

1487:PL1:PAC
Pre-Application Consultation Report

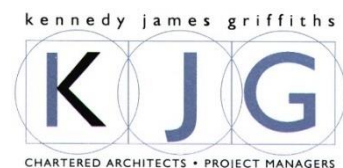
Proposed Commercial & Residential
Development

At

Talbot Road, Port Talbot

for

Tai Tarian Housing Association
& Castell Group



Kennedy James Griffiths
Architects and Construction Project Managers
10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

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1.0 Introduction

1.1 Introduction

Our Client, Castell Group Ltd who have an option to purchase Eagle House, 2 Talbot Road, Port Talbot have entered into an agreement with Tai Tarian Housing Association to apply for Planning Permission for a block of 20 affordable housing apartments and Ground Floor Commercial units on the site.

Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes residential developments of more than 10 dwelling houses. Therefore, the proposed development referred to above falls under this requirement.

This Pre-Application Consultation Report (PAC Report) has been prepared by KJG on behalf of Castell Group Ltd (the joint Applicant with Ian Gorvett and Samantha Claire Gorvett) and sets out how the Applicant has complied with their duty to carry out pre-application consultation on the proposed scheme.

The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out pre-application consultation.

This Report sets out how the consultation activities carried out comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee there were received from and how the responses received have been taken into account to shape the final scheme submitted.

The detail in this Report shows that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with the requirements.

2.0 Consultation Requirements and Approach

2.1 Compliance with consultation requirements

The requirement to carry out pre-application consultation falls under Section 17 of the Act. To show how the consultation activities carried out by the Applicant complies with the legalisation and guidance a series of tables are provided at Appendix 1. These tables set out in detail how the Applicant has complied with each of the following:

- The statutory requirements of Section 17 of the Act 'Requirement to carry out preapplication consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)'.
- The Town and Country Planning DMPWO (Amendment) 2016 Part 1A 'Requirement to carry out pre-application consultation 2B'.
- The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

2.2 Statutory consultation activities

Statutory consultation under the relevant requirements and guidance took place in June and July 2021. A summary of the activities that took place are set out below.

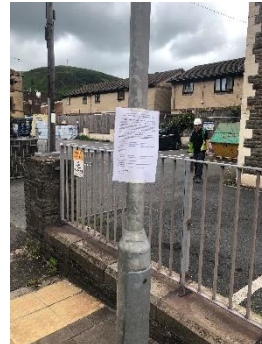
Placing site notices

The Applicant is required to place site notices in at least one place on or near the land to which the proposed application relates for public viewing for no less than 28 days.

A site notice was created in line with 'Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - Town and Country Planning DMPWO'. A copy of the notice is provided at Appendix 2.

2 notices were displayed on 25th June 2021 and remained there until 27th July 2021. This provided a 28 day viewing period of the notices, in line with the regulations.

The notices were placed at a prime location at the front of the site as shown on the images below:



Left: Notice locations,
Top Right: Notice 1,
Bottom Right: Notice 2

The Notices confirmed that full copies of all drawings and documentation intended for a future Planning Application were available for viewing at online at <https://castellgroup.co.uk/eagle-house-port-talbot/>

Statement of Compliance

In accordance with the requirements of Part 1A of the Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016 (DPMO 2016), I hereby declare on behalf of Castell Group Ltd and Ian Gorvett and Samantha Claire Gorvett, that Kennedy James Griffiths displayed the Site Notice correctly.

