



LRM
PLANNING
LIMITED

LAND WEST OF PANT CELYDD, MARGAM

PRE-APPLICATION CONSULTATION REPORT

Prepared by LRM Planning Limited
on behalf of CJ Construction (Wales) Ltd

January 2021



Report Control

Project: Land west of Pant Celydd, Margam

Client: CJ Construction (Wales) Ltd

Job Number: 20.199

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1 Introduction

- 1.1 This Pre-Application Consultation Report has been prepared on behalf of CJ Construction (Wales) Ltd to accompany a full planning application for the development of 25 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works on Land west of Pant Celydd, Margam (Easting 278154; Northing 187690). A site location plan is included at appendix 1.
- 1.2 This report, and the consultation process, has been carried out in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, and latterly, the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order"), which came into force on 19th May 2020 and subsequently extended on the 18th September 2020 and again on the 9th January 2021. Specifically, the report complies with the requirement for major development (in this case, a development of 10 dwellings or more) to carry out a pre-application consultation ("PAC") exercise with the local community, stakeholders and specialist consultees.
- 1.3 This report outlines the legislative framework of the mandatory exercise; the methodology used; the outcome of the statutory exercise; the applicant's response to comments received; and a conclusion of the main findings.



2 Statutory Pre-Application Consultation requirements

- 2.1 This Pre-Application Consultation Report has been prepared in line with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 and the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, which came into force on 19th May 2020. A summary of the key requirements of this is provided here, with specific reference to instances where the Amendment Order differs from the 2016 Order.

Display of site notices

- 2.2 The applicant must display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development. It is at the discretion of the applicant if the consultation period is to last longer than 28 days.

Publication of draft planning application

- 2.3 The applicant must make the draft planning application information available online and, under the Amendment Order provide a contact telephone number to enable those without internet access to discuss the proposed development directly and request hard copies of documents to be sent to them. This was put in place in the absence of libraries being open to the public where those without internet access at home could view the relevant documents. The draft planning application information must include draft planning application forms; scaled site location plan; all other scaled plans (site layout, floor plans, elevations); Design and Access Statement; and any information that would be needed in order to comply with any local validation requirements of the Local Planning Authority.

Advertisement to interested local persons and specialist consultees

- 2.4 The applicant must write to any owner or occupier of any land adjoining the land to which the proposed application relates. It is at the discretion of the applicant as to whether this advertisement extends beyond the mandatory requirements. The applicant must also consult 'community consultees' (local/community and Ward Councillors); and 'specialist consultees'. Specialist consultees comprise the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order. Within this list, the applicant must identify the relevant specialist consultees depending on the site and its context.

Summary of responses received

- 2.5 The applicant must review and summarise the responses received from all persons and bodies consulted during the statutory 28-day period.



Resulting actions from responses received

- 2.6 The applicant must provide comments as to how each response received from consultees has been addressed through the application.



3 Methodology

- 3.1 The requirements of both the 2016 Order and the Amendment Order were adhered to through the Pre-Application Consultation process. The following paragraphs outline the methodology that LRM Planning has undertaken on behalf of the applicant in respect of the proposed residential development on land west of Pant Celydd, Margam. The consultation period ran between Tuesday 15th December 2020 and Tuesday 19th January 2021. It was decided by the applicant and its team to extend the statutory 28-day period to 35 days due to the fact that the period ran over Christmas time.

Display of site notices

- 3.2 Bilingual site notices were produced and displayed at prominent and visible locations on the site boundaries along Pant Celydd to the north- and south-east of the site.
- 3.3 The site notices were erected on Tuesday 15th December 2020. Copies of the site notices are available at appendix 2, and a map and photographs showing the location of the displayed site notices is available at appendix 3. A declaration of the posting of the site notices is supplied at appendix 4.

Publication of draft planning application

- 3.4 On Tuesday 15th December, LRM Planning, as the applicant's agent, displayed a draft planning application package on its website (www.lrmplanning.com), which was made available for in the 35-day consultation period. The information displayed on the LRM Planning website comprised the following:

- Draft Planning Application Forms
- Design and Access Statement
- Preliminary Ecological Appraisal Report
- Tree Report
- Transport Technical Note
- Construction Method Statement
- Drawings:
 - Site Location Plan
 - Site Constraints
 - Site Layout
 - Materials Layout
 - Boundary Identification + Refuse
 - Street Scene
 - Boundary Details
 - Plots 1 – 2 Plans and Elevations
 - Plots 3 – 6 Plans and Elevations
 - Plots 7 – 12 Plans and Elevations
 - Plots 13-14 Plans and Elevations
 - Plots 15-24 Plans



- Plots 15-24 Elevations

Advertisement to interested local persons and specialist consultees

- 3.5 The publicity to neighbours comprised a letter-drop to some 39 addresses, which included all adjoining landowners and a number of additional properties identified by the development team. This comprised no.11-38 Pant Celydd, no.1-4 Toronto Avenue, and no.1-6 Stallcourt Close. Also included were Groeswen Playing Fields, and land lying to the southwest of Margam Road, both of which are owned by the Local Authority.
- 3.6 A copy of the letter issued to local owners and occupiers of the surrounding dwellings/land is provided at appendix 5. A map of the surrounding area, showing the extent of the letter drop, is displayed at appendix 6.
- 3.7 An email and attached notice were issued to the following persons in their roles as Ward Councillors for the locality:
- **Councillors Rachel Taylor and Anthony Taylor** as Ward Councillors for the Taibach Ward, which the site lies within.
- 3.8 A copy of the email issued to Ward Councillors is provided at appendix 7.
- 3.9 An email and Notice were also issued to the following bodies in their roles as identified specialist consultees or adjoining landowners, in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:
- **Neath Port Talbot Council Highways Authority** – as the development is likely to result in a material increase in the volume of traffic entering or leaving a classified road; the development involves the formation or alteration of a means of access to a highway; the development consists of the laying out of a new street; and as an adjoining landowner.
 - **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned and the development involves new residential development.
 - **The Coal Authority** – as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.
- 3.10 A copy of the emails issued to specialist consultees is provided at appendix 8.



