



PRE-APPLICATION CONSULTATION STATEMENT
PROPOSED DEVELOPMENT OF 32 AFFORDABLE FLATS AT
ORCHARD STREET, NEATH, NEATH PORT TALBOT

On behalf of
Orchard Street (Neath) Ltd and Linc Cymru

Our Ref: 1010.b
Date: March 2021
Prepared by: SB

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1.0 INTRODUCTION

- 1.1 This Pre-application Consultation Statement (PACS) has been prepared in response and in line with the guidelines and requirements of the *Planning (Wales) Act 2015* and the *Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the Order)*. It also follows the guidance of Appendix 1 of the letter sent by the Welsh Government to Chief Planning Officers dated 1st February 2016.
- 1.2 The proposal to which this PACS relates is the *Proposed Development of 32 Affordable Flats at Orchard Street, Neath, Neath Port Talbot*.
- 1.3 This PACS therefore provides information on what consultation measures have been undertaken on behalf of the Applicant by Evans Banks Planning Ltd, which results and responses were generated as a result of these various processes and any impact they may have then had on the proposed development to which it relates.

2.0 ON-SITE PUBLICATION

2.1 SITE NOTICE

- 2.1.1 In line with the requirements of Schedule 1B of the Order, a site notice has been displayed in the area of the application site since 29th of January 2021. Below is a plan showing an indication of its location, marked by the solid red circle.



Plan A

- 2.1.2 A copy of the Site Notice is included at Appendix 1 of this Statement.

2.2 NOTIFICATION TO ADJOINING OWNERS AND OCCUPIERS

- 2.2.1 In line with the requirements of Schedule 1B of the Order, a letter of notification has been issued by hand delivery to the occupier or owner of all properties marked by a blue circle on Plan B and by post to the owner of the application site advising of the

intended submission of the planning application in question, where a copy of the draft application submissions could be viewed and by when any representations they may have were to be submitted (by the 26th February 2021).



Plan B

2.2.2 A copy of the letter and notice can be found at Appendix 2.

2.3 DRAFT PLANNING APPLICATION

2.3.1 An indication was provided on the Site Notice and the letters to adjoining land owners / occupiers and Members of the Public that a draft copy of the application can be viewed at Evans Banks Planning website at www.evansbanks.com/consultations

2.3.2 The wording of the Site Notice and Statutory Consultees Notice **have been revised, in accordance with recent advice from The Chief Planning Officer at Welsh Government in relation to the public advertisement of PAC exercises during the Coronavirus pandemic.** The Notice continues to direct readers to the Evans Banks website for view details, however, if they do not have access to the internet to call this Practice's office telephone number, to request and provide their postal details and to receive printed copies of the application particulars.

2.3.3 The draft application package included the following:

- Application Forms
- Planning Design and Access Statement
- Bat Survey Report
- Construction Environmental Management Plan
- Correspondence with Housing Officer
- Land Use Audit Plan
- Waste Management Plan
- Structural Appraisal Report
- Site Location Plan
- Proposed Site Layout
- Proposed Floor Plans
- Proposed Elevations
- Proposed Front Entrance Details
- Drainage Statement
- Existing Drainage Diversion

3.0 COMMUNITY AND STATUTORY CONSULTATIONS

3.1 CONSULTATION WITH COMMUNITY CONSULTEES

3.1.1 A letter advising where a copy of the draft application could be viewed was sent to the following on 29th January 2021 (a copy of the letter and Notice sent can be found at Appendix 2):

- Cllr Alan R Lockyer
- Cllr Mark Protheroe
- Neath Town Council (Clerk Kathryn Charles)

3.2 CONSULTATION WITH STATUTORY CONSULTEES

3.2.1 A notice advising where a copy of the draft application could be viewed was sent to the following on 29th January 2021 (a copy of the letters and Notice sent can be found at Appendix 2):

- Cadw
- Canal and River Trust
- Coal Authority
- Dwr Cymru/Welsh Water
- Health and Safety Executive Planning Advice Team
- Neath Port Talbot Council Highways
- Neath Port Talbot Council Planning
- Neath Port Talbot Council Waste Department
- NRW
- Trunk Road Agency
- Neath Port Talbot Council Housing Officer

4.0 RESPONSE TO REPRESENTATIONS RECEIVED

- 4.0.1 This section of the PACS provides a summary of all responses received to the pre-application consultation process in terms of the three processes outlined in previous sections of this Statement, as well then as an indication of any subsequent changes made to the proposed development as a result of them. Copies of any responses received can be found at Appendix 3.

