

PRE-APPLICATION CONSULTATION REPORT

**Land North of Bevin Avenue,
Sandfields,
Port Talbot**

October 2020



Summary

Proposal:

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Location:

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Date:

October 2020

Project Reference:

S20.110

Client:

Tai Tarian

Product of:

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

Prepared by:

Eleanor Sullivan | Senior Planner

Approved by:

Richard Bowen | Director

Disclaimer:

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Introduction

- 1.1 Asbri Planning have been instructed by Tai Tarian to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works on land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order") came into force on the 19th May 2020 in response to the COVID-19 pandemic which resulted in enforced social distancing measures and the closure of many public buildings, including libraries. As such, the requirements of Article 2C(1) of the 2016 Order could not be fully complied with.
- 1.5 The Amendment Order temporarily suspended the requirement to make information available for inspection at a location in the vicinity of the proposed development.
- 1.6 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and the Amendment Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.7 In accordance with section 2F(2) and 2G of the Amendment Order this report includes;
 - a) a copy of the site notice and a plan showing its locations;

- b) a declaration that the site notice was displayed in accordance with the 2016 Order;
- c) a list of the addresses of adjoining land owners or occupiers;
- d) copies of all notices given to community consultees;
- e) copies of all notices given to specialist consultees;
- f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
- g) a summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) copies of all responses received from community and specialist consultees;
- i) a statement regarding any requests for hard copies in accordance with Article 2G (7) (cb) of the Amendment Order.

1.8 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order and Section 2G of the Amendment Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 24th August 2020 to the 22nd September 2020 inclusive. A copy of the site notice is contained at Appendix A. A Request for a hard copy was received on 7th September 2020 and was issued on 7th September 2020. Therefore, in accordance with Article 2G (7) (cb) the time period was extended for receipt of comments until 6th October 2020.
 - Asbri Planning hereby declare on behalf of Tai Tarian that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order and the Amendment Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 24th August 2020 until the 6th October 2020 inclusive.
 - A copy of the screenshot is included at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	175-DHA-XX-RF-A-DR-0001-01
Existing Site Plan	175-DHA-XX-ZZ-A-DR-0000-01
Existing Elevations	175-DHA-XX-ZZ-A-DR-0200-01
Site Masterplan	175-DHA-ZZ-00-A-DR-0002-03
Masterplan Ground Floor	175-DHA-ZZ-00-A-DR-0003-04
Block 01/02 – Ground Floor	175-DHA-ZZ-00-A-DR-0125-02
Block 03/04 – Ground Floor	175-DHA-ZZ-00-A-DR-0129-02
Block 05/06/07 – Ground Floor	175-DHA-ZZ-00-A-DR-0134-02

Masterplan First Floor	175-DHA-ZZ-01-A-DR-0004-03
Blocks 01/02 – First Floor	175-DHA-ZZ-01-A-DR-0126-02
Blocks 03/04 – First Floor	175-DHA-ZZ-01-A-DR-0130-02
Blocks 05/06/07 – First Floor	175-DHA-ZZ-01-A-DR-0135-02
Masterplan Second Floor	175-DHA-ZZ-02-A-DR-0005-04
Blocks 01/02 – Second Floor	175-DHA-ZZ-02-A-DR-0127-03
Blocks 03/04 – Second Floor	175-DHA-ZZ-02-A-DR-0131-03
Blocks 05/06/07 – Second Floor	175-DHA-ZZ-02-A-DR-0136-02
Masterplan Third Floor	175-DHA-ZZ-03-A-DR-0006-04
Block 01/02 – Roof Plan	175-DHA-ZZ-03-A-DR-0128-04
Blocks 03/04 – Third Floor	175-DHA-ZZ-03-A-DR-0132-03
Blocks 05/06/07 – Third Floor	175-DHA-ZZ-03-A-DR-0137-03
Masterplan Fourth Floor	175-DHA-ZZ-04-A-DR-0007-04
Blocks 03/04 – Roof Plan	175-DHA-ZZ-04-A-DR-0133-04
Blocks 05/06/07 – Fourth Floor	175-DHA-ZZ-04-A-DR-0138-03
Masterplan Roof Plan	175-DHA-ZZ-05-A-DR-0008-05 (1)
Blocks 05/06/07 – Roof Plan	175-DHA-ZZ-05-A-DR-0139-04
Blocks 1/2 Existing Elevations	175-DHA-ZZ-XX-A-DR-0201-01
Proposed Elevations	175-DHA-ZZ-XX-A-DR-0225-05
Blocks 01/02 – Elevations 1/2	175-DHA-ZZ-XX-A-DR-0226-04
Blocks 01/02 – Elevations 2/2	175-DHA-ZZ-XX-A-DR-0227-04
Blocks 03/04 – Elevations 1/2	175-DHA-ZZ-XX-A-DR-0228-04
Blocks 03/04 – Elevations 2/2	175-DHA-ZZ-XX-A-DR-0229-04