4 Statutory Pre-Application Consultation results

4.1 During the consultation period, the responses received can be summarised as follows:

- Two responses were received from local residents and interested parties.
- No responses were received from Local Councillors.
- Responses were received from three specialist consultees in the form of Dŵr Cymru Welsh Water (DCWW), the Highways Authority, and the Coal Authority.

4.2 Appendix 9 includes the responses received from DCWW, the Highways Authority and the Coal Authority.

Local residents' comments

4.3 There were a total of two comments received from local residents and interested parties. The table below summarises the comments received.

Comment	Number of responses
Concern that the proposed development will exacerbate existing car parking issues including cars parking on pavements restricting pedestrian and emergency vehicles	1
Suggestion for an alternative road to access the proposed development	1
Concern that the proposed development overlooks Stallcourt Close	1
Overshadowing from the proposed development	1
Comment that the tree survey was after the land clearance	1
Concern of the impact of the proposed development on bird population	1

Statutory bodies' responses

4.4 **Dŵr Cymru Welsh Water (DCWW)** raised concerns with the proposed development due to the site being crossed by a several public sewers including a 150mm foul sewer along the eastern boundary and 1200mm combined sewer along the western boundary, with their approximate positions being marked on the Statutory Public Sewer Record attached to their response. DCWW noted that the proposed development would be situated within the protection zone of these public sewers, measured 3 metres either side of the centreline. Moreover, whilst the plan provided refers to an easement along the 1200mm combined sewer, they advised that the protection zone is measured 6 metres either side of the centreline and would appear the development is situated within. Additionally, a 300mm trunk water main runs along the eastern



boundary of the site which requires a minimum of 10m easement. It was therefore recommended that the proposed site layout is amended to take into account the location of the assets crossing the site, and should be referred to within the site layout submitted as part of any forthcoming full application.

- 4.5 The comments received from DCWW have resulted in the proposals being revised to negotiate the easements required, as set out further in the following section.
- 4.6 DCWW sought to make the applicant aware of the regulations regarding sustainable drainage as outlined in Schedule 3 of the Flood and Water Management Act 2010, which requires the applicant to obtain sustainable drainage approval in respect of the proposed development. It was concluded that foul water flows can be accommodated within the public sewerage system.
- 4.7 They also advised that there are no problems envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from the site. In addition, DCWW confirmed that a water supply can be made available to service the proposed development.
- 4.8 **The Highways Authority** had no objection to the proposal and confirmed that SAB approval is required. They were accepting of the 28 car parking spaces proposed in line with the sustainability assessment, and no issues were raised in respect to flow of traffic. It was established that the shared drive access and parking court areas will not be adopted by the Local Authority. The Highway Authority also confirmed that the footway widening works and vehicular access points which will tie into the existing public highway will be subject to a highway section agreement.
- 4.9 **The Coal Authority** raised no objection as the development is located outside the defined Development High Risk Area. It confirmed that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability and that there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application.
- 4.10 Copies of the responses from DCWW, the Highways Authority, and the Coal Authority are included at appendix 9.



5 The applicant's response

- 5.1 As required by the legislation governing the Pre-Application Consultation, this section summarises the comments received, and provides the applicant's response to each.

Local residents / interested parties

Car parking and Access

Nature of comment | 1/2 local resident/interested party comments: Concern that the proposed development will exacerbate existing car parking issues including cars parking on pavements restricting pedestrian and emergency vehicles.

Nature of comment | 1/2 local resident/interested party comments: Suggestion for an alternative road to access the proposed development.

- 5.2 **Applicant's response:** The car parking for the development meets the requirements of Neath Port Talbot County Borough Council policy set out in the SPG, Parking Standards (October 2016). 28 car parking spaces are proposed in line with the sustainability assessment of the SPG on the basis of the site's proximity, in terms of walking distance, to local facilities, public transport, cycle routes and the frequency of public transport. The Highway Authority confirmed they are accepting of the car parking and access arrangements.
- 5.3 Existing car parking issues relating are outside the control of the applicant however the proposed development includes all car parking provision on-site in order to minimise chances of any existing problems being exacerbated.
- 5.4 The proposed access arrangements are considered acceptable, therefore an alternative access for the proposed development is unnecessary.

Overlooking / overshadowing

Nature of comment | 1/2 local resident/interested party comments: Concern that the proposed development overlooks Stallcourt Close.

Nature of comment | 1/2 local resident/interested party comments: Overshadowing from the proposed development, and noted that the sun path is incorrect on the Site Constraints drawing referenced LT2013.04.00.