4.1 ON-SITE PUBLICATION

Site Notice

- 4.1.1 No responses were received in relation to the Site Notices posted at the location indicated on Plan A of this Statement.

Adjoining Land Owners/Occupiers

- 4.1.2 Of the notifications issues to the adjoining land owners/occupiers, no responses were received as a result of posted notices.

Deposit of Draft Planning Application

- 4.1.3 No responses were received as a result of the deposit of a copy of the Draft Planning at www.evansbanks.com/consultations

4.2 COMMUNITY AND STATUTORY CONSULTATION

Community Consultees

- 4.2.1 No response was received from Community Consultees (Community Council and local County Councillors).

Statutory Consultees

- 4.2.2 The following provides a summary of the responses raised and a response then to each of the comments received as a result of correspondence from the Statutory Consultees.

Point Raised	Response
CADW – Development will have no impact on listed buildings within the vicinity	Noted
Canal and River Trust – Development falls outside the notified area for its application scale	Noted
DCWW – Recommendations provided, no objection	Noted
Health and Safety Executive Planning Advice Team – Development does not fall within any HSE consultation zones	Noted
Neath Port Talbot Council Highways – No objections, observations and recommendations provided	Noted
Neath Port Talbot Council Planning – No response	-
Neath Port Talbot Council Waste Department – No response	-
NRW – Advice provided, no objection	Noted
Trunk Road Agency – No response	-
Neath Port Talbot Council Housing Officer – Acknowledged, no comments to make	Noted

4.3 SUMMARY

- 4.3.1 From the results received through the Pre-Application Consultation process, additional information will be provided as part of the application submissions (with further information to be provided during the application determination process if required), together with modifications to address the points raised.

Appendices

APPENDIX 1

COPY OF SITE NOTICE



2 Llandeilo Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

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

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: 18 Orchard Street, Neath

We give notice that Orchard Street (Neath) Ltd and Linc Cymru

Is intending to apply for planning permission for 32 Affordable Flats

You may inspect copies of:

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

At Evans Banks Planning's website at www.evansbanks.com

If you do not have access to the Internet, please telephone **01269 400410** to arrange to receive hard copies of the proposed application.

Anyone who wishes to make representations about this proposed development must write to the Agent at info@evansbanks.com or Evans Banks Planning Ltd, 2 Llandeilo Road, Cross Hands, Carmarthenshire, SA14 6NA

By: **no later than Friday 26th February 2021**

Signed: Evans Banks Planning Limited

Date: 28th January 2021



Evans Banks Planning Ltd - Chartered Town Planners
Directors: RA Banks BA(Hons) MRTPi JD Evans BSc(Hons) DipTP MRTPi
Company Registration Number: 12477417. Registered in England & Wales





2 Llandeilo Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN
GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD
O DAN ERTHYGLAU 2C A 2D**

Pwrpas yr hysbysiad yma: mae'r hysbysiad yma'n rhoi cyfle i chi rhoi sylwadau ynglŷn â ddatblygiad arfaethedig cyn ei cyflwyno am gais caniatâd gan yr awdurdod cynllunio lleol ("ACL"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACL perthnasol; ni fydd unrhyw sylwadau darparwyd gennych wrth ymateb i'r hysbysebiad yma yn cyfyngu eich gallu cyflwyno sylwadau i'r ACL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi gall unrhyw sylwadau gyflwynir cael ei cyfleu o fewn ffeil cyhoeddus.

Datblygiad Arfaethedig: 18 Orchard Street, Neath

Rwyf yn hysbysu fod Orchard Street (Neath) Ltd and Linc Cymru

Yn bwriadu ymgeisio am ganiatâd cynllunio ar gyfer 32 Fflatiau Fforddiadwy

Gallwch archwilio copïau o'r canlynol:

- Y Cais Arfaethedig
- Y Cynlluniau ac;
- Dogfennau cefnogol eraill

Ar wefan Evans Banks Planning www.evansbanks.com

Os nad oes gennych fynediad i'r rhwyngwyd, ffoniwch 01269 400410 i ddrefnu derbyn copïau caled o'r cais.

Unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig yma, ysgrifennwch at yr Asiant at info@evansbanks.com neu Evans Banks Planning Ltd, 2 Llandeilo Road, Cross Hands, Sir Gaerfyrddin, SA14 6NA

Erbyn: Dydd Gwener 26fed o Chwefror 2021

Llofnodwyd: Evans Banks Planning Limited

Dyddiad: 28fed o Ionawr 2021



Evans Banks Planning Ltd - Chartered Town Planners
Directors: RA Banks BA(Hons) MRTP JD Evans BSc(Hons) DipTP MRTP
Company Registration Number: 12477417. Registered in England & Wales



APPENDIX 2

COPY OF LETTER AND NOTICE TO RESIDENTS, COMMUNITY AND STATUTORY CONSULTEES



2 Llandalo Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 (AS AMENDED)
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

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

Purpose of this notice: this notice comprises a formal request for a pre-application response under Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at **18 Orchard Street, Neath**

We give notice that **Orchard Street (Neath) Ltd and Linc Cymru**

Is intending to apply for planning permission for **32 Affordable Flats**

A copy of the proposed application, the plans and other supporting documents can be viewed online at www.evansbanks.com/consultations

In accordance with the requirements of Article 2E of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to: info@evansbanks.com by **Friday 26th February 2021**

Signed: Evans Banks Planning Limited

Date: 28th January 2021



2 Llandale Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

**GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI
DATBLYGU) (CYMRU) 2012**
**YMGYNGHORIAD CYN CEISIO AM RHOI CANIATÂD CYNLLUNIO O DAN
ERTHYGL 2D**

(i'w ddarparu i ymgynghorwyr arbennigol, wedi'i ddiffinio gan Erthygl 2(1) Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012)

Pwrpas yr hysbysiad yma: Mae'r hysbysiad yma'n gofyn yn ffurfiol am ymgynghoriad cyn-ceisio o
dan Erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig: 18 Orchard Street, Neath

Rydyn yn hysbysu fod: Orchard Street (Neath) Ltd and Linc Cymru

Yn bwriadu ymgeisio am ganiatâd cynllunio ar gyfer 32 Fflatiau Fforddiadwy

Gallwch ddarganfod copi o'r cynlluniau arfaethedig ar ein wefan:

www.evansbanks.com/consultations

Yn unol gyda gofynion Erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)
(Cymru) 2012. Gofynnwn fod ymatebion ymgynghori yn ei ddanfod i: info@evansbanks.com

Erbyn: Dydd Gwener 26fed o Chwefror 2021

Llofnodwyd: Evans Banks Planning Limited

Dyddiad: 28fed o Ionawr 2021

APPENDIX 3

COPY OF RESPONSES RECEIVED



Evans Banks Planning Ltd

By email: info@evansbanks.com

Plas Carew, Unit 5.57, 05th Floor
Parc Nanigaw, Caerdydd CF10 1BQ
Tel: 0300 025 6000
Email: cadw@gov.wales
cadw.gov.wales

Eich cyfeirnod
Your reference

Elin cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

E-bost
Email:

LC

23 February 2021

0300 0256004

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - 32 Affordable flats, 18 Orchard Street, Neath, Port Talbot, SA11 1DU

Thank you for your letter of 28 January inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument or registered historic park and garden listed in our assessment of the application below.

Our assessment of the pre-application is given below.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

GM039 Neath Castle

The building that is the subject of this consultation has already been constructed although significant internal work is required for it to be used for residential purposes. Although it is located some 275m south of scheduled monument GM039 Neath Castle intervening buildings block all views between them. Consequently the proposed development will have no impact on the setting of scheduled monument GM039.

PGW (Gm) 64(NEP) Neath: Victoria Gardens (grade II)

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

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



This statutory pre-planning application consultation is for a development of 32 Affordable flats at 18 Orchard Street, Neath.

The building that is the subject of this consultation is located some 45m northwest of the registered Victoria Gardens historic park and garden. This is a small well-preserved Victorian urban public park retaining most of its original layout and features including a fine bandstand and inclined beds used to display carpet bedding designs.

The proposed development includes the retention of the existing building and significant internal work to allow it to be used for residential purposes. The building is clearly visible from Victoria Park but blends into the existing street scene and therefore will have no impact on the setting of the registered Victoria Gardens historic park and garden.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Diogelu a Pholisi / Protection and Policy

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-10.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.



Ein cyf/Our ref: CAS-136320-B7L3
Eich cyf/Your ref: SA11 1DU

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Ebost/Email:
swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 0300 065 3264

Ms Laura Newcombe
Evans Banks Planning Limited
2 Llandeilo Road
Cross Hands
Carmarthenshire
SA14 6NA

Dyddiad/Date: 22 February 2021

Annwyl / Dear Ms Newcombe,

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

BWRIAD / PROPOSAL: 32 AFFORDABLE FLATS

LLEOLIAD / LOCATION: 18 ORCHARD STREET NEATH, SA11 1DU

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) on the requisite notice under Article 2D of the above Order. We received a copy of your proposed application on 28 January 2021.

