

SECTION 2F

PRE-APPLICATION CONSULTATION REPORT New Build 2 Storey commercial Units With Parking, Access and associated works Glan yr Afon Ystalyfera SA9 2EE

July 2020





W.GRIFFITHS
ARCHITECTS • PENSEIRI

Summary

Proposal:

Construction of newbuild 2 storey commercial units with parking access and associated works

Location:

Land at Swansea Valley Business Park, Glanyrafon, Ystalyfera SA9 2EE
Grid reference: E 276640
N 208285

Client:

Mr Paul James and Mr Christopher James

Project Reference:

1690

Date:

July 2020

Contents

Section 1	Introduction
Section 2	Publicity prior to Application for Planning Permission
Section 3	Consultation prior to Application for Planning Permission
Section 4	Response to Pre-Application Consultation Specialist Consultees
Section 5	Response to Pre-Application Consultation Adjoining Owner/Occupier/Public
Section 6	Conclusion

Appendices

Appendix 1 Copy of Site Notice and associated photographs

Appendix 2 Map identifying Site Notice display locations

Appendix 3 Schedule of Consultees notified of proposed Development

Appendix 4 Copies of Notices forwarded to relevant Specialist Consultees

Appendix 5 Requisite Notice served on Owners/Occupiers of adjoining land/property

Appendix 6 Screen-shot of W Griffiths website consultation portal

Appendix 7 Requisite Notice Served on Local Ward Members

Appendix 8 Responses received from Owners/Occupiers of adjoining land/property and the wider Public

Appendix 9 Responses received from Specialist Consultees

1 Introduction

1.1 W Griffiths Architects have been instructed by the Swansea Valley Business Park owners Paul James and Christopher James to prepare a Section 2F – Pre-

Application Consultation Report in respect of a Planning Application for the proposed construction of a 2 storey Commercial development with associated access, parking and ancillary works.

1.2 In accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amended) Order 2016 (DMPO 2016) all major developments are required to be the subject of a pre-application consultation prior to the Planning Application being validated by the Local Planning Authority.

1.3 The Order requires that the following constitutes a Pre-Application Consultation.

- Publicity before application for Planning Permission
(Section 2C)
- Consultation before applying for Planning Permission
(Section 2D)
- Duty to respond to pre-application consultation
(Section 2E)
- Pre-Application Consultation Report
(Section 2F)

1.4 This Pre-Application Consultation Report is prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the Applicant has complied with Section 61Z of the 1990 Act and responded to the responses received from relevant interested parties consulted under Section 61Z (3) and (4) of the 1990 Act.

2 Publicity prior to applying for Planning Permission

2.1 In accordance with Section 2C of the Development Management Procedure Order (2016) the Applicant has undertaken the appropriate publicity by way of:

- displaying a Site Notice for a period of at least 28 days from 27th May – 26th June 2020
- Further to the above – given the requirement to write to owners/occupiers of adjoining land/property notifying them of the proposal – all notices were hand delivered to the following properties:
 - **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.
 - **Office Row**
 - 8 Office Row
 - 9 Office Row
 - 10 Office Row
 - 11 Office Row (applicant)

- The following information was available for inspection via the W Griffiths website (Covid restrictions precluded hard copies)
 - Application Forms
 - Drawing Package
 - Studies and reports
 - Location Plan
 - Design and Access Statement

As Full List on screenshot Appendix 6

- The application documents were made available for inspection on the W Griffiths website ; <http://www.wgriffiths.co.uk/portfolio/new-commercial-units-ystalyfera-sag-2ee/>

2.2 In accordance with the requirements of Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amended) Order 2016 (DMPO 2016), I hereby declare on behalf of Mr Paul James and Mr Chris James That W Griffiths displayed the Notice correctly.

3 Consultations prior to applying for Planning Permission

3.1 In accordance with Section 2D of the Development Management Procedure Order (2016) consultation has been undertaken with the following Specialist Consultees:

- Coal Authority
- South Wales Police Architectural Design Officer
- Natural Resources Wales
- Local Planning Authority – Highways Department
- Dwr Cymru Welsh Water
- Local Planning Authority – Drainage Department
- Local Planning Authority – Urban Design
- Local Planning Authority – Pollution Control
- Local Planning Authority – Planning Ecologist
- Local Planning Authority – Public Rights of Way Department

3.2 The above consultees were provided with consultation drawings and documents by email/post/hand delivered and informed that responses were required within 28 days from the receipt of the Notice.

3.3 The Local Ward Members were written to – to inform them of the proposed development and invited to provide comments. The Ward Members notified of the proposal are:

- Cllr Alun Llewelyn

Cllr. Llewelyn	
<u>Representation Details</u> <u>The Cllr. Expressed broad support</u> <u>30/6/20 with emphasis on adi</u> <u>houses, fence and Welsh language as</u> <u>important</u>	Applicant has been engaged with LPA re fence and neighbouring houses for best outcome. And considering Welsh Language as far as a speculative scheme can.

4 Response to Pre-Application Consultation: Specialist Consultees

- 4.1** In accordance with the requests of Section 2E of the Development Management Procedure Order (2016) the following specialist consultees have responded to the pre-application consultation:

Coal Authority	
<u>Representation Details</u> The Coal Authority notes Geotechnical and Geoenvironmental Desk study and recommends no objection	
<u>Response to Representation</u> The Applicant will follow Coal Authority Standing Advice.	

LPA – Highways Department	
<u>Representation Details</u> No response to PAC consultation but project has already been subject to considerable Highways consultation and advice pre-app including meetings.	
<u>Response to Representation</u> Applicant is following Highways advice already received. Applicant assumes that no response on transport assessment confirms none is needed at Application .	

South Wales Police - Designing Out Crime OfficerRepresentation Details

Letter received from Michael Harvey
16th June 2020. (see Appendix g).

Response to Representation

SWP advice has been incorporated
into the Full Application Scheme as
far as practical.

Dwr Cymru Welsh WaterRepresentation Details

Response received from Welsh Water
Planning Liaison Manager Owain
George 19th June 2018.

No objection and advice provided.

Response to Representation

To follow advice.

Natural Resources Wales

Representation Details

letter received from Advisor Ashley Bosomworth 26 June 2020 asking for hydraulic modelling for review and contamination conditions. Ecology comments will follow formal application (the ecologist report was only available during the consultation

Response to Representation

The Applicant is providing the modelling for review agreeing to the condition and accepting of reasonable ecology conditions flowing from Pryceeco report.

