, Margam, Port Talbot the above matter has only today been brought to my attention.

Lockdown as a result of the Covid-19 pandemic has made mobility extremely difficult. I do not feel that myself, my family and I would presume my neighbours have been presented with an adequate opportunity and an appropriate amount of time to consider the details of this proposal.

I also do not think that the publication of these details was adequate enough to comply with the regulations.

I look forward to hearing back from you

Chris O'Callaghan

Chris O'Callaghan