Ceri Griffiths

Notify owners or occupiers

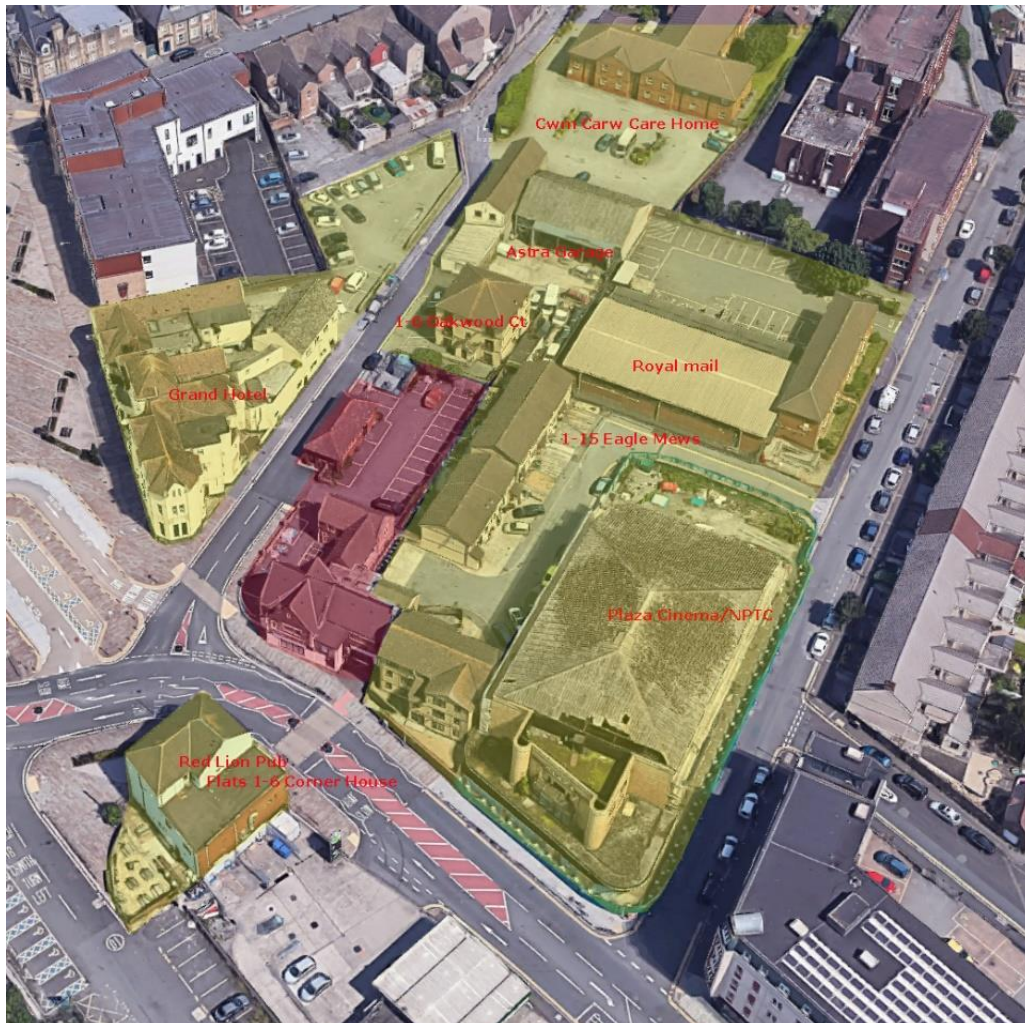
The Applicant must notify any owner or occupier of land adjoining the application site via a letter. A total of 20 owners and occupiers were identified:

- 1-6 Corner House, 1 Talbot Road, Port Talbot, SA13 1HN
- 1-15 Eagle Mews SA13 1DL
- 1-6 Oakwood Court, Oakwood Lane, Port Talbot, SA13 1BS
- Astra Park Garage, Oakwood Lane, Port Talbot, SA13 1DF
- Oakwood Lane Community Centre Oakwood Lane, Port Talbot, SA13 1DF
- Plas Cwm Carw Care Home Oakwood Lane, Port Talbot, SA13 1DF
- Royal Mail, Port Talbot Delivery Office, Eagle Street, Port Talbot, SA13 1AA
- Red Lion Pub, Corner House, 1 Talbot Rd, Port Talbot SA13 1HN
- Grand Hotel Station Rd, Port Talbot SA13 1DE
- Plaza Cinema, Talbot Road, Port Talbot

Letters including a copy of the formal Notice were hand delivered to all of the above premises on 25th June 2021.

Copies of the letters sent to the above are included in Appendix 3 of this document.

The following image shows the premises notified and their proximity to the proposed development:



Consult with community and specialist consultees

The Applicant must notify all 'community' and 'specialist' consultees of the consultation via a letter.

Community consultees comprise of each community council in whose area the proposed development would be situated; and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated.

The application site is within the Port Talbot Electoral Ward of the Local Authority. There is no Community or Town Council for the area. The Ward Councillors are:

Ward/Councillors			
Port Talbot Ward	Cllr Sharon Freeguard	Cllr Dennis Keogh	Cllr Saifur Rahaman

The councillors identified above are therefore considered as the 'community consultees' and were provided a copy of the notice (as detailed above) and a cover letter explaining why they had received the notice on 25th June 2021. Copies of the relevant documents are included in Appendix 4.

The Applicant must consult with 'specialist consultees' who comprise the list of consultees in Schedule 4 to the Town and Country Planning DMPWO as amended by the 2016 Order. The relevant specialist consultees are decided through development description tests, which is included in Appendix 7. The specialist consultees consulted with as part of this pre-application consultation were:

- The Natural Resources Body for Wales
- CADW
- Dwr Cymru/Welsh Water
- Neath Port Talbot Council Highways Department
- The Coal Authority

The specialist consultees were provided a notice under Schedule 1C (Article 2D - Consultation Before Applying for Planning Permission - DMPWO 20126, along with the notice provided to all other consultees and a cover letter explaining why they had received the notice.

A copy of the notice under Schedule 1C and the cover letter is provided at Appendix 5.

Provide a postal address and email address

The Act states that the Applicant must provide a postal and email address for the submission of any comments by consultees. During the consultation period consultees were able to submit their comments using the following methods:

A postal address at:

Kennedy James Griffiths
10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Covering letters also included an e-mail address for receipt of comments (info@kjg.uk.com)

These details were provided to all consultees through the site and issued notices.