- 5.5 **Applicant's response:** Though the proposed layout has altered since PAC, due to the aforementioned DCWW concerns, the position and outlook of the apartments is broadly similar, and certainly no nearer to existing neighbours. The apartments have been designed carefully to ensure that overlooking does not occur. The proposed front elevations of the flats are sited at least 18m from the angled rear elevations of the properties of Stallcourt Close. All relationships, between the proposed flats and nos. 4 & 5 Stallcourt Close are at acute angles, thus no directly-facing elevations are resulting. Together these ensure no instances of overlooking arise. In



addition, the separation provided by the footpath, the boundary wall and the proposed landscaping aid in softening this relationship.

- 5.6 Further to the above, the aspect and topography of the site and surroundings means that opportunities for overshadowing are minimal.
- 5.7 The comment on the sun path is noted and the plan has been amended accordingly.

Ecology

Nature of comment | 1/2 local resident/interested party comments: Comment that the tree survey was after the land clearance.

Nature of comment | 1/2 local resident/interested party comments: Concern of the impact of the proposed development on bird population.

- 5.8 **Applicant's response:** The site has been neglected for a period of time, so recent maintenance was sensitively undertaken ahead of the commencement of work in relation to the imminent planning application.
- 5.9 Integrated bird boxes will be included to provide roosting and nesting opportunities for birds. Further, the existing northern boundary vegetation will be filled in with hedgerow plantings in a double row of whips (spaced to 5 plants per metre). Standard trees will be planted along this edge. All plantings will be native species of local provenance, which will support the bird population.

Dŵr Cymru Welsh Water

- 5.10 DCWW raised concerns with the proposed development due to it being located within the protection zone of the public sewers that cross the site. They also sought to make the applicant aware of the need to engage with the Statutory Approving Body (SAB) at Neath Port Talbot to agree a Sustainable Drainage (SuDS) strategy.
- 5.11 **Applicant's response:** Following the response from DCWW, the design has been amended to ensure that no dwellings are proposed within the protection zone of the public sewers. The changes do not result in the worsening of relationship with any existing dwellings, as the scale is not increased, nor are any of the dwellings now proposed any nearer to their existing neighbours. The changes made are in direct response to the comments received from DCWW.
- 5.12 The development team has engaged the council to seek to agree a SuDS strategy which has been developed holistically with the scheme and will be subject to a separate process of approval.

Neath Port Talbot Highways Authority

- 5.13 The Highways Authority had no objection to the proposal. It was established that the shared drive access and parking court areas will not be adopted by the Local Authority. The Highway Authority confirmed that the footway widening works and vehicular access points which will tie into the existing public highway will be subject to a highway section agreement.



- 5.14 **Applicant's response:** The Highways Authority's comments are noted and the applicant will progress with section 273 agreement in due course.

The Coal Authority

- 5.15 The Coal Authority raised no objection and confirmed that there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application.
- 5.16 **Applicant's response:** The Coal Authority's comments are noted and require no action.



6 Conclusion

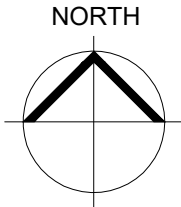
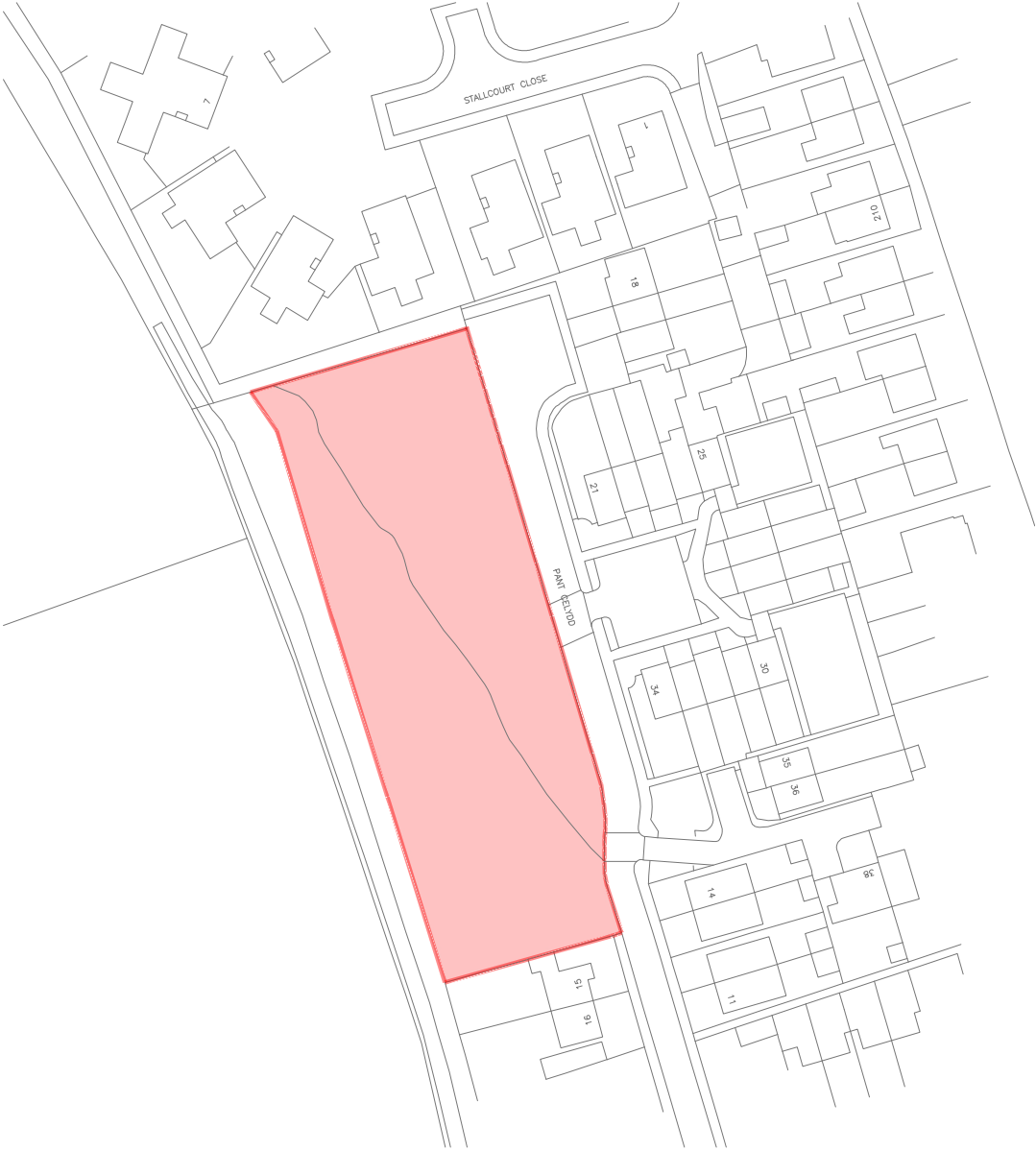
- 6.1 This Pre-Application Consultation Report is submitted as part of a full planning application for the development of 25 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works on land west of Pant Celydd, Margam. This Report is a statutory requirement and addresses all matters required by article 1 of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.
- 6.2 It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance.
- 6.3 Alongside the planning application, this report demonstrates that the issues raised by the local community and statutory consultees have either been addressed as part of the application; justified in planning terms; or are not material planning considerations that require addressing.
- 6.4 In this regard, the proposals submitted for planning approval are revised from those submitted for consultation via PAC, in response to the comments received from DCWW, which laid out the local sewer network and necessitated changes to the layout in order to avoid clashing with easements.
- 6.5 The finalised proposals that form part of the planning application are therefore the result of an iterative process that has sought to engage the local community. It is also asserted that the development is entirely appropriate given its context, and for these reasons, as well as the considerations put forward in other supporting documents it is considered that Neath Port Talbot County Council should recommend the approval of this planning application.