Blocks 05/06/07 – Elevations 1/2	175-DHA-ZZ-XX-A-DR-0230-04
Blocks 05/06/07 – Elevations 2/2	175-DHA-ZZ-XX-A-DR-0231-04
Habitable Views Back	-
Habitable Views Front	-
Landscaping Plan	EDP5837_d002a
Coloured Elevations Blocks 1-2	SK0006
Coloured Elevations Blocks 6-7	SK0007
Drainage Engineering Layout	C-104 Rev 0

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Design and Access Statement	Asbri Planning
Bat Report	Hawkeswood Ecology
Site Investigation Report	Integral Geotechnique
Soakaway Testing Report	Integral Geotechnique
Transport Statement	Asbri Transport
Travel Plan	Asbri Transport
Energy Assessment	Building Energy Performance Ltd

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 6th October 2020.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order and Section 2G of the Amendment Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Ward Members	Cllr Matthew Crowley Cllr Sean Pursey Cllr Edward Latham
Town/Community Council	n/a

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- CADW
- The Coal Authority
- Network Rail
- Dwr Cymru/Welsh Water
- NRW
- National Grid
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- The Sport Council for Wales
- Local Highway Authority
- West Wales Utilities
- Network Rail

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- NPT Planning Ecologist

- Glamorgan Gwent Archaeological Trust

3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 23 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	0
Neither object nor support	4
Object	19
Total	23

- 4.4 The nature of the response totalled 0 in support, 4 persons of neutral opinion, and 19 objections. The contents of these responses are summarised as follows:

Comments neither in object nor support

- 4.5 The following comments were raised:

1. Sufficient bin storage should be provided. Current issue with rubbish being dumped.
2. Sufficient parking provision should be included.

Asbri Response to comment 1

Bin stores are proposed as part of the masterplan and identified on the site plan. There is considered sufficient provision to accommodate the residents on site and have been distributed equally across the site to ensure easy and efficient access for all.

Asbri Response to comment 2

The masterplan includes sufficient parking for the site, which has been based on the current and predicted levels of car ownership at the site. In addition to car parking, increased cycle spaces have been included to encourage active travel, given the sustainable location of

the site.

Comments in objection

4.6 The following comments were raised:

1. Existing resident concerned over loss of floorspace and rooms
2. Loss of light to rooms
3. Loss of green space
4. Loss of existing sheds
5. Loss of laundry lines
6. Loss of privacy
7. Existing residents' concerns over disruption of moving and how this will be managed.
8. Increased traffic and on-street parking along Moorland Road.
9. Highway safety issues.

Asbri Response to comment 1

Concerns over any loss of floorspace to existing flats are acknowledged, however 96% of the current properties will not suffer from a reduction in space. 3 out of the 72 flats are proposed to be reduced to 1-bedroom flats to accommodate access arrangements to the third storey flats. The residents impacted by these changes will be consulted with fully, prior to any works being undertaken.

Asbri Response to comment 2

The proposed development is not anticipated to cause issues in relation to light; the orientation of the existing buildings will not change and the majority of window openings remain unaffected. The precise scale, massing and location of the new build element has been designed to minimise any overshadowing of the existing blocks, thus seeking to maintain existing levels of natural daylight.

Asbri Response to comment 3

Landscaping plays an important role in the redevelopment of this site, with an overall aim to provide accessible outdoor green space for residents. It is the intention to enhance the green space existing on site with the use of varied landscaping techniques including micro-habitats with a wide variety of plant species that are wildlife friendly and encourage biodiversity. The landscape also allows for the integration of an innovative sustainable drainage system comprising permeable paving, rain gardens and bio-basins, which have influenced the overall design of the scheme.

Residents have greater accessibility to the green space than is currently existing on site, with in-ward facing blocks and walkways/entrances running through the landscaped spaces. Areas of natural play and benches will be available for residents to sit, play and enjoy these areas. Overall, the proposed landscaping

arrangements for the site are considered to be a betterment to the existing situation and will create a better environment for residents.