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

Construction Environmental Management Plan (CEMP)

We welcome the CEMP produced by Sterling Construction LTD, for the residential development at 18 Orchard Street, Neath, SA11 1DU, Reference: CEMP/SCL/001/R01, dated January 2021, which has been submitted in support of the application. However, we note there are a couple of discrepancies within the CEMP. Please see our comments below.

Section 1:7.3 of the CEMP under the heading Other Stakeholders advises that NRW should be contacted regarding noise and nuisance. This is a matter for the Local Authority. We do not have any jurisdiction in relation to nuisance caused by noise and dust emissions and do not require notification as stated in the CEMP.

Maes Newydd, Llandarcy, Neath Port Talbot SA10 6JQ Maes Newydd, Llandarcy, Castell-nedd Port Talbot SA10 6JQ Croesewir gohebiaeth
yn y Gymraeg a'r Saesneg Correspondence welcomed in Welsh and English



Appendix F - Guidance on Environment Agency reportable incidents, this needs to be changed to Natural Resources Wales (NRW). In Wales NRW are the appropriate body to report any pollution incidents.

Protected Species – Bats

We note that the bat report submitted in support of the application (I & G Consulting, 18 Orchard Street, Neath Port Talbot SA11 1DU, Bat Survey Report for Life Property Group LTD, dated 11 January 2021) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted.

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](#).

Yn ddiffuant / Yours sincerely

Lisa Jones

Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Maes Newydd, Llandarcy, Neath Port Talbot SA10 6JQ Maes Newydd, Llandarsi, Castell-nedd Port Talbot SA10 6JQ Croesewir gohebiaeth yn y Gymraeg a'r Saesneg Correspondence welcomed in Welsh and English

FW: Re.PPA0005489: Notification



Jake MacMillan <Jake.MacMillan@dwrcymru.com>
To: info@evansbanks.com

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Wed 17/02/2021 15:31

Hi Laura,

Apologies the SAB authorities have been mixed up in our response, the SAB authority will indeed be Neath Port Talbot (not Newport) who you may need to apply to if there is an additional 100m² of impermeable surface, I have updated our response accordingly.

In regards to this being a conversion yes we're aware of this, our advice on crossings etc relates to any additional proposed extensions.

I hope this information helps however please don't hesitate to get in touch if I can assist further.

Best regards,



Jake MacMillan
Development Control Officer | Developer Services
Dŵr Cymru Welsh Water

T: 0800 917 2652 | E: 45xxx | M: 07557860559
A: PO Box 3146, Cardiff, CF30 0EH

W: dwrcymru.com
E: developer.services@dwrcymru.com



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

Gwasanethau 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 Jason Evans
Evans Banks Planning Limited
2 Llandeilo Road
Cross Hands, Carmar
Carmarthenshire
SA14 6NA

Date: 04/02/2021
Our Ref: PPA0005489

Dear Mr Evans,

Grid Ref: 275326 197503
Site Address: 18 Orchard Street Neath,
Development: Schedule 1C Article 2D - 32 Affordable Flats

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Public Sewerage Network

Firstly, we would advise that the proposed development site is crossed by a public sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any new building will be permitted within 3 metres either side of the centreline of the 150mm public sewer. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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.



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 Cyf, a limited company registered in
Wales no 2366777. Registered office: Penwyn Road,
Neikon, Treharri, Mid Glamorgan CF46 6LY

Rydym yn croeso awgustyn yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestrdd: Heol Penwyn
Neikon, Treharri, Morgannwg Ganol CF46 6LY.

Surface Water Drainage

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with Newport City 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.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that the foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated with to the foul/combined sewer between manholes SS755973501 and SS75973406 on the site. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

Foul Water Drainage – Sewage Treatment

There are no problems envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Potable Water Supply

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 6" diameter watermain located at BNG ref: 275362, 197503. The cost of providing new on-site watermain can be calculated upon the receipt of detailed site layout plans which should be sent to the above address



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

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 3366777. Registered office: Pantwyn Road,
Neikon, Treherbert, MID Glamorgan CF46 6LY

Rydym yn croeso awgustyn yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 3366777. Swyddfa gofrestredig: Heol Pantwyn
Neikon, Treherbert, Morgannwg Ganol CF46 6LY.