Provide a copy of the draft planning application

The Applicant must provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of the consultation the following draft application drawings were made available for inspection:

Drawing /Document Title	Description
1487: PL1:01	Location Plan (A3)
1487: PL1:02	Site Analysis Plan (A3)
1487: PL1:03	Existing Site/Demolitions Plan (A3)
1487: PL1:04	Proposed Site Plan (A3)
1487: PL1:05	Proposed Ground Floor Plan (A3)
1487: PL1:06	Proposed First Floor Plan (A3)
1487: PL1:07	Proposed Second Floor (A3)

1487: PL1:08	Proposed Roof Plan
1487: PL1:09	Proposed Elevations
1487: PL1:10	Proposed Elevations
1487: PL1:11	Existing/Proposed Streetscape Elevations
P3404-Sheet 1	Existing Topographical Survey
1487:PL1:DAS	Design & Access Statement
1487:PL1:PAC	PAC Report (not included in PAC documents)
1487:PL1:TP	Travel Plan (as part of full application)
1487:PL1:CEMP	Draft Demolition & Environmental Management Plan (as part of full application)
90617-CastellGrp EagleHs_v1_020621	Flood Consequence Assessment
P1876 Eagle House, 13-5-2021	Bat Survey
21035R1 - Phase 1 Desktop	Contaminated Land Desktop Survey
8972, Eagle House - 1st Issue	Noise Survey
Eagle House -A4 sewer	DC/WW Sewer plan

3.0 Feedback & Responses

This Chapter sets out the consultation responses received during the pre-application consultation, details the category of consultee and how the Applicant has considered the responses received. These responses include those received during the consultation period (9th November 2018 to 7th December 2018).

3.1 Community Consultees

Ward Members

A response was received from Councillor Dennis Keogh by telephone on 2nd July 2021. Councillor Keogh expressed concerns regarding road safety at the junction of Talbot Road and Oakwood Lane.

Applicant's Response

An email was sent the same day to Cllr Keogh setting out how the demolition of the former public convenience and the provision of a new pavement to Oakwood Lane would likely improve visibility and road safety in the area.

Details of all responses received, and replies sent are included in Appendix 6.

3.2 Specialist consultees

Responses received from those considered as specialist consultees is summarised below. A copy of the full responses is provided at Appendix 6.

Coal Authority

The Coal Authority replied by letter (sent by e-mail) on 1st July 2021. They confirmed that whilst the development did fall within the coalfield, it is located outside the defined Development High Risk Area and as such there is no requirement to submit a Coal Mining Risk Assessment with a Planning Application.

Applicants Response

Comments noted.

CADW

CADW responded by letter (sent by e-mail) on 20th July 2021. They advised that there were no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development that would be affected by the proposed development.

Whilst they advised that a Registered Park (Talbot Memorial Park) was within 1Km of the site, the “*intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the registered park and garden. Therefore it is unlikely that there will be any effect on the setting of the registered park and garden*”.

Applicant's Response

Comments noted and no action needed.

Natural Resources Wales

NRW responded by letter (sent by e-mail) on 27th July 2021. They raised an issue of potentially excessive flooding in the 0.1% Fluvial scenario and questioned the proposed floor levels.

They also raised an issue of potential land contamination and provided a potential condition to any proposed Planning Consent, should it be granted.

Applicant's Response

Comments noted and the requirement for an additional contamination condition is accepted.

With regard to the floor levels this will be factored into the design prior to submission of a full planning application.

4.0 Conclusion

Castell Group Ltd (with Ian Gorvett and Samantha Claire Gorvett) are applying for planning permission for the demolition of an building and the construction of 20 affordable housing units with Ground Floor Commercial Units and associated parking and external works at 2 talbot Road, Port Talbot.

Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes residential developments of 10 or more dwellinghouses. Therefore, the proposals, as set out above fall under this requirement.

This Pre-Application Consultation Report (PAC Report) has been prepared by Kennedy James Griffiths on behalf of Castell Group. (the Applicant) and sets out how the Applicant has complied with their duty to carry out pre-application consultation on the proposed scheme at Talbot Road.

The requirement to carry out pre-application consultation falls under Section 17 of the Act¹ and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order². Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'³.

These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out pre-application consultation.

This Report sets out how the consultation activities carried out comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee there were received from and how the responses received have been taken into account to shape the final scheme submitted.

The detail in this Report shows that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with the requirements.

Appendix 1: Compliance Tables

Compliance Table

Appendix 1: Compliance Tables

The table below sets out how the Applicant, has complied with statutory requirements of Section 17 of the Act 'Requirement to carry out pre-application consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4).'