Asbri Response to comment 4

With regard to the loss of existing sheds, these are currently used as bin stores and bike storage, both of which will be accommodated within the new bin store areas and additional covered bike storage will be provided around the site.

Asbri Response to comment 5

With regard to the concern over loss of washing lines, tumble dryers and new areas for drying will be provided as part of the refurbishment.

Asbri Response to comment 6

As part of the consultation, plans have been provided which detail separation distances of the existing/proposed flats and neighbouring residents. As demonstrated within these plans, the separation distances are considered to be acceptable and accord with planning guidance.

Asbri Response to comment 7

Tai Tarian will liaise fully with residents prior to beginning decant, and will arrange to mitigate upheaval as much as possible. Tai Tarian's Housing Department will work fully with the residents to ensure as smooth a transition as possible.

Asbri Response to comment 8

In order to inform the planning process and understand the current and proposed impacts of the development to transport, a Transport Statement has been undertaken. The Transport Statement included details of a parking survey at the existing site, and states the following;

'Currently, the existing car parking which serves the existing 72 residential flats is very informal in nature. The parking provision is accessed via service roads from Moorland Road between Blocks 1 & 2, 3 & 4 and 5 & 6 if counting from Block 1 that abuts Dalton Road.

Parking spaces are not demarcated at the site with vehicles parallel parking on either side of the service roads and at other locations within proximity of the blocks.

A recent car parking and travel behaviour survey was undertaken at all occupied flats in 2019. The survey received an excellent response rate of 67% with 42 surveys completed and returned out of the 63 distributed.

The survey responses demonstrated that only 33% (14) of existing tenants who responded to the survey own a car, and as such this is

commensurate with the low demand for car parking that has been observed at the site. The survey also questioned respondents on their main mode of travel for trips to and from the home. There was a strong correlation with car ownership and car travel with 33% of the respondents stating that their main mode of travel was car.'

The proposed level of car parking is considered to be acceptable when compared against the level of car ownership at the site and will be an improvement to the existing provision at the site. The proposed parking areas will be formalised and overlooked by the blocks, with the aim of improving natural surveillance over these areas. It is therefore considered that the proposed improvements to the car parking areas will encourage residents to park within the defined areas, which will reduce on-street car parking along Moorland Road.

In addition to parking provision, accessibility to and from the site for pedestrians is proposed to be improved, as well as cycle storage. It is considered that given the sustainable location of the site, active travel can be encouraged, which will also assist in decreasing reliance on the private car further.

Asbri Response to comment 9

The Transport Statement concluded that the movements associated with the proposed development will be marginal and as such, the development proposals could be accommodated on the highway network and will not have a detrimental impact on the free flow of traffic due to the existing volumes of traffic using the local highway network and the low level of traffic generation forecast.

As discussed previously, it is envisaged that the improvements to the car parking provisions will encourage residents to park within the defined parking areas. They are also easily accessible to and from the blocks and overlooked to encourage natural surveillance of the parking areas, thereby improving community safety.

Response to the community consultees

- 5.1 No formal response received as part of this statutory consultation.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Dwr Cymru Welsh Water

No Objection

Comment No objection subject to standing advice; foul flows can be accommodated within the public sewerage system. The site is crossed by a combined public sewer and SAB approval required. No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from the site. A water supply can be made available to service the proposed development.

Response Comments acknowledged; no response necessary.

The Coal Authority

No Objection

Comment The site is located outside of the defined Development High Risk Area. No recorded coal mining legacy at shallow depth that could pose a risk to land stability. No requirement to submit a Coal Mining Risk Assessment.

Response Comments acknowledged; no response necessary.

Network Rail

No comments

Comment No comments.

Response Comments acknowledged; no response necessary.

Welsh Government – Trunk Roads Division

No objections

Comment No objections or further comments.

Response Comments acknowledged; no response necessary.

CADW

No comments

Comment No comments to make on this application.

Response Comments acknowledged; no response necessary.

NRW

No objection

Comment No objection. Recommended that planning policy guidance on land contamination is followed.

Response Comments acknowledged; no response necessary.

HSE

No objection

Comment Site does not cross any consultation zones.

Response Comments acknowledged; no response necessary.

Local Highways Authority

No objection

-
- Comment
1. The doors of the Bin stores should not open onto or over the public footway.
 2. It is noted that emphasis has been placed within the travel plan on the new flats meeting NPT Parking Standards however it is considered more appropriate that the parking for the whole development should be managed by the travel plan co-ordinator so that demand does not exceed provision, assisting in meeting the targets of the travel plan.
 3. The existing traffic regulation orders surrounding the site will need to be amended. In addition, there will be a requirement for the provision of new orders.
 4. Both a construction method statement and a delivery method statement will be required for the renovation and new construction works covering
 - i. the parking of vehicles of site operatives and visitors

- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel cleaning facilities
- vi. measures to control the emission of dust and dirt during construction.