LPA – Rights of Way

Representation Details

Email received from Lee Barrett 12/6/20 confirming no registered rights of way affecting this site

Response to Representation

Duly noted

LPA – LDP	
<u>Representation Details</u> Email received from Lana Beynon 8/6/20 confirming any comments will be conveyed to the Planning Officer	
<u>Response to Representation</u> Duly noted	

LPA – Contaminated Land	
<u>Representation Details</u> Email received from James Malatynski 12/6/20 proposing standard land contamination conditions LC01.03,04 and 05	
<u>Response to Representation</u> Applicant agreeable to reasonable conditions.	

4.3 The following consultees did not to respond to notifications of the proposal:

- Local Planning Authority – Drainage Department
- Local Planning Authority – Planning Ecologist

5 Response to Pre-Application Consultation: Adjoining Owner/Occupier/Public

- 5.1** In response to the publicity of the proposed development including the display of site notices and a letter detailing the proposed development only one comment was received. (W Griffiths reply provided alongside)

Mr Gareth Williams (adjoining houses)	
<u>Representation Details/Extract</u> Comment left on public page on wg webpage for the site 1st Jun2020: What noise abatement are you going to implement for the three houses adjacent to this development, plus is there going to be sufficient parking for the development so they do not encroach on the property's adjacent to the site.	WG Reply Dear Mr Williams, thank you for your comments which are much appreciated. The Applicant, Architect and Planning Officers had considered noise abatement which is one of the reasons there is a landscaped buffer separating the new building and the existing houses. Because there are currently no specific end users it was also decided to take the advice of an Acoustic Consultant (Inacoustic) to advise on wording to ensure suitable acoustic standards are adhered to when users are known. Parking has been the subject of meetings and discussions with NPT Highways whose standards we adhere to. We have based our parking numbers on a higher usage than is likely or experience of Swansea Valley Business Park suggests will be the case.

No other responses were received from any adjoining owners/occupiers/public notified of the development under this consultation.

6 Conclusion

- 6.1** W Griffiths have been instructed by Mr Paul James and Mr Christopher James in respect of a planning application proposing the construction of newbuild 2 storey commercial units with Parking, access and associated works
- 6.2** The Pre-Application Consultation Report is prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the Applicant has complied with Section 61Z of the 1990 Act and responded to the comments received from any interested parties consulted under Section 61Z 3) and (4) of the 1990 Act.
- 6.3** As requested by Sections 2C, 2D and 2E of the Development Management Procedure Order (2016) the forthcoming Application has been publicised in accordance with the Regulations. Consultations have been undertaken and responses are provided in this report.
- 6.4** Further display of Site Notices and letters delivered to adjoining owners/occupiers the following Specialist Consultees have responded to the Pre-Application Consultation:

- South Wales Police – Design Out Crime Officer
- Local Planning Authority – Pollution Control
- Local Authority Public Rights of Way
- Dwr Cymru – Welsh Water
- Natural Resources Wales
- Coal Authority

6.5 The following Specialist Consultees did not to respond to notification of the proposal:

- Local Planning Authority – Drainage Department
- Local Authority LDP (urban design)
- Local Planning Authority – Planning Ecologist
- Local Authority Highways Department

6.6 The following Ward Member notified of the proposal:

- Cllr Alun Llewelyn

6.7 Where appropriate, responses to comments are provided in addition to details of any amendments to the application package/proposal arising from the comments received.

6.8 In accordance with the above it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

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

**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 provides the opportunity to comment directly to the Developer on a proposed development prior to the submission of a Planning Application to the Local Planning Authority ("LPA"). Any subsequent Planning Application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related Planning Application. You should note that any comments submitted may be placed on the public file.

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 inspect copies of:

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

online at: www.wgriffiths.co.uk/public-info/ and computer facilities are normally available to view this information online at: **Ystradgynlais Library, Temperance Lance, Ystradgynlais SA9 1JJ** between the hours of: **Mon 10.00 am – 6.00 pm, Tues & Thursday 10.00 am - 5.00 pm Wed 10.00 am – 1.00 pm, Friday 10.00 am – 4.00 pm and Sat 10.00 a.m – 12.30 pm. The Library is closed on Sunday**

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: 27th May 2020

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

RIBA

Chartered Practice



W. GRIFFITHS
ARCHITECTS • PENSEIRI

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

**ATODLEN 1B ERTHYGLAU 2C A 2D
CYHOEDDURWYDD AC YMGYNGHORIAD CYN GWENEUD CAIS AM
GANIATAD CYNLLUNIO**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
(Amendment) Order 2016
CYHOEDDURWYDD AC YMGYNGHORIAD CYN GWENEUD CAIS AM GANIATAD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfagos ac ymgylngoreion o'r gymuned; ac i'w arddangos gyda hysbysiad safle ar neu ger lleoliad y datblygaid arfaethedig)

Pwrpws yr hysbysiad hwn: mae'r hysbysiad hwn yn darparu'r cyfle i gynnig sylwadau yn uniongyrchol i'r datblytgwr ynghylch datblygaid arfaethedig cyn cyflwyno cais cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("LPA"). Caiff unrhyw gais cynllunio dilynol ei gyhoeddi gan yr LPA perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn peryglu'ch gallu i wneud sylwadau i'r LPA ynghylch unrhyw gais cynllunio cystylliedig. Dylech sylwi y gallai unrhyw sylwadau a gyflwynir i'r gael eu rhoi ar y ffeil gyhoeddus.

Datblygaid arfaethedig yn: **Tir Ger Rhes Swyddfa Ystalyfera**

Rwy'n rhoi rhybbudd bod: **Mr Paul James a Mr Chris James**

yn bwriadu gwneud cais am ganiatad cynllunio amlinello i: **Adeiladu 7 uned newydd o fewn blociau deulawr, deulawr (1910 M sgwâr o arwynebedd llawr i gyd) at ddefnydd busnes a diwydiannol, parcio ceir a gwaith cysylltiedig**

Gallwch weld copiau o'r:

- cais cynllunio amlinellol arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

ar-lein: www.wgriffiths.co.uk/public-info/ ac mae cyfrifiaduron ar gael i weld yr wybodaeth hon ar-lein yn **Llyfrgell Ystradgynlais Temperance Lane Ystradgynlais SA9 1JJ** rhwng yr oriau: **Llun 10.00 am-6.00 pm, dydd Mawrth a dydd Iau 10.00 am -5.00 pm, dydd Mercher 10.00 am-1.00 pm, dydd Gwener 10.00 am-4.00 pm a Sad 10.00 am -12.30 pm. Mae'r Llyfrgell ar gau ddydd Sul**

Mae'n rhaid i unrhyw un sydd am wneud sylwadau ynghylch y datblygaid arfaethedig hwn ygrifennu at yr asiant yn

Falcon Chambers Stryd Thomas Llanelli SA15 3JB neu gan aebost: lynda@wgriffiths.co.uk

Llofnod: _____ (Agent)