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.

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn elddo i Glas Cymru – cwmni 'nid-en-ela'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyl, a limited company registered in
Wales no 2366777. Registered office: Penrhyn Road,
Neikon, Treherber, Mid Glamorgan CF46 6LY

Rydym yn croeso i chi gyswrtu yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestrddig: Heol Penrhyn
Neikon, Treherber, Morgannwg Ganol CF46 6LY.

Re: Proposed 32 Affordable Flats at 18 Orchard Street, Neath, Neath Port Talbot, SA11 1DU



Sue.Howe@hsl.gsi.gov.uk on behalf of lupenquiries@hsl.gsi.gov.uk
To: info@evansbanks.com

Reply Reply All Forward ...

Wed 03/02/2021 15:48



Dear Laura

HSE is a statutory consultee on relevant developments within the consultation distance of a hazardous installation or a major accident hazard pipeline. HSE has launched a Planning Advice Web App which allows developers to obtain HSE's pre application advice online.

The Web App can be used to enquire if land is within a consultation zone of a Major Hazard site or major accident hazard pipeline and also to obtain pre-application advice relating to a proposed application, or development within HSE consultation distances. Initial enquiries to see if land is within any HSE consultation zone are free of charge.

HSE's pre-application advice with respect to land use planning, is only required where a development lays wholly or partially within a HSE consultation distance. HSE's land use planning web app can be used to establish if the proposed development site is within such a consultation distance.

Please can you arrange to use the HSE planning advice web app stage 1, to determine if your site is within a HSE consultation zone.

If your site is within a HSE consultation zone, please can you send a request to me with a copy of the PDF report and if required, I will arrange for a credit to be added to your Web App account. You can then use this to access stage 2 within the Web App to gain HSE's advice.

The Web App can be found here;

<http://www.hsl.gov.uk/planningadvice>

As a new user you will need to contact HSE to gain access to the Web App. You will need to email the following information to lupenquiries@hsl.gsi.gov.uk

Organisation name:

Address:

Telephone:

Group Administrator Email Address: (The group admin will be our main point of contact for the use of this app)

Title: (Ms, Mr, Dr, Miss...)

First Name:

Surname:

You will then be provided with login details and password.

There is also further information on HSE's land use planning, including HSE's Land Use Planning methodology here: www.HSE.gov.uk/landuseplanning/

However, I have looked at this proposed development on your behalf and it does not fall within any HSE consultation zones. Therefore, there is no need to consult HSE on this proposed development and HSE has no comment to make.

I should be grateful if you would ensure that the HSE Planning Advice Web App is used to enquire if land is within a consultation zone of a Major Hazard site or major accident hazard pipeline.

Regards

Sue

HSE's Land Use Planning Support Team
HSE Science and Research Centre
Harpur Hill, Buxton, Derbyshire, SK17 9JN

THE HSE LUP PHONE NUMBER IS NOT CURRENTLY MONITORED DUE TO THE COVID-19 PANDEMIC.

ALL HSE LUP TEAM MEMBERS ARE WORKING FROM HOME DURING THIS PERIOD AND WILL RESPOND TO ENQUIRIES RECEIVED AT THIS E-MAIL ADDRESS: lupenquiries@hsl.gsi.gov.uk.

The current COVID 19 Pandemic is making receipt of, and access to, post extremely problematic. HSE would be grateful if you could avoid sending hard copy mail wherever possible and instead send electronic versions.

Please let us know by email of any instances where this is not possible and hard copy mail needs urgent attention.

Find out how HSE is [Helping Great Britain work well](#)

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

RE: Proposed 32 Affordable Flats at 18 Orchard Street, Neath, Neath Port Talbot, SA11 1DU



National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
To: info@evansbanks.com

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 01/02/2021 08:46

Dear Sir/Madam,

This application falls outside the notified area for its application scale. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

We are happy to comment on particular applications that fall outside the new notified areas if you would like the Canal & River Trusts comments in specific cases, but this would be outside the statutory consultation regime and this must be made clear to us in any notification letter you send.

Should you require any further information regarding the changes to the notified areas or have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at planning@canalrivertrust.org.uk

Regards,

Sarah Steele
Planning and Data Support Technician

My working days are Monday, Tuesday and Friday

E planning@canalrivertrust.org.uk



Canal & River Trust
Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN
canalrivertrust.org.uk



**Canal &
River Trust**

Making life better by water



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119
E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

Evans Banks Planning Limited

[By email: info@evansbanks.com]

29 January 2021

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

Proposed development at 18 Orchard Street, Neath

Thank you for your notification of 28 January 2021 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 Development High Risk Area as defined by the Coal Authority, 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 faithfully

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.