Statutory Requirement	Activity Undertaken
(3) The applicant must publicise the proposed application in such manner as the applicant reasonably considers likely to bring it to the attention of a majority of the persons who own or occupy premises in the vicinity of the land.	Site notices were displayed in the vicinity of the site. The exact locations are provided in the Site Notice section of this report
(4) The applicant must consult each specified person about the proposed application.	The specialist consultees are listed under Section 3.2, the community consultees are set out in section 3.1 of Chapter 2 and the owners and occupiers in Appendix 6 of this Report.
(5) Publicity under subsection (3) must— (a) set out how the applicant may be contacted by persons wishing to comment on the proposed development; (b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.	The site notice under Schedule 1B, included in Appendix 2 and the notice under Schedule 1C, included in Appendix 6 provided details on how the Applicant could be contacted, this comprised of an email and postal address. The notices also included a consultation deadline of 27 th July 2021 this provided a 28 day period for responses.

Section (6) to (11) refer to consultation under the development under. This is detailed in the table below. This table sets out how the Applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Statutory Requirement	Activity Undertaken
Publicity before applying for Planning Permission 2C	
(1) The applicant (2) must publicise the proposed application by— (a) giving requisite notice— (i) by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and (ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and (b) making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 2D(2) are given— (i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11; (ii) a plan which identifies the land to which the proposed application relates; (iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application; (iv) in a case to which article 7 applies, the design and access statement; and	Site notices were displayed in the vicinity of the site from 28 th June 2021 to 27 th July 2021 (a 28 day period). The exact locations of the notices are provided in Section 2. A copy of the notice is provided in Appendix 2. A copy of the notice was provided to the owners or occupiers of any land adjoining application site with a cover letter, the cover letter is provided at Appendix 4. As part of the consultation approach all of these materials were available to view online. The draft application documents provided for consultation included: 1487:PL1:DAS Design and Access Statement Plans and Drawings: Kennedy James Griffiths Drawings: 1487: PL1:01 Location Plan (A3) 1487: PL1:02 Site Analysis Plan (A3) 1487: PL1:03 Existing Site/Demolitions Plan 1487: PL1:04 Proposed Site Plan 1487: PL1:05 Proposed Ground Floor Plan 1487: PL1:06 Proposed First Floor Plan 1487: PL1:07 Proposed Second Floor 1487: PL1:08 Proposed Roof Plan 1487: PL1:09 Proposed Elevations 1487: PL1:10 Proposed Elevations 1487: PL1:11 Existing/Proposed Streetscape Elevations

(v) subject to article 8(2), the particulars or evidence required by the local planning authority under section 62(3) of the 1990 Act(1).	P3404-Sheet 1 Existing Topographical Survey 1487:PL1:CEMP Draft Demolition & Environmental Management Plan 90617-CastellGrp-Flood Consequence Assessment EagleHs_v1_020621 P1876 Eagle House, 13-5-2021 Bat Survey 21035R1 - Phase 1 Desktop Contaminated Land Desktop Survey 8972, Eagle House - 1st Issue Noise Survey Eagle House -A4 sewer DC/WW Sewer plan
(2) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north	All of the plans consulted on included a scale and north arrow
(3) The applicant must have complied with paragraph (1) before an application is submitted.	How the Applicant has complied is detailed in this Report.
(4) Where the notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.	The notices were not damaged and remained in place for the duration of the consultation period.
(5) In this article "requisite notice" means notice in the form set out in Schedule 1B or in a form substantially to the like effect.	The Notice was created to be user friendly in design, whilst containing all of the information set out in Schedule 1B

Consultation before applying for planning permission 2D

(1) The following persons or descriptions of persons are specified for the purposes of section 61Z(4) of the 1990 Act— (a) any community consultees; and (b) any specialist consultee.	The document lists the specified persons consulted as part of the application; this includes the community and specialist consultees.
(2) Where an applicant is required to consult a community consultee, the applicant must give the community consultee requisite notice in writing of the proposed application.	A copy of the notice was provided to the community consultees with a cover letter, the cover letter is provided at Appendix 4
(3) Where an applicant is required to consult a specialist consultee the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 2C(1)(b) or provide a link to a website on which those documents can be found.	A copy of the notice under Schedule 1B and 1C was provided to the specialist consultees with a cover letter, the cover letter is provided at Appendix 6. The information was posted and emailed to the specialist consultees
(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 2E(1) before an application is submitted.	As shown above paragraphs (2) and (3) have been complied with. 29 days were provided for the consultees to respond from 28 th June 2021 to 27 th July 2021
(5) In this article, "requisite notice" means (a) in relation to a community consultee notice in the form set out in Schedule 1B; and (b) in relation to a specialist consultee notice in the form set out in Schedule 1C, or a form substantially to the like effect.	A copy of the site notice under Schedule 1B was provided to the community consultees with a cover letter. A copy of the notice under Schedule 1B and 1C was provided to the specialist consultees with a cover letter

Duty to respond to pre-application consultation: specialist consultees 2E

(1) A specialist consultee, consulted in accordance with the provisions of section 61Z(4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D(3) is given or such	The specialist consultees who responded to the consultation is set out in Section 3. No extension was requested during the consultation period.
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other period as may be agreed in writing between the specialist consultee and the applicant.

