

Addendum

PRE-APPLICATION CONSULTATION REPORT New Build 2 Storey commercial Units With Parking, Access and associated works

Glan yr Afon

Ystalyfera

SA9 2EE

**The Planning Applications (Temporary
Modifications and Disapplication)(Wales)
(Coronavirus) Order 2020**

2020



2 Publicity prior to applying for Planning Permission (Hardcopies)

- In addition to Notifications as described in the PAC Report and to address covid provisions that precluded hard copies of drawings being available in the local Library Planning Drawings were made available by post, at unit 1 Swansea Valley Business Park and through the post and this was made known by Site Notices, direct contact and hand delivered notices accordingly with an additional month for consultation added for anyone needing hardcopy access.

Further to the above – given the requirement to write to owners/occupiers of adjoining land/property making hard copies available – all Tenants in Swansea Business Park were notified by the Applicant:

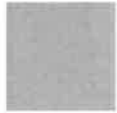
- **Swansea Valley Business Park:**
- Unit 1 Andrew Evans I+G Engineering Ltd.
- Units 2 &3 Carl Williams Tawe MOT and Repair Centre
- Units 4&5 Kurt Thomas Grizzley Functional Fitness
- Unit 6 David Thiddens MSL Carpets and Flooring
- Unit 7 Chris Pearson Pearson Home Improvements
- Units 8 &9 James Humphries The Tyre Shop
- Units 10 &11 Adam George In House Entertainments Ltd
- Unit 12 Alex Birtwhistle Atlas Geophysics Ltd.
- Unit 13 Eurwyn Rees ETC Patterns
- Unit 14 Paul Rees Felindre Innovations
- Units 15&16 Mr Gary Cleves Swansea Drains Ltd.
- Units 17-22 Beverley Parker- Ministry of Furniture Ltd.
- Unit 23 Denise Thomas Swansea Valley Customised Ware
- Unit 24 Matthew Anderson Sign and Paint Systems Ltd.
- Notices were hand delivered with a covering letter to
 - **Office Row**
 - 8 Office Row
 - 9 Office Row
 - 10 Office Row
 - 11 Office Row (applicant) and to **ASDA** management.

• **Conclusion**

28 days after additional notices(10 Aug 2020) were posted and issued regarding hardcopies of plans being made available it is confirmed that no enquiries or responses whatsoever were received and no one asked to see the plans or requested copies of them or made any contact with the Agent or Applicant in this regard.

APPENDIX 1

Copy of Site Notices and associated Photographs



W. G R I F F I T H S
ARCHITECTS • PENSEIRI

Falcon Chambers
Thomas Street
Llanelli SA15 3JB
01792 651532
www.wgriffiths.co.uk

Our ref. **1690/LHE-Le3**

Your ref:

Date: **12th August 2020**

For the Attention of adjoining owners

Dear Sir/Madam

**NON-STATUTORY PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT
SWANSEA VALLEY BUSINESS PARK YSTALYFERA - MR PAUL JAMES**

Further to our earlier Notice (and due to the Covid situation closing the Library where hard copies of plans would normally be available) please find attached a second Notice which should be self explanatory. Should you have any questions please contact us at the number/address above. Paper Copies of plans have been made available at IG reception Unit 1 Swansea Valley Business Park during their opening hours.

Yours faithfully

W Griffiths

John R Thompson, BA(Hons), RIBA Part II & II External RIBA
Christopher K.W.Griffiths, BSc.(Hons), DipArch, RIBA

RIBA 
Chartered Practice



**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
(Amendment) Order 2016**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice supplements the Adjacent Notices to comply with (c) sending hard copies of the documents referred to in sub-paragraph (b) to any person who requests them, where the request is made within the period of 28 days in accordance with:

The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Proposed development at: **LAND ADJACENT TO OFFICE ROW YSTALYFERA**

I give notice that: **MR PAUL JAMES AND MR CHRIS JAMES**

are intending to apply for planning permission to: **CONSTRUCT 7 NEW UNITS WITHIN TWO, TWO STOREY DETACHED BLOCKS (1910 M SQ OF FLOOR SPACE IN TOTAL) FOR BUSINESS AND INDUSTRIAL USE, CAR PARKING AND ASSOCIATED WORKS**

You may Request paper copies of:

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

online at: www.wgriffiths.co.uk/public-info/ or by telephoning 01792651 532 during normal working hours

Paper Copies of the Plans will be sent out on request for a period of 28 days from the date of this Notice. Copies will also be lodged for viewing at Reception at IG UNIT 1 Swansea Valley Business Park SAG 2EE

Anyone who wishes to make representations about this proposed development must write to the Applicant/Agent at

Falcon Chamber Thomas Street Llanelli SA15 3JB or by email: lynda@wgriffiths.co.uk

Signed: _____ (Agent) Date: 10th August 2020

John R Thompson, BA(Hons), RIBA Part II & II External RIBA
Christopher K.W.Griffiths, BSc.(Hons), DipArch, RIBA

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Chartered Practice

References

RIBA #
Charles Pratt Co

RIBA
Chartered Practice

SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
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PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land, community councils, and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice supplements the Adjacent Notices to comply with the Planning (Development Management and Procedure) (Wales) Order 2012, sub-paragraph (b) to any person who requests them, where the request is made within the period of 28 days in accordance with the Order.

The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

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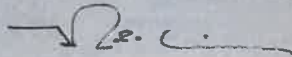
- the proposed application
- the plans; and
- other supporting documents

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Falcon Chamber Thomas Street Llanelli SA15 3JB or by email: lynda@wgriffiths.co.uk



Signed: _____ (Agent) Date: 12th August 2020

John R Thompson, Additional RIBA Part B & F External RIBA
Christopher K W Griffiths, BSc (Hons), DipArch, RIBA

RIBA 
Chartered Practice

Llanelli

1 of 1

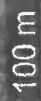
London

APPENDIX 2

Map identifying Site Notice Display Location

PAC Notices

Feature 1
NOTICE
SA9 2EE



100 m