From: Gareth Evans
Sent: 28 January 2021 13:02
To: Robert Davies <r.davies@npt.gov.uk>; Chele Howard <c.howard@npt.gov.uk>; Emma O'Brien <e.obrien@npt.gov.uk>
Cc: info@evansbanks.com
Subject: Proposed 32 Affordable Flats at 18 Orchard Street, Neath, Neath Port Talbot, SA11 1DU

Fyi ('nothing further from me at this stage).

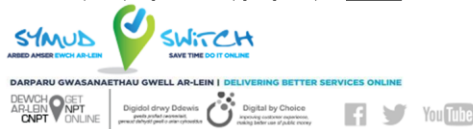
Gareth

Gareth Evans

Commissioning Officer - Housing & Homelessness / Swyddog Comisiynu - Tai a Digartrefedd
Neath Port Talbot County Borough Council / Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot
Civic Centre / Ganolfan Ddinesig
Neath / Castell Neath
SA11 3QZ
Tel / Ffôn: (01639) 685207
E-mail / E-bost: g.evans@npt.gov.uk

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

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



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately. Please note also that there is no guarantee that this email or any attachment is virus free or has not been intercepted or amended.
Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyflwynwyd hwy atynt yn unig. Os ydych chi derbyn yr e-bost hwn mewn camgymeriad, dylech hysbysu'r person a anfonodd yr e-bost ar unwaith. Hefyd, sylwer nad oes unrhyw sicrwydd nad yr e-bost hwn neu unrhyw ymgyddiad yn rhydd o ffirws ac nad yw chwaith wedi'i ryng-gpio na'i newid.

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/3/21/0002/00**
APPLICANT: **EVANS BANKS PLANNING LTD**
LOCATION: **18 ORCHARD STREET, NEATH**
PROPOSAL: **DEVELOPMENT OF 32 AFFORDABLE FLATS**

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:-

In principle I have no objection, however I wish to provide the following observations:-

Highways:

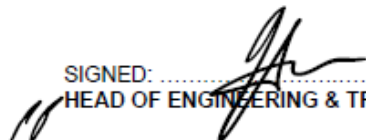
1. In reference to drawing number A119 Rev B. The car parking spaces within the basement does not comply with the councils Parking Standards [Oct 2016] in respect of width dimensions (2.4m shown, require 2.6m), no disabled space(s) shown, and the amount does not meet with the requirements also.
2. No vehicular visibility splays shown on plan for the vehicular access to the basement.
3. The proposed (or historical) access is only 4m wide, this would too narrow for vehicle travelling in opposite directions, in and out of the car parking area in the basement. This is likely to create conflict between buggy users and cyclists.
4. No details of any lighting shown under the basement area.
5. Active travel should be considered.
6. There are currently parking restrictions on the adopted highway together with traffic orders. Therefore parking on the highway is controlled.

7. Waste storage location is proposed at kerb side, which is acceptable, and I've noted within the correspondence that you have contacted our waste and recycling team to gain their views, requirements and recommendations. However the area of the waste collection looks considerably small to facilitate 32 apartments.
8. A full Construction Method Statement is required, and signed by a competent person(s).
9. Prior to any storage of materials or plant machinery on the public highway to enable works to commence within the site, a condition survey of the existing highway shall be submitted to and approved in writing by the LPA. Should any damage occur to the highway as a consequence of any works within the adjoining development, the damage will be required to be made good by the developer to the satisfaction of the Highway Authority.

Drainage:

1. It is noted that this projects is a conversion and adaptation of existing use (offices) into apartments. The surface water drainage is proposed to be as existing and only requires a surface water sewer diversion.
2. I not CB3 Consult response in regard to Surface Water infiltration in some areas where landscaping is proposed, I would like to understand the area around the site which maybe require redevelopment over 100sqm? And if so SAB maybe required. Further clarification is needed.
3. Should SAB not be require then details via planning would be required to show the drainage strategy for the site existing and proposed.

Can I suggest a meeting to discuss above matters, and provide assistance where possible?

SIGNED:  DATE: ...26/02/2021.....
HEAD OF ENGINEERING & TRANSPORT

PAC REF: N321000200 - 18 ORCHARD STREET, NEATH