- | | |
|---|---|
| (2) For the purposes of this article, a substantive response is one which— | The full responses received are included in Appendix 6. |
| (a) states that the specialist consultee has no comment to make; | |
| (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation; | |
| (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or | |
| (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections. | |

Pre-application consultation reports 2F

- | | |
|--|---|
| (1) Where an applicant has been required to carry out pre-application consultation in accordance with the provisions of section 61Z of the 1990 Act and articles 2C and 2D and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of— | Compliance is set out in this PAC Report and shown in detail in Appendix 1 |
| (a) how the applicant complied with section 61Z of the 1990 Act; | |
| (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and | |
| (c) the account taken of those responses. | |
| (2) The pre-application consultation report must include— | See Appendix 2 for a copy of the site notice. |
| (a) a copy of the notice referred to in article 2C(1)(a)(i); | |
| (b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article; | Site Notice was displayed as set out in Section 2 |
| (c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons; | See Appendix 3 |
| (d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3); | A copy of the site notice under Schedule 1B was provided to the community consultees with a cover letter. See Appendix 4. A copy of the notice under Schedule 1B and 1C was provided to the specialist consultees with a cover letter. See Appendix 5 |
| (e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and | See Section 3 |
| (f) copies of all responses received from specialist consultees with an explanation of the account taken of each response. | See Section 3 and Appendix 6 |

Appendix 2: Site Notice

Copy of the Notice displayed on site from 28th June 2021

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D as modified by Article 2G

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

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: (a) **2 Talbot Road, Port Talbot, SA13 1DH**

I give notice that (b) **Ian Gorvett and Samantha Claire Gorvett together with Castell Group Ltd**

is intending to apply for planning permission to (c): ***Demolish existing Office building and construct a new building to provide ground floor commercial units and 20 residential apartments above with associated parking and external works.***

You may inspect copies of:

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

online at: <https://castellgroup.co.uk/eagle-house-port-talbot/>

Computers are available at local libraries to enable the documents to be viewed. The nearest library is:

Port Talbot Library
1st Floor,
Aberafan Shopping Centre,
Neath Port Talbot,
SA13 1PB

If you are unable to access the documents electronically you may request copies of this information by emailing info@kjg.uk.com or by telephoning the applicant on 02920545100

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

Kennedy James Griffiths, 10 Victoria Park Court, 516 Cowbridge Road East, Cardiff, CF5 1DB

Or e-mail info@kjg.uk.com

By 28 days after the date of this Notice which is Tuesday 27th July 2021

Signed: 

Date: 28th June 2021

Gorchymyn Gwlad a Thref (Weithdrefnau Rheoli Datblygu) (Cymru) Dosbarthau Defnydd 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYNNIG AM GANIATÂD CYNLLUNIO.

**HYSBYSIAD O DAN ERTHYGLAU 2C A 2D SYDD WEDI EI ADDASU GAN
ERTHYGL 2G**

(I'w serfio ar berchnogion a/neu berchnogion o dir sydd yn ymuno ac ymgynghorwyr cymunedol; ac ei arddangos gan hysbysiad safle ar neu ar bwys lleoliad y datblygiad Newydd)

Pwrpas yr hysbysiad: mae'r hysbysiad yma yn cynnig y cyfle i roi sylwadau am y datblygiad i'r datblygwr cyn i'r cais cynllunio cael ei gyflwyno i'r Awdurdodau Cynllunio Lleol.

Bydd unrhyw gais cynllunio yn cael ei ddangos i'r cyhoedd gan yr Awdurdod Cynllunio Lleol; ac fe fydd unrhyw sylwadau i'r hysbysiad yma ddim yn rhagfarnu eich gallu i wneud cynrychiolaethau ar gyfer unrhyw gais cynllunio cysylltiedig.

Datblygiad Arfaethedig yn: (a) **former Ebenezer Chapel, Frederick Place, Llansamlet, Swansea, SA7 9TX**

Rwy yn cyhoeddi bod (b) **Castell Construction Ltd**

Yn bwriadu i gynnig am gais gynllunio i (c): **Adeiladu 15 rhandai preswyl fforddiadwy efo parcio cysylltiedig â gwaith allanol.**

Mae yn bosib i chi archwilio copïau o'r:

- cais arfaethedig, y planiau; a dogfennau ategol arall

Ar y wefan: <https://castellgroup.co.uk/frederick-place-swanea/>

Mae cyfrifiaduron ar gael yn eich llyfrgell leol i wneud yn siŵr fod y dogfennau yn gallu cael ei weld. Mae'r llyfrgell agosaf yn:

Llyfrgell Llansamlet
242 Peniel Green Road
Peniel Green
Llansamlet
Swansea
SA7 9BD

Os ydych fethu cael at y dogfennau yn electronig, fe allwch ofyn am gopïau o'r wybodaeth gan ddanfôn e-bost at info@kig.uk.com neu gan alw'r ymgeisydd ar **02920545100**

Unrhyw un a fyddai eisiau wneud cynigion am y datblygiad arfaethedig ysgrifennu i'r ymgeisydd/asiant at

Kennedy James Griffiths, 10 Victoria Park Court, 516 Cowbridge Road East, Cardiff, CF5 1DB

Neu e-bostio: info@kig.uk.com

Erbyn 28 dydd ar ôl dyddiad yr hysbysiad yma sef Dydd Iau 26ain o Awst 2021.