LRM Planning
January 2021



Appendix 1 – Site Location Plan

SITE LOCATION PLAN 1:1250



Drawing Purpose
PRE-PLANNING

Client	Drawing No	Scale	Revision	Revisions
C J Construction	LTS244.00.01	1:1250 @ A4		
Job Title	Drawing Title	Date	Checked	
Pant Celydd Road, Margam	Site Location Plan		KML	



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without prior permission of LeTrucco Design.



Appendix 2 – Site Notice

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 west of Pant Celydd, Margam (Easting 278154; Northing 187690)

I give notice that: CJ Construction (Wales) Ltd.

Is intending to apply for planning permission for: Full planning consent the development of 24 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

If you are unable to access the documents electronically you may request copies of this information by emailing: admin@lrmplanning.com

Or by telephoning the applicant on: 02920 349 737

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Tuesday 19th January 2021

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y'W HADDASWYD GAN
ERTHYGL 2G**

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) 2012**

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: Tir i'r gorllewin o Pant Celydd, Margam

Rwyf yn hysbyssu bod: CJ Construction (Wales) Ltd.

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Caniatâd cynllunio llawn i adeiladu 24 cartref fforddiadwy a gwaith cysylltiedig, gan gynnwys, draenio cynaliadwy, tirlunio, parcio a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmplanning.com/public-consultation/>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy e-bostio: admin@lrmplanning.com