Dyddiad: 27 /5./20

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

RIBA 
Chartered Practice

[illegible]



WUJIF TIS
WUJIF TIS adalah sebuah organisasi yang berfokus pada pengembangan dan peningkatan kualitas layanan publik. Organisasi ini bertujuan untuk meningkatkan transparansi, akuntabilitas, dan efisiensi dalam pelayanan publik. WUJIF TIS juga致力于提高公民的参与度和满意度，通过提供高质量的公共服务来实现这一目标。

WUJIF TIS memiliki beberapa program utama, yaitu:

- Program Pengembangan Kapasitas
- Program Peningkatan Kualitas Layanan
- Program Transparansi dan Akuntabilitas

WUJIF TIS juga memiliki beberapa mitra strategis, yaitu:

- Departemen Administrasi Umum
- Departemen Hukum
- Departemen Keuangan

WUJIF TIS juga memiliki beberapa mitra strategis, yaitu:

- Departemen Administrasi Umum
- Departemen Hukum
- Departemen Keuangan

WUJIF TIS
WUJIF TIS adalah sebuah organisasi yang berfokus pada pengembangan dan peningkatan kualitas layanan publik. Organisasi ini bertujuan untuk meningkatkan transparansi, akuntabilitas, dan efisiensi dalam pelayanan publik. WUJIF TIS juga致力于提高公民的参与度和满意度，通过提供高质量的公共服务来实现这一目标。

WUJIF TIS memiliki beberapa program utama, yaitu:

- Program Pengembangan Kapasitas
- Program Peningkatan Kualitas Layanan
- Program Transparansi dan Akuntabilitas

WUJIF TIS juga memiliki beberapa mitra strategis, yaitu:

- Departemen Administrasi Umum
- Departemen Hukum
- Departemen Keuangan

WUJIF TIS juga memiliki beberapa mitra strategis, yaitu:

- Departemen Administrasi Umum
- Departemen Hukum
- Departemen Keuangan



W. GRIFFITHS
ARCHITECTS • PENSEIRI

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

**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 provides the opportunity to comment directly to the Developer on a proposed development prior to the submission of a Planning Application to the Local Planning Authority ("LPA"). Any subsequent Planning Application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related Planning Application. You should note that any comments submitted may be placed on the public file.

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 (1010 M SQ OF FLOOR SPACE IN TOTAL) FOR BUSINESS AND INDUSTRIAL USE, CAR PARKING AND ASSOCIATED WORKS**

You may inspect copies of:

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

online at: www.wgriffiths.co.uk/public-info/ and computer facilities are normally available to view this information online at: **Ystradgynlais Library, Temperance Lance, Ystradgynlais SA9 1JJ** between the hours of: **Mon 10.00 am - 6.00 pm, Tues & Thursday 10.00 am - 5.00 pm Wed 10.00 am - 1.00 pm, Friday 10.00 am - 4.00 pm and Sat 10.00 am - 12.30 pm.** The Library is closed on Sunday

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: 27th May 2020

John H Thompson, BA(Hons), RIBA Part II & II Extended 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

Swansea Valley Business Park

PAC Notices

- Legend**
- Feature 1
 - NOTICE
 - SA9 2EE



APPENDIX 3

Schedule of Consultees

Specialist Consultees	Contact	Address	Letter required
Local Highway Authority	Highway Department	Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath SA11 2HZ	Article 1C to Specialist Consultee
Natural Resources Wales		Maes Newydd Llandarcy Neath Port Talbot SA10 6JQ	
Crime Out Design Officer	Michael Harvey	SW Police Architectural Design Officer Cowbridge Road Bridgent CF31 3SU	
Coal Authority	Planning Consultation Team	200 Lichfield Lane Berry Hill Mansfield Nottingham NG18 4RG	
Public Rights of Way	Planning Consultation Team	Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath SA11 2HZ	
Pollution Control	Planning Consultation Team	Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath SA11 2HZ	
LPA Drainage	Planning Consultation Team	Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath SA11 2HZ	

Dwr Cymru/Welsh Water	Planning Consultation Team	Developer Services Dwr Cymru/Welsh Water PO Box 3146 Linea Fortram Road Cardiff CF30 0EH	
LPA Ecologist		Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath SA11 2HZ	
Adjoining land owners/occupiers	Address		
Andrew Evans I+G Engineering Ltd	Unit 1 Swansea Valley Business Park Ystalyfera SA9 2EE		Article 1B Letters to Adjacent Occupiers or Land Owners
Carl Williams Tawe MOT & Repair Centre	Units 2 and 3 Swansea Valley Business Park Ystalyfera SA9 2EE		
Curt Thomas Grizzley Functional Fitness	Units 4&5 Swansea Valley Business Park Ystalyfera SA9 2EE		
David Thiddens MSL Carpets and Flooring	Unit 6 Swansea Valley Business Park Ystalyfera SA9 2EE		
Chris Pearson Pearson Home Improvements	Unit 7 Swansea Valley Business Park Ystalyfera SA9 2EE		
James Humphries The Tyre Shop	Units 8 & 9 Swansea Valley Business Park Ystalyfera SA9 2EE		
Adam George In House Entertainments Ltd	Units 10&11 Swansea Valley Business Park Ystalyfera SA9 2EE		
Alex Birtwhistle Atlas Geophysics Ltd	Unit 12 Swansea Valley Business Park Ystalyfera SA9 2EE		
Eurwyn Rees ETC Patterns	Unit 13 Swansea Valley Business Park Ystalyfera SA9 2EE		
Paul Rees Felindre Innovations	Unit 14 Swansea Valley Business Park Ystalyfera SA9 2EE		
Gary Cleves Swansea Drains Ltd	Units 15 & 16 Swansea Valley Business Park Ystalyfera SA9 2EE		
Beverley Parker Ministry of Furniture Ltd	Units 17-22 Swansea Valley Business Park Ystalyfera SA9 2EE		
Denise Thomas Swansea Valley Customised Ware	Unit 23 Swansea Valley Business Park Ystalyfera SA9 2EE		

Matthew Anderson Sign and Paint Systems Ltd	Unit 24 Swansea Valley Business Park Ystalyfera SA9 2EE		
Occupier	8 Office Row Ystalyfera		
Occupier	9 Office Row Ystalyfera		
Occupier	10 Office Row Ystalyfera		
Paul James	Owner 11 Office Row Ystalyfera		
Local Members	Address	Email address	
Cllr Alun Llewelyn	17 Darwin Road Port Talbot SA12 6BR	Cllr. a. llewelyn@npt.gov.uk	Article 1C to Specialist Consultee