5. Bin store of block 7 appears to block pedestrian visibility.

Response Comments acknowledged. The required amendments will be made to the Travel Plan and the pedestrian visibility will be reviewed for block 7.

It is anticipated that the construction and delivery method statement for the scheme can be conditioned to any consent granted.

The bin store adjacent to block 7 does not appear to pose a risk to pedestrians in terms of visibility. Further clarification in terms of this observation is required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix H. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Glamorgan Gwent Archaeological Trust

No Objection

Comment	Unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.
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Response	Comments acknowledged; no response necessary.
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Conclusion

- 8.1 Asbri Planning have been instructed by Tai Tarian to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works on land north of Bevin Avenue, Sandfields, Port Talbot.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and Section 2G of the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order and 2G of the Amendment Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with Article 2G (7) (cb) of the Amendment Order 1 request for hard copies were received and as such all drawings were issued on 22nd September 2020.
- 8.6 In accordance with Article 2C (4) (3A), the application was not submitted before the end of the period of 14 days beginning with the day on which the last document was issued.
- 8.7 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order and Section 2G of the Amendment Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Date: 24th August 2020
Our Ref: RB/ES/S20.110

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

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

SITE NOTICE

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

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.

Asbri Planning Ltd. give notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

You may inspect copies of:

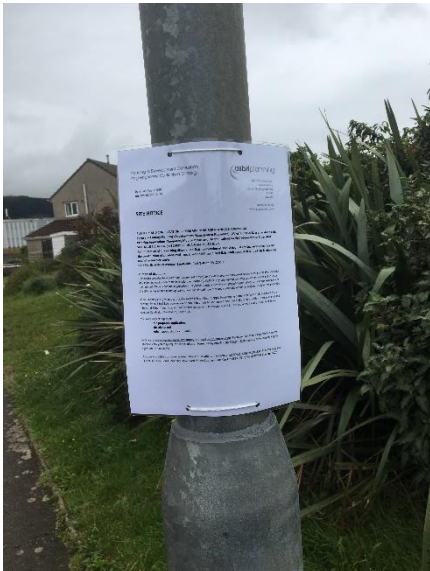
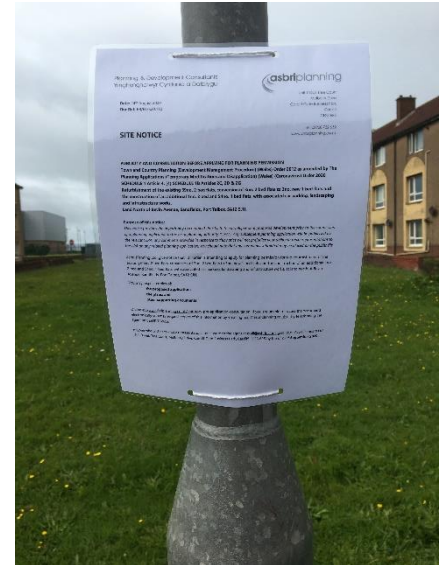
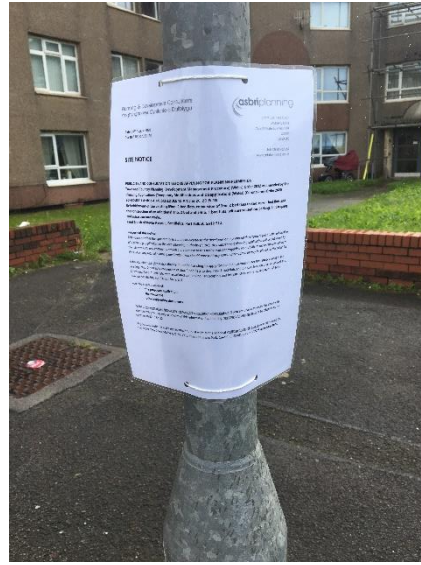
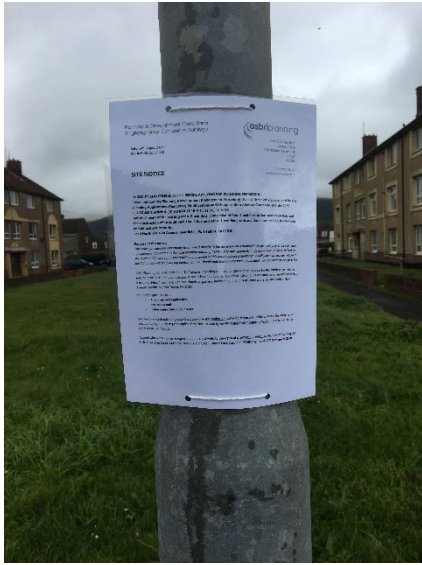
- **the proposed application;**
- **the plans; and**
- **other supporting documents**