Neu drwy ffonio'r ceisydd ar: 02920 349 737

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmplanning.com

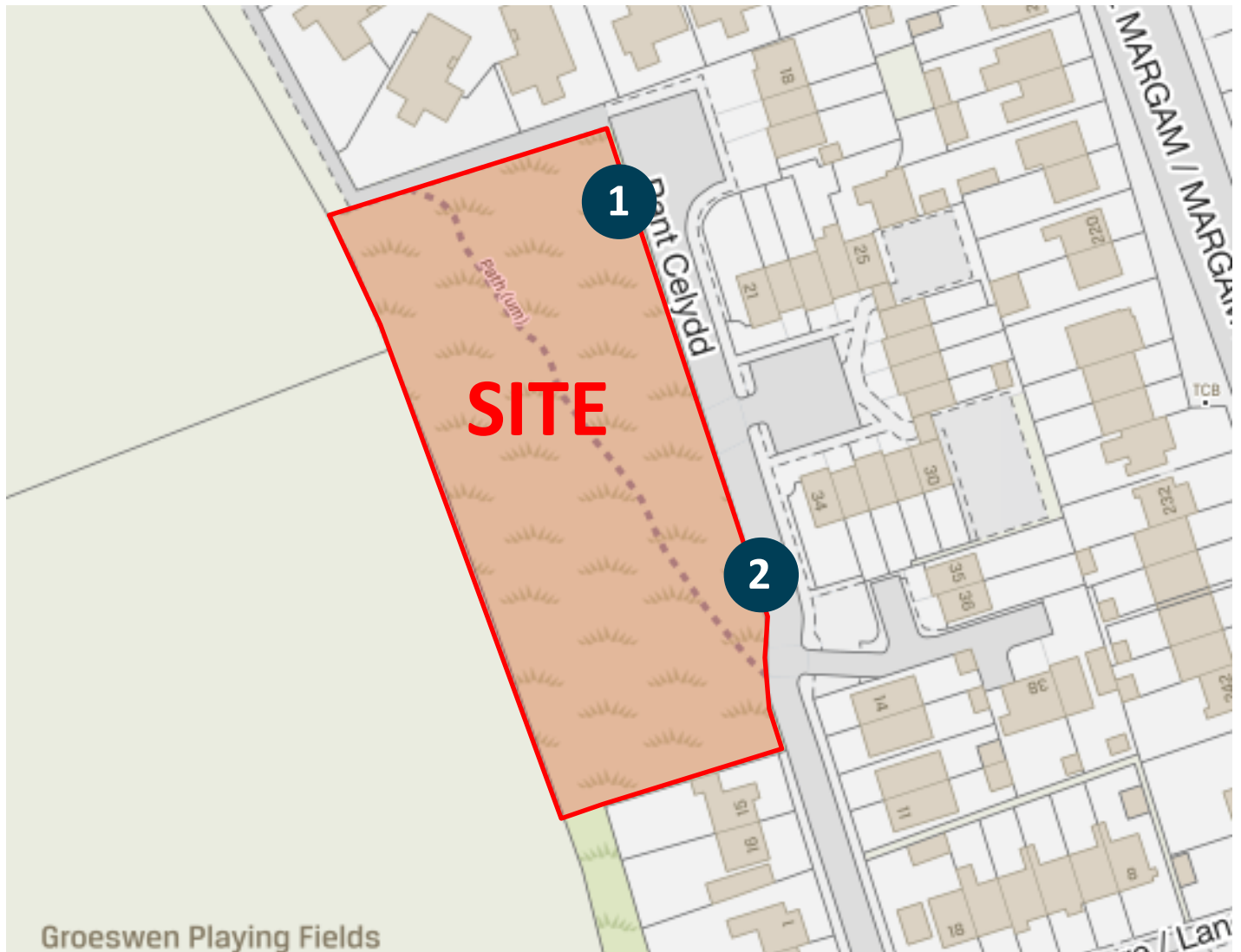
Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid anfon ymateb i ddod i law erbyn: Dydd Mawrth 19^{eg} Ionawr 2021

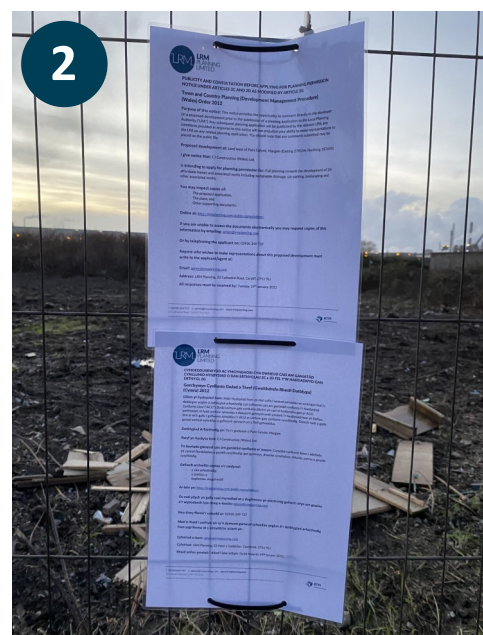


Appendix 3 – Photographs and aerial map of locations for display of Site Notices

Photographs and aerial map of locations for display of Site Notices



1. Fencing to the north-east



2. Fencing to the south-east



Appendix 4 – Declaration of display of Site Notice

DECLARATION OF DISPLAY OF SITE NOTICE

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I give notice that:	LRM Planning Ltd.
On behalf of:	CJ Construction (Wales) Ltd.
Has correctly displayed bilingual site notices on site at:	Land west of Pant Celydd, Margam
Advising interested parties of the intention to develop the site in respect of:	Full planning consent the development of 24 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works.
On:	Tuesday 15th December 2020
For a period of:	No less than 28 days
Declaration made by:	Rhys Jones, Graduate Planner, LRM Planning

For more details, including number of site notices and location of displayed site notices, please see accompanying Pre-Application Consultation Report.



Appendix 5 – Copy of letter issued to local owners and occupiers



Date: 15th December 2020
Our Ref: SH/20.199

Owner or Occupier

Dear Sir or Madam,

**Publicity and Consultation Before Applying for Planning Permission Notice Under Articles 2C and 2D as Modified by Article 2G
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Proposed development of 24 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works on land west of Pant Celydd, Margam (Easting 278154; Northing 187690)**

LRM Planning is acting as planning agent to CJ Construction (Wales) Ltd. in respect of the proposed development outlined above. We are writing to you as a near neighbour of the site to provide the enclosed notice, which gives you the opportunity to comment directly to the applicant, prior to the formal planning application being made to the Local Authority.

The draft planning application, including full set of drawings, can be viewed by visiting <http://lrmplanning.com/public-consultation/> and then the link for 'Land west of Pant Celydd, Margam'. Alternatively, visit the LRM homepage (www.lrmpplanning.com) and click on 'Public Consultations', via the menu in the top left-hand corner of the screen. Should you wish to comment, please contact LRM Planning via the email or postal addresses provided below, or the feedback form on the website.