APPENDIX 4

Copies of Notices served to relevant Specialist Consultees



W. GRIFFITHS
ARCHITECTS • PENSEIRI

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

Planning Consultation Team
Coal Authority
200 Lichfield Lane
Berry Hill
Mansfield
Nottingham
NG18 4RG

Our ref. **1690/JRT/LHE-CA**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (2674 m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



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

The Planning Consultation Team
Developer Services
Dwr Cymru/Welsh Water
P O Box 3146
Linea
Fortram Road
Cardiff
CF30 0EH

Our ref. **1690/JRT/LHE-WW**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks. (2674 m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Highways Department
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2H

Our ref: **1690/JRT/LHE-LPA Highways**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (2674 m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Drainage Department
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2HZ

Our ref. **1690/JRT/LHE-LPA Drainage**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (2674 m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

LPA Ecologist
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2HZ

Our ref. **1690/JRT/LHE-LPA Ecology**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 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 inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Planning Consultation Team
Pollution Control
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2HZ

Our ref. **1690/JRT/LHE-LPA Pollution**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (1910m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26th June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

LPA Public Rights of Way
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2HZ

Our ref. **1690/JRT/LHE-LPA PRofW**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 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 inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

LPA Urban Design
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2HZ

Our ref. **1690/JRT/LHE-LPA UD**

Your ref:

Date: **27th May**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (1910m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Natural Resources Wales
Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Our ref. **1690/JRT/LHE-NRW**

Your ref:

Date: **27 May 2020**

Dear Sir/Madam

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (2674 m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the 26 June 2020 giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA

Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Mike Harvey Esq
SW Police Architectural Design Officer
South Wales Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Our ref: **1690/JRT/LHE-SWP**

Your ref:

Date: **27 May 2020**

Dear Sir

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

I give notice that Mr Paul James and Mr Chris James are intending to apply for planning permission for a commercial redevelopment incorporating 7 new units within two, two storey detached blocks, (2674 m sq of floor space in total) for business and industrial use, car parking and associated works.

You may inspect copies of the proposed application, the plans and other supporting documentation attached/online at: www.wgriffiths.co.uk/public-info/

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the applicant/agent at lynda@wgriffiths.co.uk or W Griffiths, Falcon Chambers, Thomas Street, Llanelli, Carmarthenshire SA15 3JB by the giving a period of 28 days beginning with the date of service and publication of this notice.

Yours sincerely

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

RIBA 
Chartered Practice



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Councillor Alun Llewelyn
5 Twyn Yr Ysgol
Ystalyfera
SA9 2AN
by email: cllr.a.llewelyn@npt.gov.uk

Our ref: **1690/JRT/LHE-CA**

Your ref:

Date: **27 May 2020**

Dear Cllr Llewelyn

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

You may inspect copies of the proposed application, the plans and other supporting documentation online at: www.wgriffiths.co.uk/public-info/ and if required computer facilities to view this information online - or - a hard copy of the documentation is normally available at: **Ystradgynlais Library, Temperance Lane, Ystradgynlais SA9 1JJ** between the hours of: **Mon 10.00 am – 6.00 pm, Tues & Thursday 10.00 am - 5 .00 pm Wed 10.00 am – 1.00 pm, Friday 10.00 am – 4.00 pm and Sat 10.00 a.m – 12.30 pm. The Library is closed on Sunday**

Cont....

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

RIBA 

Chartered Practice

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

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

Yours faithfully

Enc

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

RIBA 

Chartered Practice

APPENDIX 5

Notice served on Owners/Occupiers of adjoining land



**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 provides the opportunity to comment directly to the Developer on a proposed development prior to the submission of a Planning Application to the Local Planning Authority ("LPA"). Any subsequent Planning Application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related Planning Application. You should note that any comments submitted may be placed on the public file.

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 inspect copies of:

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

online at: **www.wgriffiths.co.uk/public-info/** and computer facilities are normally available to view this information online at: **Ystradgynlais Library, Temperance Lance, Ystradgynlais SA9 1JJ** between the hours of: **Mon 10.00 am – 6.00 pm, Tues & Thursday 10.00 am – 5.00 pm Wed 10.00 am – 1.00 pm, Friday 10.00 am – 4.00 pm and Sat 10.00 a.m – 12.30 pm. The Library is closed on Sunday**

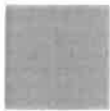
Anyone who wishes to make representations about this proposed development must write to the Applicant/Agent at

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

Signed: _____ (Agent) Date: 27th May 2020

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

RIBA
Chartered Practice



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

ATODLEN 1B ERTHYGLAU 2C A 2D
CYHOEDDURWYDD AC YMGYNGHORIAD CYN GWENEUD CAIS AM
GANIATAD CYNLLUNIO
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
(Amendment) Order 2016
CYHOEDDURWYDD AC YMGYNGHORIAD CYN GWENEUD CAIS AM GANIATAD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyfagos ac ymgylngoreion o'r gymuned; ac i'w arddangos gyda hysbysiad safle ar neu ger lleoliad y datblygaid arfaethedig)

Pwrpws yr hysbysiad hwn: mae'r hysbysiad hwn yn darparu'r cyfle i gynnig sylwadau yn uniongyrchol i'r datblytgwr ynghylch datblygaid arfaethedig cyn cyflwyno cais cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("LPA"). Caiff unrhyw gais cynllunio dilynol ei gyhoeddi gan yr LPA perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn peryglu'ch gallu i wneud sylwadau i'r LPA ynghylch unrhyw gais cynllunio cystylliedig. Dylech sylwi y gallai unrhyw sylwadau a gyflwynir i'r gael eu rhoi ar y ffeil gyhoeddus.

Datblygaid arfaethedig yn: **Tir Ger Rhes Swyddfa Ystalyfera**

Rwy'n rhoi rhybudd bod: **Mr Paul James a Mr Chris James**

yn bwriadu gwneud cais am ganiatad cynllunio amlinello i: **Adeiladu 7 uned newydd o fewn blociau deulawr, deulawr (1910 M sgwâr o arwynebedd llawr i gyd) at ddefnydd busnes a diwydiannol, parcio ceir a gwaith cysylltiedig**

Gallwch weld copiau o'r:

- cais cynllunio amlinellol arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

ar-lein: www.wgriffiths.co.uk/public-info/ ac mae cyfrifiaduron ar gael i weld yr wybodaeth hon ar-lein yn **Llyfrgell Ystradgynlais Temperance Lane Ystradgynlais SA9 1JJ** rhwng yr oriau: **Llun 10.00 am-6.00 pm, dydd Mawrth a dydd Iau 10.00 am -5.00 pm, dydd Mercher 10.00 am-1.00 pm, dydd Gwener 10.00 am-4.00 pm a Sad 10.00 am -12.30 pm. Mae'r Llyfrgell ar gau ddydd Sul**