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the agent on 02920 732652.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of **22nd September 2020**.



Location of Site Notices: ●



Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

Reel Cinemas Ltd	Sital House	3-6 Cattle Market	Loughborough	Leicestershire	LE11 3DL
No. 1	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 2	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 3	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 4	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 5	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 6	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 7	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 8	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 9	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 10	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 11	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 12	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 13	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 14	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 15	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 16	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 17	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 18	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 19	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 20	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 21	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 22	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 23	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 24	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 25	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 26	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 27	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 28	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 29	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 30	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 31	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 32	Carmarthen House	Bevin Avenue	Port Talbot	SA12 6JN	
No. 1	Dalton Road	Port Talbot	SA12 6SG		
No. 2	Dalton Road	Port Talbot	SA12 6SG		
No. 3	Dalton Road	Port Talbot	SA12 6SG		
No. 4	Dalton Road	Port Talbot	SA12 6SG		
No. 5	Dalton Road	Port Talbot	SA12 6SG		
No. 6	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 7	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 8	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 9	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 10	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 11	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 12	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 13	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 14	Golwg-y-Mor	Port Talbot	SA12 6SQ		
No. 80	Dalton Road	Port Talbot	SA12 6SG		
No. 82	Dalton Road	Port Talbot	SA12 6SG		
No. 84	Dalton Road	Port Talbot	SA12 6SG		

Appendix C - Screenshot of the Asbri Planning Website

LAND NORTH OF BEVIN AVENUE, SANDFIELDS, PORT TALBOT

Home » Consultations » Statutory Pre-Application Consultation » Land North of Bevin Avenue, Sandfields, Port Talbot

LAND NORTH OF BEVIN AVENUE, SANDFIELDS, PORT TALBOT



Asbri Planning Ltd has been commissioned by Tai Tarian to undertake pre-application consultation in respect of the proposed development on land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

We give notice that Tai Tarian is intending to apply for planning permission, for the following development:

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the agent on 02920 732652.

Anyone who wishes to make representations about this proposed development must do so by the 22nd September 2020. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to:

Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

For general enquiries on the scheme, please contact Tai Tarian Customer Services on 0300 777 0000

[Supporting Documents](#)

[Planning Application Forms](#)

[Design and Access Statement](#)

[Bat Report](#)

[Drainage Engineering Layout](#)

[Site Investigation Report](#)

[Soakaway Testing Report](#)

[Transport Statement](#)

[Travel Plan](#)

[Energy Assessment](#)

Plans

[175-DHA-XX-RF-A-DR-0001-01](#)

[175-DHA-XX-ZZ-A-DR-0000-01](#)

[175-DHA-XX-ZZ-A-DR-0200-01](#)

[175-DHA-ZZ-00-A-DR-0002-03](#)

[175-DHA-ZZ-00-A-DR-0003-04](#)

[175-DHA-ZZ-00-A-DR-0125-02](#)

[175-DHA-ZZ-00-A-DR-0129-02](#)

[175-DHA-ZZ-00-A-DR-0134-02](#)

[175-DHA-ZZ-01-A-DR-0004-03](#)

[175-DHA-ZZ-01-A-DR-0126-02](#)

[175-DHA-ZZ-01-A-DR-0130-02](#)

[175-DHA-ZZ-01-A-DR-0135-02](#)

[175-DHA-ZZ-02-A-DR-0005-04](#)

[175-DHA-ZZ-02-A-DR-0127-03](#)

[175-DHA-ZZ-02-A-DR-0131-03](#)

[175-DHA-ZZ-02-A-DR-0136-02](#)

[175-DHA-ZZ-03-A-DR-0006-04](#)

[175-DHA-ZZ-03-A-DR-0128-04](#)

[175-DHA-ZZ-03-A-DR-0132-03](#)

[175-DHA-ZZ-03-A-DR-0137-03](#)