Arwyddo:

Dyddiad: 28^{ain} Gorffennaf 2021

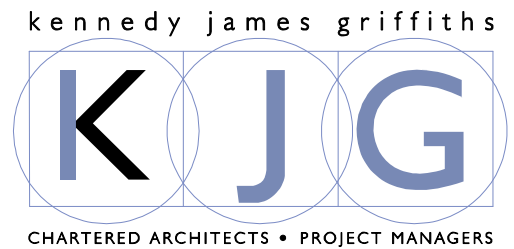
Appendix 3: Adjacent Owners Notice

Copies of documents submitted to adjacent land owners

1487/CKG/CO-1

28th June 2021

To: The Occupier
Flats 1-6
Corner House,
1 Talbot Road,
PORT TALBOT,
SA13 1HN



10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Owner/Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

As part of planning legislation, we are obliged to carry out a formal Pre Application Consultation with interested parties.

Overleaf is a formal notification of this process giving details of how you can comment on the proposals.

Yours faithfully,

A handwritten signature in black ink, which appears to read 'Ceri Griffiths', is written over a light blue horizontal line.

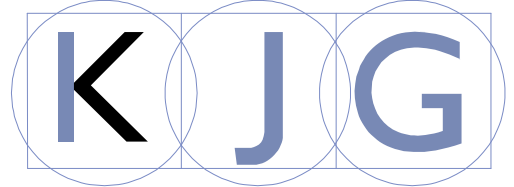
Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
1-6 Oakwood Court,
Oakwood Lane,
PORT TALBOT,
SA13 1BS

kennedy james griffiths



CHARTERED ARCHITECTS • PROJECT MANAGERS

10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

As part of planning legislation, we are obliged to carry out a formal Pre Application Consultation with interested parties.

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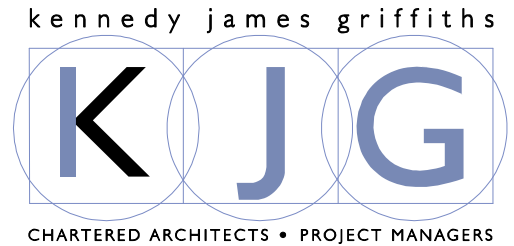
Yours faithfully,

Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
1-15 Eagle Mews
Talbot Road
Port Talbot
SA13 1DL



10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

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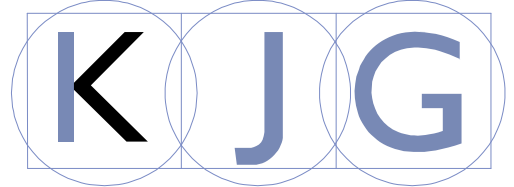
Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Astra Park Garage,
Oakwood Lane,
PORT TALBOT,
SA13 1DF

kennedy james griffiths



CHARTERED ARCHITECTS • PROJECT MANAGERS

10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

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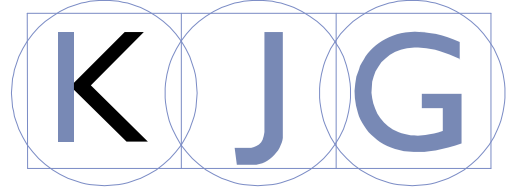
Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Plas Cwm Carw Care Home
Oakwood Lane,
PORT TALBOT,
SA13 1DF

kennedy james griffiths



CHARTERED ARCHITECTS • PROJECT MANAGERS

10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

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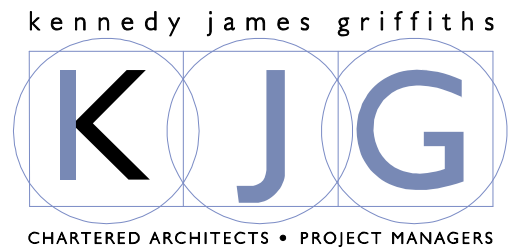
Yours faithfully,

Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Oakwood Lane Community Centre
Oakwood Lane,
PORT TALBOT,
SA13 1DF



10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

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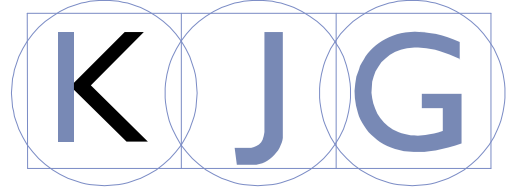
Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Grand Hotel
Station Rd,
Port Talbot
SA13 1DE

kennedy james griffiths



CHARTERED ARCHITECTS • PROJECT MANAGERS

10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

As part of planning legislation, we are obliged to carry out a formal Pre Application Consultation with interested parties.