We will endeavour to assist should any interested party have any difficulty viewing the draft documentation and engaging in this process. We recommend that queries are directed to LRM Planning via telephone, or email, details below. *Please turn over for contact arrangements over Christmas.*

The legislation requires the consultation to be open for a minimum of 28 days. Due to the consultation taking place over Christmas, the applicant has opted to extend this period to 35 days. Following this period of 35 days, the comments received will be reviewed, considered and responded to, in the form of a Pre-Application Consultation Report. The planning application will be submitted to Neath Port Talbot Council for consideration soon thereafter and will be made available in the public domain by the Local Authority. The deadline for comments on this application is Tuesday 19th January 2021. ***You will have an opportunity to comment directly to the Local Authority once the application is submitted.***

Yours faithfully,

LRM Planning Ltd

*Os hoffwch fersiwn Cymraeg o'r lythr hon, cysylltwch ag
LRM Planning, os gwelwch yn dda*

*Should you require a Welsh language version of this letter,
please contact LRM Planning*

Christmas closure

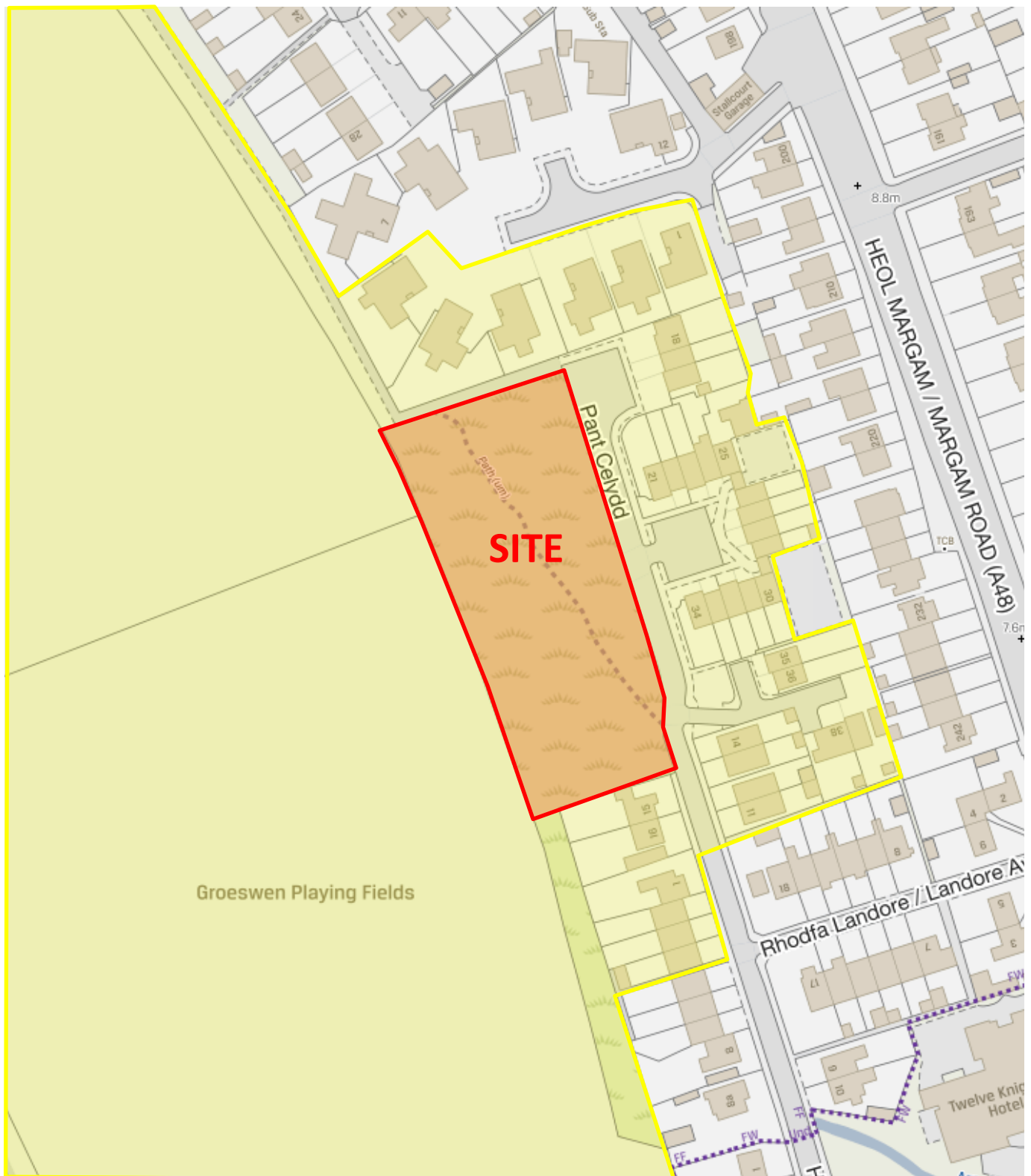
LRM Planning's offices are closed from Friday 18th December until Monday 4th January. Though all emails and post will be duly received, no one will be available to take phone calls during this period. A voicemail service will be available, which will be monitored and responded to where necessary in the new year.

Please rest assured that this will not compromise our ability to receive comments and this process will still adhere entirely due to the applicable legislation. Requests for hard copies can still be made over this period.



Appendix 6 – Map of surrounding streets showing extent of letter drop

Map of surrounding streets showing extent of letter drop





Appendix 7 – Copy of correspondence issued to Councillors

From: [Steffan Harries](#)
To: cllr.aj.taylor@npt.gov.uk; cllr.r.l.taylor@npt.gov.uk
Cc: ["Alex Holland \(alexholland@cj-construction.co.uk\)"](mailto:Alex.Holland@cj-construction.co.uk); [Rhys Jones](#)
Subject: Pre-Application Consultation - proposed development at land west of Pant Celydd, Margam
Date: 15 December 2020 15:42:58
Attachments: [image001.jpg](#)
[201215 Pre-Application Consultation Notice.pdf](#)

Dear Councillors,

I am contacting you as part of the mandatory Pre-Application Consultation (PAC) exercise on planning applications for major development. This notice comprises a formal invitation to provide Pre-Application Consultation comments.