[175-DHA-ZZ-04-A-DR-0007-04](#)

[175-DHA-ZZ-04-A-DR-0133-04](#)

[175-DHA-ZZ-04-A-DR-0138-03](#)

[175-DHA-ZZ-05-A-DR-0008-05 \(1\)](#)

[175-DHA-ZZ-05-A-DR-0139-04](#)

[175-DHA-ZZ-XX-A-DR-0201-01](#)

[175-DHA-ZZ-XX-A-DR-0225-05](#)

[175-DHA-ZZ-XX-A-DR-0226-04](#)

[175-DHA-ZZ-XX-A-DR-0227-04](#)

[175-DHA-ZZ-XX-A-DR-0228-04](#)

[175-DHA-ZZ-XX-A-DR-0229-04](#)

[175-DHA-ZZ-XX-A-DR-0230-04](#)

[175-DHA-ZZ-XX-A-DR-0231-04](#)

[Habitable Views Back 01](#)

[Habitable Views Front 01](#)

[Landscaping Plan](#)

[SK0006 Blocks 1-2 Coloured Elevations](#)

[SK0007 Blocks 6-7 Coloured Elevations](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 24th August 2020
Our Ref: RB/ES/S20.110

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»
«Add_6»

Dear Sir/Madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G**

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Asbri Planning Ltd. has been commissioned by Tai Tarian in respect of the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works, at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

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.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the agent on 02920 732652.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the of 22nd September 2020.

Yours sincerely,

Richard Bowen
Director – Asbri Planning Ltd

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

Date: 24th August 2020
Our Ref: RB/ES/520.110

CADW
cadwplanning@gov.wales

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 22nd September 2020.

Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020

Our Ref: RB/ES/S20.110

The Coal Authority
planningconsultation@coal.gov.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 22nd September 2020.

Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020

Our Ref: RB/ES/S20.110

Dwr Cymru Welsh Water
NDCPlanning@dwrcymru.com

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

NRW
swplanning@cyfoethnaturiolcymru.gov.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works, at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

Welsh Government Transport Division
LGC_Development_Control-South@gov.wales

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

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A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

Welsh Government Transport Division
enquiries@southwales-tra.gov.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 22nd September 2020.

Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

Local Highways Authority
hdc@npt.gov.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

Local Highways Authority
environment@npt.gov.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 22nd September 2020.

Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

National Grid
plantprotection@nationalgrid.com

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for planning permission for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works. at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 22nd September 2020.

Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

National Grid
plantprotection@cadentgas.com

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

Purpose of this notice:

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020
Our Ref: RB/ES/S20.110

Network Rail
townplanningwestern@networkrail.co.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020

Our Ref: RB/ES/S20.110

West Wales Utilities
enquiries@wwutilities.co.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Date: 24th August 2020

Our Ref: RB/ES/S20.110

Health & Safety Executive
lupenquiries@hsl.gsi.gov.uk

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

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

Dear Sir/Madam,

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU.

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Yours Sincerely,



Richard Bowen
Director – Asbri Planning Ltd

Appendix F - Responses received from community consultees

N/A

Appendix G - Responses received from specialist consultees

For the attention of: Mr Richard Bowen – Director
Asbri Planning Ltd

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

Your ref: RB/ES/S20.110

25 August 2020

Dear Mr Bowen

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

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

Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure work at Land North of Bevin Avenue, Sandfields, Port Talbot, SA12 5JU

Thank you for your notification of 24 August 2020 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site and / or for the Local Planning Authority to consult the Coal Authority on any planning application for this site.

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

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning and Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

OFFICIAL

Dear Sir/Madam,

Thank you for your email regarding the above application.

Network Rail have no comments to make on this application as it is outside our area of interest.

Kind Regards,



Grace Lewis

Town Planning Technician

Network Rail Property (Wales and Western)

1st Floor | Temple Point | Redcliffe Way | Bristol | BS1 6NL

E grace.lewis@networkrail.co.uk



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

Mr Richard Bowen
Asbri Planning
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 10/09/2020
Our Ref: PPA0005124

Dear Mr Bowen

Grid Ref: 274568 189877

Site Address: Land North of Bevin Avenue, Sandfields, Port Talbot

Development: Schedule 1C Article 2D - Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats

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, as per the requirements of Article 2D.

This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the draft application pack we offer no objection subject to the following standing advice which should be taken into account within any future planning application for the development:

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, the site is crossed by combined public sewers with their 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. Please note, no part of any building will be permitted within the protection zone of the public sewers measured 3 metres either side of the centreline.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croeso i gyswlltu yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng
Nghymeru rhif 2366777. Swyddfa gofrestredig: Heol Penwyn
Nelson, Treherbert, 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.