Mae'n rhaid i unrhyw un sydd am wneud sylwadau ynghylch y datblygaid arfaethedig hwn ygrifennu at yr asiant yn

Falcon Chambers Stryd Thomas Llanelli SA15 3JB neu gan aebost: lynda@wgriffiths.co.uk

Llofnod: _____ (Agent)

Dyddiad: 27/5/20

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

RIBA
Chartered Practice

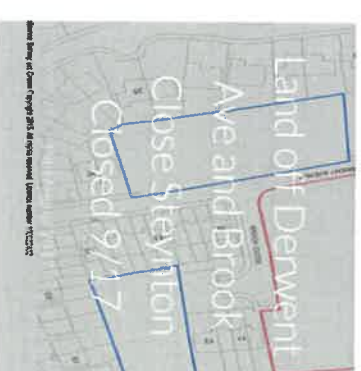
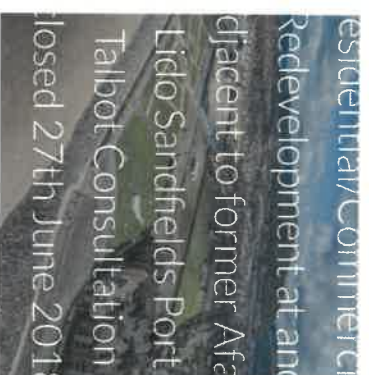
APPENDIX 6

Screen shot of W Griffiths Consultation Portal

Pre Application Consultations (Wales)

Please select your project to view Planning submission/Consultation drawings and email your comments to Lynda@wgriffiths.co.uk including the project name and your name and address.

You can also write to us at Falcon Chambers Thomas St Llanelli SA15 3JB





April 07, 2020

New Commercial Units
Swansea Valley Business
Park Ystalyfera

1690 4-1B Location Plan

1690 4-2 Existing Block
Plan

1690 4-3A Proposed
Block Plan

Design and Access
Statement

1690 1-1B Ground Floor
Block A

1690 1-2B First Floor Plan
Block A

1690 1-3B Floor Plans
Block B

1690 2-1B Proposed
Elevations Block A



Sections

1690 3-2A Typical Site
Section

1690 4-4E Proposed Site
Layout

1690 4-5A Boundary
Works

1690 2-3B 3d Illustration

SVBP Mining Report

Artic Tracking Exercise

Refuse Truck Tracking
exercis

Firetruck Tracking
Exercise

Flood modelling updated-
no flooding on site

Flood Consequences
Assessment

Drainage Strategy May 19

Acoustician Predictive
Advice

APPENDIX 7

Notices forwarded to relevant Ward Members



W.GRIFFITHS
ARCHITECTS • PENSEIRI

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

Councillor Alun Llewelyn
5 Twyn Yr Ysgol
Ystalyfera
SA9 2AN
by email: cllr.a.llewelyn@npt.gov.uk

Our ref: **1690/JRT/LHE-CA**

Your ref:

Date: **27 May 2020**

Dear Cllr Llewelyn

Schedule 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(WALES) ORDER 2012

(to be served on specialist Consultees, as defined by article 2(1) of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012

DEVELOPMENT CONSISTING OF 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

W Griffiths Architects has been commissioned by Mr Paul James and Mr Chris James to undertake pre-application discussions with Neath Port Talbot County Borough Council in respect of the proposed development on land adjacent to Office Row, Ystalyfera.

Purpose of this notice:

This notice comprises a formal request for a pre-application response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development on land adjacent to Office Row, Ystalyfera

You may inspect copies of the proposed application, the plans and other supporting documentation online at: www.wgriffiths.co.uk/public-info/ and if required computer facilities to view this information online - or - a hard copy of the documentation is normally available at: **Ystradgynlais Library, Temperance Lane, Ystradgynlais SA9 1JJ** between the hours of: **Mon 10.00 am – 6.00 pm, Tues & Thursday 10.00 am - 5.00 pm Wed 10.00 am – 1.00 pm, Friday 10.00 am – 4.00 pm and Sat 10.00 a.m – 12.30 pm. The Library is closed on Sunday**

Cont....

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

RIBA 
Chartered Practice

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

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

Yours faithfully

Enc

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

RIBA 

Chartered Practice

APPENDIX 8

Responses received from owners/adjoining occupiers and the public

Geotechnical and

Geoenvironmental

Desktop Study 15 June 20

Join the discussion

One Comment



Gareth Williams on
15th June 2020 at 6:07 pm

What noise abatement are you going to implement for the three houses adjacent to this development. plus is there going to be sufficient parking for the development so they do not encroach on the property's adjacent to the site.

Leave a Reply

Name *

Email *

Website

☐ Save my name, email, and website in this browser for the next time I comment.

Submit Comment



W.GRIFFITHS
ARCHITECTS • PENSEIRI

© 2016 W. Griffiths - Architects and Surveyors.

Web design & Branding by Regency Creative

RIBA 
Chartered Practice



APPENDIX 9

Responses received from Specialist Consultees



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-115420-P3J6
Eich cyf/Your ref: 1690/JRT/LHE-NRW

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

W. Griffiths Architects
Falcon Chambers
Thomas Street
Llanelli
SA15 3JB

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

26 June 2020

Annwyl Syr/Madam / Dear Sir/Madam,

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

**BWRIAD / PROPOSAL: DEVELOPMENT CONSISTING OF 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**

LLEOLIAD / LOCATION: LAND ADJACENT TO OFFICE ROW, YSTALYFERA

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 28 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 and the conditions listed below are attached to the permission. Otherwise, we would object to the planning application.

Requirement: The hydraulic modelling to be submitted for review, to demonstrate the risks and consequences of flooding can be managed to an acceptable level.

Conditions: Full suite of land contamination conditions.

Flood Risk

Due to the complex nature of the risk and consequences of flooding associated with the proposed development, we wish to undertake a detailed review of the hydraulic modelling information to ensure that it is fit to inform the flood consequence assessment (FCA). This review may find anomalies/discrepancies in the model which will need to be addressed to ensure that it is representative of the risk of flooding and fit to inform the FCA. We reserve the right to request further information to establish the risks and consequences of flooding if necessary.

Therefore, until we confirm that the model is representative of the flood risk, we are unable to advise whether the consequences of flooding outlined in the latest FCA by Tulip Engineering, dated April 2020 can be managed to an acceptable level.

Advice to the Local Authority

Section 6 of TAN15 requires the Local Planning Authority (LPA) to determine whether the development at this location is justified. Therefore, we refer the LPA to the tests set out in section 6.2 of TAN15. If they consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

Land Contamination

We have reviewed the 'Geotechnical & Geoenvironmental Desk Study: Proposed Commercial Development, Land at Swansea Valley Business Park, Ystalyfera, Swansea' prepared by Terra Firma Ltd, dated June 2020. The report proposes a ground investigation and we therefore request the following conditions be included in any future planning consent the LPA is minded to grant for this proposal.