This relates to a planning application for the development of 24 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works on land west of Pant Celydd, Margam (Easting 278154; Northing 187690).

For transparency, this email is addressed to the following persons:

- **Councillors Rachel Taylor and Anthony Taylor**, as ward councillors for Taibach, the Ward in which the site lies.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on '*Land west of Pant Celydd, Margam*'.

The legislation requires the consultation to be open for a minimum of 28 days. Due to the consultation taking place over Christmas, the applicant has opted to extend this period to 35 days. Accordingly, the formal consultation begins on Tuesday 15th December and runs for 35 days until Tuesday 19th January. In accordance with the requirements of article 2E of the amended Order, any response you wish to make must be received by this date.

Our advertisement of this development to neighbours is via display of site notice(s) and letter drop. The letter drop extends to the properties immediately adjoining and facing the development site and a number of properties in the surrounding area. You are of course more than welcome to inform residents beyond the immediate confines of the site, as you deem appropriate, who may also submit comments via the same means.

In addition, should you find it useful to discuss the proposals with members of the development team, please either email back or call on either of the below numbers, and we will seek to find a mutually convenient date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,

Steffan Harries Associate Director
BSc (Hons) MA(UD) MRTPI

[LRM Planning Covid-19 Statement](#)

t: 02920 349737

website: lrmplanning.com

twitter: [@lrmplanning](#)

Correspondence Address: 22 Cathedral Road, Cardiff CF11 9LJ

Registered Address: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ

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Appendix 8 – Copies of correspondence issued to specialist consultees

From: [Steffan Harries](#)
To: ["environment@npt.gov.uk"](mailto:environment@npt.gov.uk); ["NDCPlanning.Planning@dwrcymru.com"](mailto:NDCPlanning.Planning@dwrcymru.com); ["thecoalauthority@coal.gov.uk"](mailto:thecoalauthority@coal.gov.uk); ["planningconsultation@coal.gov.uk"](mailto:planningconsultation@coal.gov.uk)
Cc: ["Alex Holland \(alexholland@cj-construction.co.uk\)"](mailto:Alex.Holland@cj-construction.co.uk); [Rhys Jones](#)
Subject: Pre-Application Consultation - proposed development at land west of Pant Celydd, Margam
Date: 15 December 2020 15:42:51
Attachments: [image001.jpg](#)
[201215 Pre-Application Consultation Notice.pdf](#)

Dear Sir/Madam,

I am writing to you as a specialist consultee or adjoining landowner as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, to serve the attached notice. This notice comprises a formal request for Pre-Application Consultation comments under article 2D of the Order as Modified by Article 2G.

This relates to a planning application for the development of 24 affordable homes and associated works including sustainable drainage, car parking, landscaping and other associated works on land west of Pant Celydd, Margam (Easting 278154; Northing 187690).

For transparency, this email is addressed to the following bodies/persons in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:

- Neath Port Talbot Council Highways Authority – as the development is likely to result in a material increase in the volume of traffic entering or leaving a classified road; the development involves the formation or alteration of a means of access to a highway; the development consist of the laying out of a new street; and as an adjoining landowner.
- Dŵr Cymru Welsh Water – as the water and sewerage undertaker concerned and the development involves new residential development.
- The Coal Authority – as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.

The formal notice attached provides information about the proposals and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on 'Land west of Pant Celydd, Margam'.

The legislation requires the consultation to be open for a minimum of 28 days. Due to the consultation taking place over Christmas, the applicant has opted to extend this period to 35 days. Accordingly, the formal consultation begins on Tuesday 15th December and runs for 35 days until Tuesday 19th January. In accordance with the requirements of article 2E of the amended Order, any response you wish to make must be received by this date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,

Steffan Harries Associate Director
BSc (Hons) MA(UD) MRTPI

[LRM Planning Covid-19 Statement](#)

t: 02920 349737

website: lrmplanning.com

twitter: [@lrmplanning](https://twitter.com/lrmplanning)

Correspondence Address: 22 Cathedral Road, Cardiff CF11 9LJ

Registered Address: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ

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Appendix 9 – Responses from Dŵr Cymru Welsh Water, Neath Port Talbot Highways Authority, and the Coal Authority

Mr Steffan Harries
LRM Planning
22 Cathedral Road
Cardiff,
CF11 9LJ

Date: 04/01/2021
Our Ref: PPA0005412

Dear Mr Harries

Grid Ref: 278155 187694
Site Address: Land west of Pant Celydd, Margan, Neath
Development: Schedule 1C Article 2D - 24 affordable homes

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 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 concerns along with the following standing advice which should be taken into account within any future planning application for the proposal:

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. However, this site is crossed by several public sewers including a 150mm foul sewer along the eastern boundary and 1200mm combined sewer along the western boundary, with their approximate positions 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. Whilst the 'Proposed Site Layout' (Drawing No. LT2013.04.01) refers to an easement along the 150mm foul sewer, it fails to acknowledge the various transferred foul and surface water sewers within site boundary and it appears the proposed development would be situated within the protection zone of these public sewers, measured 3 metres either side of the centreline. Moreover, whilst the plan refers to an easement along the 1200mm combined sewer, we would advise that the protection zone is measured 6 metres either side of the centreline and would appear the development is situated within.