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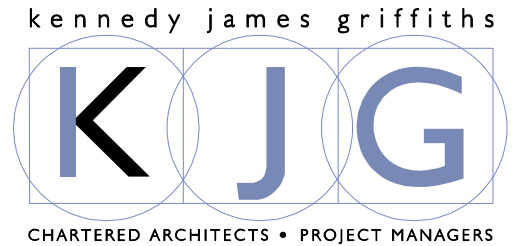
Yours faithfully,

Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Former Plaza Cinema
Talbot Road
Port Talbot



10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Owner/Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

As part of planning legislation, we are obliged to carry out a formal Pre Application Consultation with interested parties.

Overleaf is a formal notification of this process giving details of how you can comment on the proposals.

Yours faithfully,

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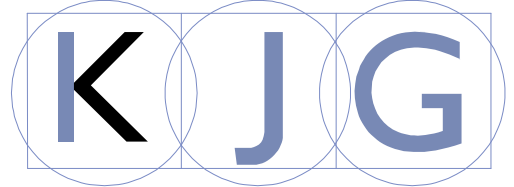
Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Red Lion Pub, Corner House,
1 Talbot Rd,
Port Talbot
SA13 1HN

kennedy james griffiths



CHARTERED ARCHITECTS • PROJECT MANAGERS

10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

As part of planning legislation, we are obliged to carry out a formal Pre Application Consultation with interested parties.

Overleaf is a formal notification of this process giving details of how you can comment on the proposals.

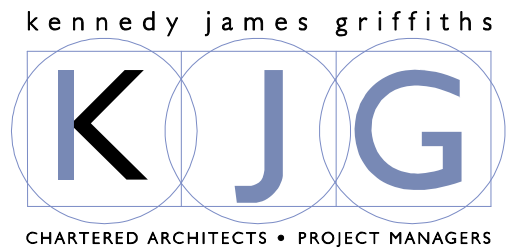
Yours faithfully,

Kennedy James Griffiths

1487/CKG/CO-1

28th June 2021

To: The Occupier
Royal Mail, Port Talbot Delivery Office,
Eagle Street,
PORT TALBOT,
SA13 1AA



10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Telephone: 02920 545100
E-mail: name@kjg.uk.com
Web: www.kennedyjamesgriffiths.co.uk

Dear Occupier,

Proposed Development 2 Talbot Road, Port Talbot

Our Clients, in conjunction with Tai Tarian Housing Association intend applying for planning permission for a combined commercial and residential development at the above address.

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Overleaf is a formal notification of this process giving details of how you can comment on the proposals.

Yours faithfully,

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Kennedy James Griffiths

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D as modified by Article 2G

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

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: (a) **2 Talbot Road, Port Talbot, SA13 1DH**

I give notice that (b) **Ian Gorvett and Samantha Claire Gorvett together with Castell Group Ltd**

is intending to apply for planning permission to (c): ***Demolish existing Office building and construct a new building to provide ground floor commercial units and 20 residential apartments above with associated parking and external works.***

You may inspect copies of:

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

online at: <https://castellgroup.co.uk/eagle-house-port-talbot/>

Computers are available at local libraries to enable the documents to be viewed. The nearest library is:

Port Talbot Library
1st Floor,
Aberafan Shopping Centre,
Neath Port Talbot,
SA13 1PB

If you are unable to access the documents electronically you may request copies of this information by emailing info@kjg.uk.com or by telephoning the applicant on 02920545100

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

Kennedy James Griffiths, 10 Victoria Park Court, 516 Cowbridge Road East, Cardiff, CF5 1DB

Or e-mail info@kjg.uk.com

By 28 days after the date of this Notice which is Tuesday 27th July 2021



Signed:

Date: 28th June 2021

Appendix 4: Community Councils consulted

Copy of Notices submitted to relevant Councillors and enclosing e-mails

Ceri Griffiths

To: cllr.s.e.freeguard@npt.gov.uk
Subject: Proposed development 2 Talbot Road, Port Talbot
Attachments: 1487-PL-DAS-1.pdf; 1487 SCHEDULE 1 Article 4-Community.pdf

Dear Cllr Freeguard,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

As part of this process I hereby enclose a formal notice in accordance with the above requirements along with a copy of the Design & Access Statement that we propose to submit for a formal planning application.

Please note that all of the documents, drawings and supporting information are available for viewing and download at the following website from Monday 28th June 2021:

<https://castellgroup.co.uk/eagle-house-port-talbot/>

We would value your comments on the proposed application as set out on the notice.

The process is open for 28 days and any comments or observations you wish to make should be sent to me by Tuesday 27th July 2021, by post or e-mail.

I would be grateful if you could acknowledge receipt of this e-mail.