In this instance, the submitted 'Drainage Engineering Layout' would appear to indicate proposals to dispose surface water flows via soakaway systems and therefore is recommended that the developer consult with the City & County of Swansea 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.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site

WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that connections can be made from the existing supplies at NGRs:

274534, 189944
274577, 189898
274626, 189849

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



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

We welcome correspondence in
Welsh and English

Dŵr Cymru Cylf, a limited company registered in
Wales no 2366777. Registered office: Pantwyn Road,
Nelson, Treherbert, Mid Glamorgan CF46 6LY

Rydym yn croeso i gyswlltu yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cylf, cwmni cyfyngedig wedi'i gofrestru yng
Nglymru rhif 2366777. Swyddfa gofrestrddig: Heol Pantwyn
Nelson, Treherbert, Morgannwg Ganol CF46 6LY

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-ehe'.

We welcome correspondence in
Welsh and English

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

Rydym yn croeso i gyswlltu yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Stryddfa gofrestrddig: Heol Penwyn
Nelson, Treherbert, Morgannwg Ganol CF46 6LY.

Dear Asbri,

No objections or further comments regarding the above.

Kind regards

Richard Jones

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division

Trafnidiaeth / Transport

Llywodraeth Cymru / Welsh Government

Parc Cathays / Cathays Park

Caerdydd / Cardiff

Ffôn / Tel: 03000 256573

Dear Sir/Madam

Thank you for your consultation, I can confirm we have no comments to make.

Kind regards.

Nick Segust

Swyddog Gwaith Achos / Casework Officer

Diogelu a Pholisi / Protection and Policy

Gwasanaeth Amgylchedd Hanesyddol (Cadw) / Historic Environment Service (Cadw)

Cadw / Cadw

Llywodraeth Cymru/ Welsh Government



Ein cyf/Our ref: CAS-123147-Q0D6
Eich cyf/Your ref: S20.110

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

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

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

22 September 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: REFURBISHMENT OF THE EXISTING 69NO. 2 BED FLATS, CONVERSION OF 3NO. 2 BED FLATS TO 3NO. NEW 1 BED FLATS AND THE CONSTRUCTION OF AN ADDITIONAL 1NO. 2 BED AND 54NO. 1 BED FLATS, WITH ASSOCIATED CAR PARKING, LANDSCAPING AND INFRASTRUCTURE WORKS

LLEOLIAD / LOCATION: LAND NORTH OF BEVIN AVENUE, SANDFIELDS, PORT TALBOT, SA12 5JU

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 24 August 2020.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

Land Contamination

We have reviewed the 'Site Investigation Report' by Intégral Géotechnique (Wales) Limited (Document Ref: 12457/RAH/19/SI), dated September 2019 which has been submitted in support of the above application. We accept the conclusion made in the report that the risk to controlled waters is low.

It is recommended that the requirements of Planning Policy Wales and the Environment Agency Guiding Principles for Land Contamination (GPLC 1, 2, and 3), March 2010, should be followed. GPLC can be downloaded from the Environment Agency website.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult us.

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Informative to the applicant

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

European Protected Species – Bats

We note that the bat report submitted in support of the above application ('Bat Observation survey - County Blocks', Sandfields, Port Talbot' by Hawkeswood Ecology, dated July 2020) has identified that bats were not using the application site. We therefore have no comments to make regarding this matter.