Accordingly, our strong recommendation is that your site layout is amended to take 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. Alternatively, it may be possible to divert the sewers if the developer applies under Section 185 of the Water Industry Act albeit may prove unviable for the purposes of this development, particularly given the size of the combined sewer, and therefore we recommend the proposed development is repositioned to accommodate for the required protection zone. In the first instance, it is recommended that the developer carry out a survey to ascertain the location of these sewers and establish their distance and relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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'. It is therefore recommended that the developer engage in consultation with the Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

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

SEWAGE TREATMENT

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



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 110mm diameter MOPVC watermain in 278173, 187755 location. The cost of providing new on-site watermain can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

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

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

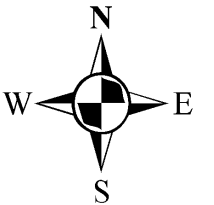


Owain George
Planning Liaison Manager
Developer Services

Enc. Water plan
Sewer plan

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.

PPA0005412



LEGEND(Representative of most common features)

Waste network:			
Foul chamber	Surface water chamber	Combined chamber	Combined sewer overflow
Special purpose chamber	Treatment works	Pumping station	Sewer symbol colour indicates the type.
Foul chamber	Surface water chamber	Combined chamber	Combined sewer overflow
Special purpose chamber	Treatment works	Pumping station	Sewer symbol colour indicates the type.
Foul chamber	Surface water chamber	Combined chamber	Combined sewer overflow
Special purpose chamber	Treatment works	Pumping station	Sewer symbol colour indicates the type.

Notes:

Whilst 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 Asbestos Cement or Pitch Fibre) 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.

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

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

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Map Ref: 278162,187699
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 04 Jan 2021

PPA0005412

A minimum of a 10 metre easement of the 300mm Trunk main @ NGR-278155, 187743 is required

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: Margam, Neath

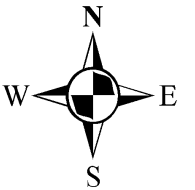
Date: 04.01.2021

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance as above from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.

PPA0005412



LEGEND

Clean network:

- Sluice valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve

- Stop tap
- Water Treatment Works
- Water Pumping Station
- Existing main
- Non-operational main
- Raw Water

NB: Water main symbol colour indicates the type.

- LIGHT BLUE - Trunk
- DARK BLUE - Distribution
- YELLOW - Raw Water

Notes:

Whilst 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 Asbestos Cement or Pitch Fibre) 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.

Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

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

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Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 04 Jan 2021

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/20/0009/00
APPLICANT: STEFFAN HARRIES – LRM PLANNING LTD
LOCATION: LAND WEST OF PANT CELYDD, MARGAM
PROPOSAL: DEVELOPMENT OF 24 AFFORDABLE HOMES &
ASSOCIATED WORKS INCLUDING SUSTAINABLE
DRAINAGE, CAR PARKING, LANDSCAPING & OTHER
ASSOCIATED WORKS

The Highway/Drainage 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	☐
SAB Application Required	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

Highway Observations

The proposed 28 car parking spaces in respect of both the residential units and visitor parking requirement is acceptable. Given the application of the sustainability tool as part of the SPG Car Parking Standards (2016) the provision is adequate for this development as annotated on the submitted plans.

In terms of highway safety and capacity in the area and as per the TRICS data supplied as part of this submission, the general highway network in the area is mostly in free flow during the peak hours, with occasional localised areas of minor delay which are indicative of normal levels of junction delay.

Any existing street furniture or utilities apparatus which may need to be relocated to facilitate the development will be at the applicants' expense.

The shared drive accesses and parking court areas will not be adopted by Neath Port Talbot County Council and the responsibility for the maintenance thereafter must be clearly defined.

The footway widening works and vehicular access points which will tie into the existing public highway at Pant Celydd will require a S278 Agreement of the Highways Act 1980 to be put in place.

Note to Applicant

Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services, SAB & Highway Development Control Section, at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (telephone number (01639) 686850 or e-mail hdc@npt.gov.uk) to agree the specification, enter the agreement and arrange onsite inspection of your works. The developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.

- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.
- (iii) Give not less than 1 calendar months' notice in writing of the date of commencement of the works.

As part of this process you are advised that any principle contractors and / or subcontractors that are on the Local Authority's framework approved list are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section upon request.

Drainage Observations

SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/17534>

Any existing on site infrastructure should be considered in SuDS design to find the most effective solution. It is important to understand the location and capacity of existing drainage to determine what infrastructure should be reused in the SuDS scheme. Other buried infrastructure, such as utilities, will need to be located and considered in the SuDS design. Using SuDS such as permeable paving and bio retention should be avoided in major service strips, as access will require disturbance and rebuilding of the SuDS system, but compatibility can be achieved by constructing dedicated and well-marked service strips that are designed with access in mind.

Note to Applicant

Neath Port Talbot County Borough Council offer a SAB pre application service, which given the drainage constraints of the site, it is highly recommended that this route is explored prior to the submission of a full SAB application.

SIGNED: DATE: 18th January 2021
HEAD OF ENGINEERING & TRANSPORT
PAC Ref: N420107100/JW

For the attention of: Steffan Harries - Associate Director
LRM Planning

[By email: admin@lrmpplanning.com]

21 December 2020

Dear Mr Harries

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

Proposed development at: Land west of Pant Celydd, Margam (Easting 278154; Northing 187690)

Thank you for your notification of 15 December 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 & 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.