[Please note; we are aware the eo-environmental desk study report was uploaded to your website on the 15 June 2020, nearly 3 weeks into the statutory consultation, however we have managed to review the document].

Condition

No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition - Contamination verification report

Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition - Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Condition - Surface water drainage

No infiltration of surface water drainage into the ground Site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition – Piling

No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development.

Ecology

We note the 'Preliminary Ecology Appraisal' by Pryce Consultant Ecologists. The issue date of the report was the 11 June 2020, 2 weeks into this statutory consultation. We have been unable to review the document and will provide ecological comments when the application is formally submitted to the LPA.

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

Ashley Bosomworth

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

W. Griffiths Architects
Falcon Chambers
Thomas Street
Llanelli
Carms
SA15 3JB

Date: 18.06.2020
Our Ref: PPA0004906

Dear Sir/Madam

Grid Ref: SN763082 276437,209258

Site Address: Land adj to Office Row, Ystalyfera, Neath

Development: Schedule 1C Article 2D - Development consisting of 7 new units for business and Industrial use

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, 27th 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 and by response we offer no objection subject to the following standing advice which should be taken into account within any future planning application for the proposal:

SEWERAGE

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 site is crossed by a 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. No part of any operational development will be permitted within the protection zone of the public sewer measured 4 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application.



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.

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 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. As part of this pre-application consultation, we acknowledge receipt of drainage plan which outlines an option to dispose flows to an existing storm system in the host building; it is unclear where this system outfalls to but we would advise there is no agreement to communicate flows to the public sewerage system.

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.



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.

However, we would advise that the proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site

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.



**The Coal
Authority**



RTPI
Learning Partner

**200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG**

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Lynda Evans

[By Email: lynda@wgriffiths.co.uk]

30 June 2020

Dear Lynda

PRE-APPLICATION ENQUIRY: PRE-APP Office Row

DEVELOPMENT CONSISTING OF 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; land adjacent to Office Row, Ystalyfera - RECONSULTATION

Thank you for your consultation letter of 22 June 2020 seeking the views of the Coal Authority on the additional information submitted in support of the above.

The Coal Authority Response:

The site falls within the defined Development High Risk Area.

The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth associated with a thick coal seam outcrop.

We previously confirmed that we would object to this planning application when consulted by the LPA if a Coal Mining Risk Assessment Report or equivalent was not submitted as part of the application. In our response letter dated 12 June 2020 we noted that only a Coal Authority Consultants Mining Report accompanied the enquiry, which is not a Coal Mining Risk Assessment.

The Coal Authority now notes the submitted Geotechnical & Geoenvironmental Desk Study (June 2020, prepared by Terra Firma Ltd), which now accompanies this enquiry.

The report correctly identifies the conjectured position of the thick coal seam outcrop in the north east part of the site, which it confirms is likely to have been heavily impacted by faulting. On the basis that the report has been informed by appropriate geological and

mining information and goes on to confirm that the seam is unlikely to have been worked, should the Desk Study accompany any subsequent future planning application, the Coal Authority's recommendation **would be no objections**.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

Subject: RE: development on land adjacent to Office Row, Ystalyfera. PAC Consultation
From: Contaminated Land <contaminatedland@npt.gov.uk>
Date: 12/06/2020, 10:27
To: "chris" <chris@wgriffiths.co.uk>

Hi Chris,

Due to the existence of land in close proximity to the proposed development and on the proposed development itself previously being used as a former factory works, iron and steel works, a waste deposal site combined with the Coal Mining Risk Assessment requiring the need for further investigation. A desk top study to assess the potential human health risks associated with the change of use would be advisable to inform how best to conduct an intrusive site investigation.

I therefore recommend standard land contamination conditions LC01, LC03, LC04 and LC05 be included in any planning permission.

Kind regards
James Malatynski
Pollution Control Officer
Neath Port Talbot County Borough Council The Quays Brunel Way Baglan Energy Park Neath
SA11 2GG

Tel: 01639 686595
Email: j.malatynski@npt.gov.uk

From: chris [mailto:chris@wgriffiths.co.uk]
Sent: 29 May 2020 11:09
To: Contaminated Land <contaminatedland@npt.gov.uk>
Subject: development on land adjacent to Office Row, Ystalyfera. PAC Consultation

--

Dear Sirs,

please find a notice and drawings describing the above development which should be self explanatory.

We look forward to your observations. For purposes of file size we attach main relevant information with the remainder being available on line at www.wgriffiths.co.uk/public-info/

--

Kind Regards

Chris Griffiths



W. GRIFFITHS
ARCHITECTS • PENSEIRI

Falcon Chambers, Thomas Street, Llanelli SA15 3JB

T: 01792 651532

www.wgriffiths.co.uk

NOTE

- Contents are privileged and confidential for use by addressee(s) only. Any other use prohibited.
- If you received this in error, please accept our apologies, notify sender and delete all instances of contents generated by this error.
- Contents are NOT checked for viruses and sender expressly disclaims any responsibility for any damage suffered from the presence of a virus.

Click [here](#) to report this email as spam.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni

If you would like to use Welsh when dealing with the Council please click [here](#)

Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)

This message has been scanned for malware by Forcepoint. www.forcepoint.com

Subject: RE: development on land adjacent to Office Row, Ystalyfera. PAC Consultation
From: LDP <ldp@npt.gov.uk>
Date: 08/06/2020, 10:18
To: chris <chris@wgriffiths.co.uk>
CC: Steven Jenkins <s.jenkins1@npt.gov.uk>

Dear Chris,

Many thanks for your email.

For information - Any comments from the LDP Team will be passed directly to the DM officer dealing with the application.

With regards,
Lana Beynon

From: chris <chris@wgriffiths.co.uk>

Sent: 05 June 2020 16:17

To: LDP <ldp@npt.gov.uk>

Subject: development on land adjacent to Office Row, Ystalyfera. PAC Consultation

--

Good morning,

please find a notice and drawings describing the above development which should be self explanatory.

We look forward to your observations. For purposes of file size we attach main relevant information with the remainder being available on line at www.wgriffiths.co.uk/public-info/

--

Kind Regards

Chris Griffiths



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

Falcon Chambers, Thomas Street, Llanelli SA15 3JB

T: 01792 651532

www.wgriffiths.co.uk

NOTE

- Contents are privileged and confidential for use by addressee(s) only. Any other use prohibited.
- If you received this in error, please accept our apologies, notify sender and delete all instances of contents generated by this error.
- Contents are NOT checked for viruses and sender expressly disclaims any responsibility for any damage suffered from the presence of a virus.