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

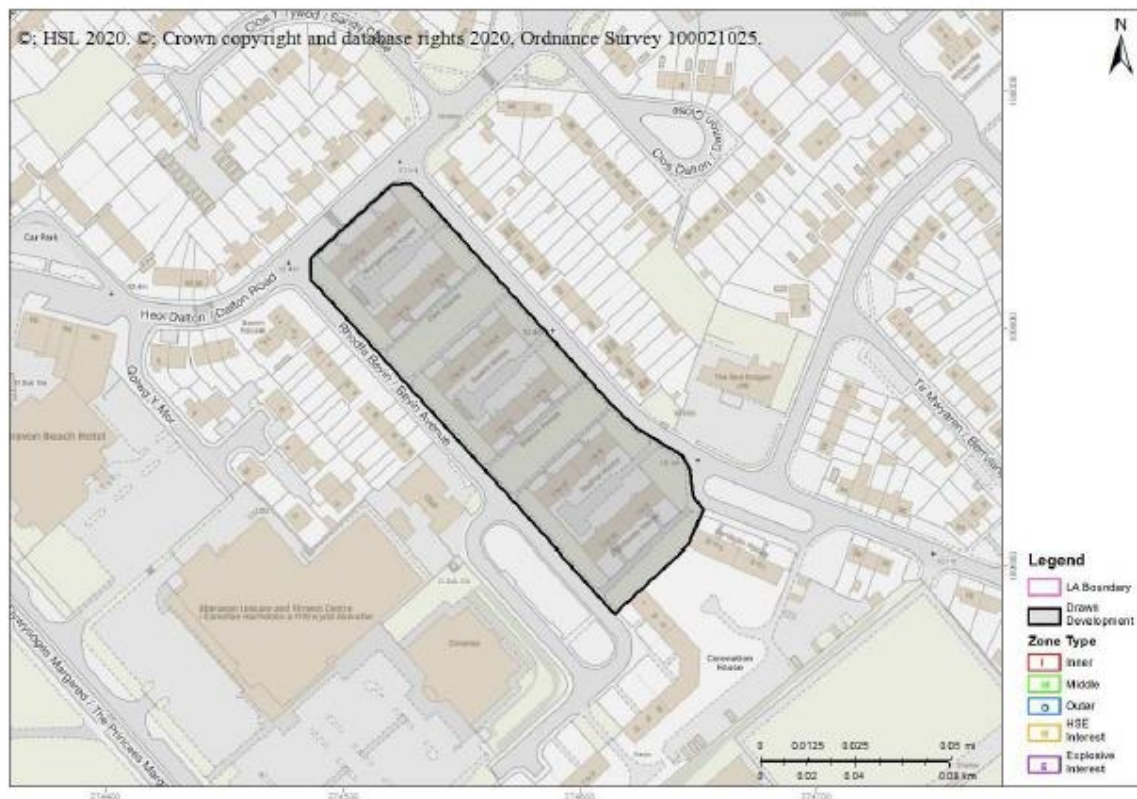
Asbri Planning Ltd
Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,



Cardiff
CF56 8RS

Advice : HSL-200824124648-744 Does Not Cross Any Consultation Zones

Your Ref: S20.110 - County Flats
Development Name: County Flats
Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 24 August 2020.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/4/20/0007/00
APPLICANT: TAI TARIAN
LOCATION: LAND NORTH OF BEVIN AVENUE,
SANDFIELDS, PORT TALBOT, SA12 6JU
PROPOSAL: REFURBISHMENT OF EXISTING 69NO 2 BED
FLATS, CONVERSION OF 3NO 2 BED FLATS TO
3NO NEW 1 BED FLATS & CONSTRUCTION OF
AN ADDITIONAL 1NO 2 BED & 54NO 1 BED
FLATS, WITH ASSOCIATED CAR PARKING,
LANDSCAPING & INFRASTRUCTURE WORK

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

- 1 The doors of the Bin stores should not open onto or over the public footway.
- 2 It is noted that emphasis has been placed within the travel plan on the new flats meeting NPT Parking Standards however it is considered more appropriate that the parking for the whole development should be managed by the travel plan co-ordinator so that demand does not exceed provision, assisting in meeting the targets of the travel plan.
- 3 The existing traffic regulation orders surrounding the site will need to be amended. In addition, there will be a requirement for the provision of new orders.

- 4 Both a construction method statement and a delivery method statement will be required for the renovation and new construction works covering
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel cleaning facilities
 - vi. measures to control the emission of dust and dirt during construction.
- 5 Bin store of block 7 appears to block pedestrian visibility.

NOTES TO APPLICANT

Please note that drainage does not form part of the PAC process and such no comments will be made other than it is suggested that pre application advice is sought from the SAB Authority.

SIGNED: DATE:16/10/2020.....
HEAD OF ENGINEERING & TRANSPORT

PAC REF: N420000700 TJD- LAND NORTH OF BEVIN AVENUE, SANDFIELDS

Appendix H - Responses received from 'other' consultees

Dear Kate,

Many thanks for your pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within, or in the vicinity of the proposed development. A review of historic Ordnance Survey mapping indicates that the land has been reclaimed and heavily landscaped. A process which is likely to have had an adverse effect on any archaeological remains that may have been present. This, combined with the previous development of the site and the construction of the existing buildings, indicates that it is unlikely that significant archaeological material will be encountered during the course of the proposal.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.

Should you require anything further, please get in touch.

Regards,

Rob

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