Click [here](#) to report this email as spam.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni

RE: development on land adjacent to Office Row, Ystalyfera. PAC C...

If you would like to use Welsh when dealing with the Council please click [here](#)

Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)

This message has been scanned for malware by Forcepoint. www.forcepoint.com

Subject: RE: development on land adjacent to Office Row, Ystalyfera. PAC Consultation
From: Lee Barrett <l.barrett@npt.gov.uk>
Date: 12/06/2020, 10:39
To: "chris" <chris@wgriffiths.co.uk>

Dear Chris Griffiths,

Many thanks for your correspondence. In regards to our section within NPTC, I can confirm that there are no registered *Public Rights of Way* present that would effect this site.

Regards,

Lee Barrett

Rights of Way Maintenance Officer / Swyddog Cynnal A Chadw Hawliau Tramwy

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: 01639 686221

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales. Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

If you would like to use Welsh when dealing with the Council please click [here](#)
Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)



DARPARU GWELL GWASANAETHAU AR-LEIN | DELIVERING BETTER SERVICES ONLINE



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately. Please note also that there is no guarantee that this email or any attachment is virus free or has not been intercepted or amended.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn mewn camgymeriad, dylech hysbysu'r person a anfonodd yr e-bost ar unwaith. Hefyd, sylwer nad oes unrhyw sicrwydd nad yw'r e-bost hwn neu unrhyw ymgysylltiad yn rhydd o ffrws ac nad yw chwaith wedi'i ryng-gipio na'i newid.

From: chris [mailto:chris@wgriffiths.co.uk]
Sent: 05 June 2020 16:24
To: Lee Barrett
Cc: Jon Griffiths
Subject: development on land adjacent to Office Row, Ystalyfera. PAC Consultation

--
Good morning,

please find a notice and drawings describing the above development which should be self explanatory.

We look forward to your observations. For purposes of file size we attach main relevant information with the remainder being available on line at www.wgriffiths.co.uk/public-info/

--

Kind Regards

Chris Griffiths



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

Falcon Chambers, Thomas Street, Llanelli SA15 3JB
T: 01792 651532

www.wgriffiths.co.uk

NOTE

- Contents are privileged and confidential for use by addressee(s) only. Any other use prohibited.
- If you received this in error, please accept our apologies, notify sender and delete all instances of contents generated by this error.
- Contents are NOT checked for viruses and sender expressly disclaims any responsibility for any damage suffered from the presence of a virus.

Click [here](#) to report this email as spam.

This message has been scanned for malware by Forcepoint. www.forcepoint.com



**Dŵr Cymru
Welsh Water**

PPA0004906



LEGEND(Representative of most common features)

Waste network

- [illegible]

Notes:

While 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 Autodesk Cement or Pitch Pipe) 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.

[illegible]

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

Reproduced by permission of the Ordnance Survey on behalf of
HMISO. © Crown copyright and database right 2017.

All rights reserved.
Ordnance Survey Licence number 100019334

Map Ref: 276479.208221

Map scale: 1:1250

Printed by: Williams Gillian

Printed on:



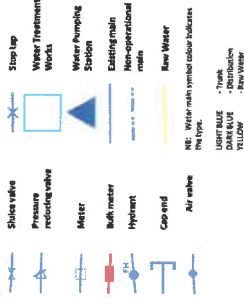
Dŵr Cymru
Welsh Water

PPA0004906



LEGEND

Clean network:



Notes:

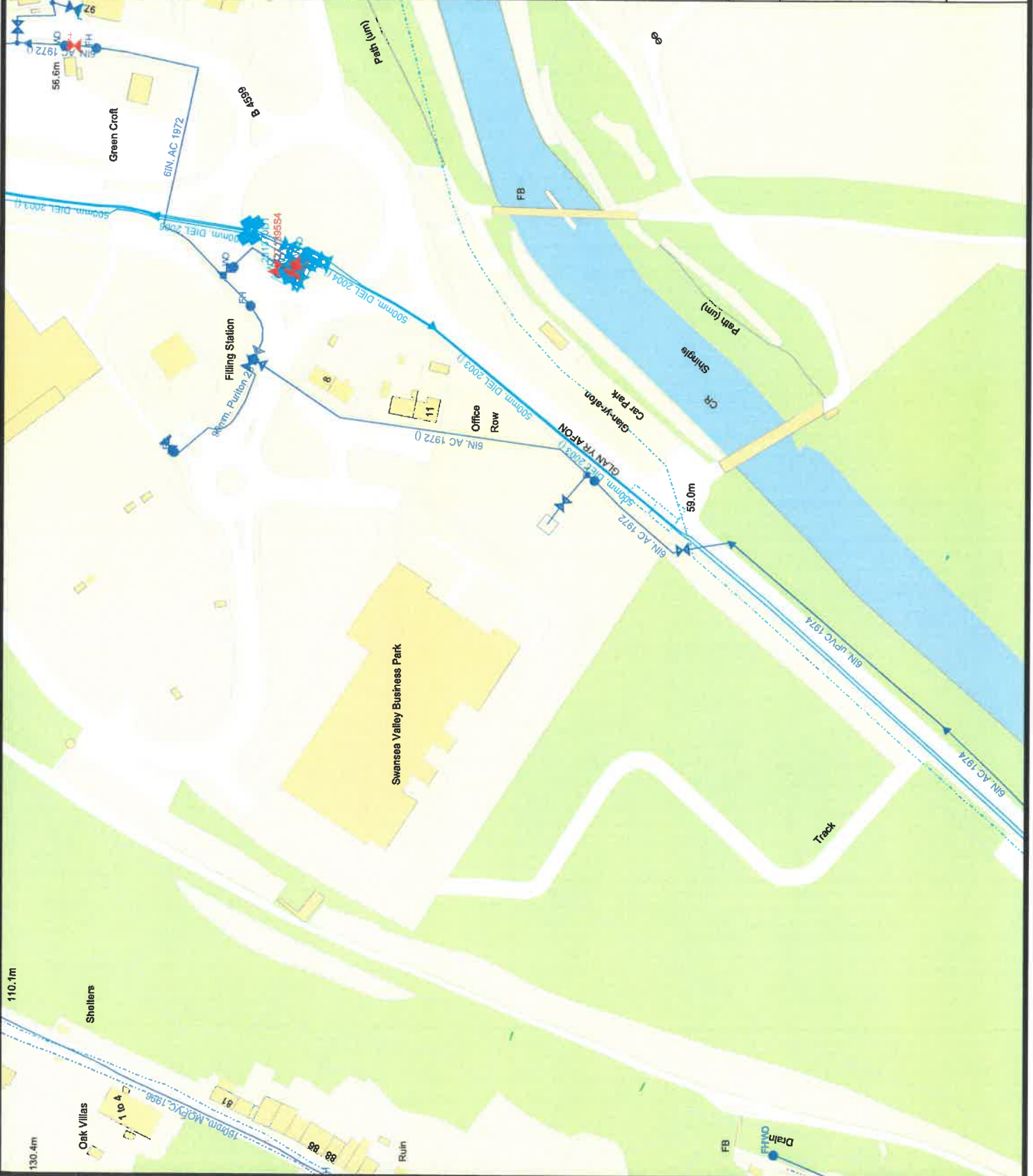
While every reasonable effort has been taken to correctly record the data collected, it is acknowledged that there is a possibility that in some cases the data may not be 100% accurate. The data is provided as a guide only and should not be used for any purpose other than for information.

Dŵr Cymru (Welsh Water) is not responsible for any loss or damage caused by the use of the data. The data is provided as a guide only and should not be used for any purpose other than for information. The data is provided as a guide only and should not be used for any purpose other than for information.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

Reproduced by permission of the Ordnance Survey on behalf of
HMSSO. © Crown copyright and database right 2017.
Ordnance Survey Licence number 100019634

Map Ref: 276479.208221
Map scale: 1:1250
Printed by: Williams Gillian
Printed on: 18 Jun 2020





Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028

Michael.Harvey2@south-wales.pnn.police.uk

16TH June 2020

Griffiths Architects
Llanelli

Dear Mr Griffiths

Re: Land adjacent to Office Row, Ystalyfera.

In relation to the above planning application my observations are as follows :-

(i). Perimeter security.

The development should be protected by security fencing/railings. The fencing/railings should meet Secured by Design (SBD) standards and specifications, i.e. LPS 1175 SR1 or equivalent, and be at least 2.4 metres high. The fencing should be manufactured of weld mesh, expanded metal or similar and be of a design that is difficult to climb over. It should ideally be sited on a hard surface or embedded in the ground.

Gates must be of the same height and specification as the fencing/railings and must be kept locked when the units are unoccupied. If padlocks and chains are used to secure the gates they must meet appropriate security standards e.g. Sold Secure.

The site should be totally secure when it is unoccupied.

(ii). Vehicle access.

Vehicle access onto site should be controlled by the installation of gates/barriers especially when it is unoccupied.

(iii). CCTV.

I would ask for the outside and the main entrances into the buildings, vehicle and pedestrian entrances onto site, the vehicle parking bays and bike and bin stores to be protected by CCTV.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg.
Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd
gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English.
Any correspondence received in Welsh will be answered in Welsh and corresponding
in Welsh will not lead to a delay in responding.

The CCTV cameras should be located in elevated positions and in vandal proof housings. Ideally the CCTV would be monitored.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

(iv). Signage.

Signs should be sited advertising the fact that CCTV cameras are operating in the area.

(v). Lighting.

The whole of this development, especially the vehicle parking areas, should benefit from lighting that meets the British Standard 5489.

The lighting must be effective and enhance CCTV coverage if installed.

The lighting must be situated in elevated positions to prevent vandalism and be protected in vandal proof housings.

(vi). Landscaping.

Maximum surveillance must be maintained across the whole development site. Ideally plants and bushes would only grow to a maximum height of 1 metre. The view of the car parking areas from the buildings must not be obscured by trees or planting.

Trees should be located in areas where they do not obstruct CCTV coverage or lighting or provide an assist to climbing. They should have no branches below 2 metres from the ground. This is to allow clear lines of sight across the whole of the development.

(vii). Building shell security.

The buildings 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.

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

(viii). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rain water pipes should be either flush fitting (i.e. square profile) or concealed within the cavities.

(ix). Door security.

The external doors of the buildings, those separating public and private areas and those protecting rooms where valuable property or information is stored should meet SBD standards i.e. PAS 24 2016, LPS 1175 SR2 or equivalent.

Glass in door panels or adjacent to door panels should be laminated and at least 6.8 millimetres thick.

Doors in recesses of more than 600mm should be avoided.

Fire doors must not have external door furniture fitted, and meet SBD standards and specifications. They must also be alarmed. 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.

If the units are not totally protected by perimeter security when the site is unoccupied, security shutters that meet SBD standards should be considered to protect the external doors.

Doors should also be protected against ram raiding.

(x). Window security.

All vulnerable external windows should meet SBD standards i.e. LPS 1175 SR1, PAS 24 2016 or equivalent.

All glass in vulnerable windows, i.e. ground floor windows, should be laminated and at least 6.8 millimetres thick.

If the units are not totally protected by perimeter security when the site is unoccupied, security shutters that meet SBD standards must be considered to protect the vulnerable windows.

(xi). Vehicle parking areas.

Car parking areas must be well lit, ideally the lighting meeting the British Standard 5489. All vehicle parking bays should be protected by CCTV.

The perimeter of the car parking area must be clearly defined and access confined to the main vehicle entrance/exit points.

(xii). Access control.

Access in the buildings from public areas into semi private and private areas must be controlled via access control e.g. fob, swipe card etc.

Entry into all rooms where valuable equipment is sited should also be controlled and these rooms must be kept locked when not in use.

Access control should meet SBD standards and specifications.

(xiii). Intruder alarm systems.

The buildings should be alarmed on all floors with the alarm system linked to a central monitoring station. All rooms where there is valuable equipment or information stored should be alarmed. Any alarm wires should be protected.

Panic buttons linked to the alarm system should be installed at appropriate locations for use when staff are under attack or are threatened by members of the public.

(xiv). Bin stores.

Bin storage areas should be secure areas protected by solid doors/gates. Access into these areas should be controlled by access control and they should be located away from any buildings or vehicle parking areas.

(xv). Computers.

Careful siting of power trunking is required to ensure that computers and valuable equipment are kept away from windows wherever possible.

High risk and mainframe computers should be secured in a purpose built room in individual cabinets.

(xvi). Secure areas.

High value items such as computers, laptops, I pads etc. should be kept in designated secure areas. Access to secure areas and obvious risk areas should be restricted through access control and lockable doors. The doors should meet the standards specified under point (ix).

The windows of such rooms should be grilled or have shutters fitted up to the relevant SBD standards.

For further information in respect of Secured by Design standards or installers please view the Secured by Design website www.securedbydesign.com.

If you or the developer require any further information or to discuss any of the points raised in this report please do not hesitate to contact me.

Mike Harvey

Designing out Crime Officer

Please Note.

PAS 24 2016 doors and windows must be permanently and preferably visibly marked PAS 24 2016. They should also be third party tested and certificated.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcome's receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.