Regards,

Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

Confidentiality: This email and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this email and highlight the error.

Security Warning: Please note that this email has been created in the knowledge that Internet email is not a 100% secure communications medium. We advise that you understand and observe this lack of security when emailing us.

Viruses: Although we have taken steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free.

Ceri Griffiths

To: cllr.d.keogh@npt.gov.uk
Attachments: 1487 SCHEDULE 1 Article 4-Community.pdf; 1487-PL-DAS-1.pdf

Dear Cllr Keogh,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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Regards,

Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

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Ceri Griffiths

To: cllr.s.rahaman@npt.gov.uk
Subject: Proposed development 2 Talbot Road, Port Talbot
Attachments: 1487 SCHEDULE 1 Article 4-Community.pdf; 1487-PL-DAS-1.pdf

Dear Cllr Rahaman,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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Regards,

Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

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Appendix 5: Schedule 1C Notice, Specialist

Copy of the Notice sent to Specialist Consultees and enclosing e-mails

Ceri Griffiths

To: cadw@gov.wales
Attachments: 1487 SCHEDULE 1 Article 4-Specialist.pdf; 1487-PL-DAS-1.pdf

Dear Sir, Madam,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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Regards,

Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

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Ceri Griffiths

To: n.waters1@npt.gov.uk
Subject: Proposed development 2 Talbot Road, Port Talbot
Attachments: 1487 SCHEDULE 1 Article 4-Specialist.pdf; 1487-PL-DAS-1.pdf

Dear Mr Waters,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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We would value your comments on the proposed application as set out on the notice.

The process is open for 28 days and any comments or observations you wish to make should be sent to me by Tuesday 27th July 2021 , by post or e-mail.

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Regards,

Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

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Ceri Griffiths

To: enquiries@naturalresourceswales.gov.uk
Subject: Proposed development 2 Talbot Road, Port Talbot
Attachments: 1487 SCHEDULE 1 Article 4-Specialist.pdf; 1487-PL-DAS-1.pdf

Dear Sir, Madam,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

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Ceri Griffiths

To: ndc.planning@dwrcymru.com; Developer.Services@dwrcymru.com
Subject: Proposed development 2 Talbot Road, Port Talbot
Attachments: 1487 SCHEDULE 1 Article 4-Specialist.pdf; 1487-PL-DAS-1.pdf

Dear Sir, Madam,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

As part of this process I hereby enclose a formal notice in accordance with the above requirements along with a copy of the Design & Access Statement that we propose to submit for a formal planning application.

Please note that all of the documents, drawings and supporting information are available for viewing and download at the following website from Monday 28th June 2021:

<https://castellgroup.co.uk/eagle-house-port-talbot/>

We would value your comments on the proposed application as set out on the notice.

The process is open for 28 days and any comments or observations you wish to make should be sent to me by Tuesday 27th July 2021, by post or e-mail.

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Regards,

Ceri Griffiths
Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

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Ceri Griffiths

To: thecoalauthority@coal.gov.uk
Subject: Proposed development 2 Talbot Road, Port Talbot
Attachments: 1487 SCHEDULE 1 Article 4-Specialist.pdf; 1487-PL-DAS-1.pdf

Dear Sir, Madam,

I act for The Castell Group Ltd who, in conjunction with Tai Tarian Housing Association, are planning a major redevelopment of affordable housing and commercial offices at 2 Talbot Road, Port Talbot. As part of the Planning process we are required to undertake formal Pre Application Consultations, as prescribed by Schedule 1, Articles 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

As part of this process I hereby enclose a formal notice in accordance with the above requirements along with a copy of the Design & Access Statement that we propose to submit for a formal planning application.

Please note that all of the documents, drawings and supporting information are available for viewing and download at the following website from Monday 28th June 2021:

<https://castellgroup.co.uk/eagle-house-port-talbot/>

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Regards,

Ceri Griffiths
Partner

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2D

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

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

Proposed development at: (a) **2 Talbot Road, Port Talbot, SA13 1DH**

I give notice that (b) **Ian Gorvett and Samantha Claire Gorvett together with Castell Group Ltd**

is intending to apply for planning permission to (c): ***Demolish existing Office building and construct a new building to provide ground floor commercial units and 20 residential apartments above with associated parking and external works.***

A copy of the proposed application; plans; and other supporting documents are attached.

Further information can also be downloaded at: <https://castellgroup.co.uk/eagle-house-port-talbot/>

In accordance with the requirements of article E of the Town and Country Planning (Development Procedure) (Wales) Order 2012, a consultation response must be sent to:

Kennedy James Griffiths, 10 Victoria Park Court, 516 Cowbridge Road East, Cardiff, CF5 1DB

Or e-mail info@kjg.uk.com

By 28 days after the date of this Notice which is Tuesday 27th July 2021

Signed: 

Date: 28th June 2021

Appendix 6: Responses received

Copies of responses received



Llywodraeth Cymru
Welsh Government

Plas Caeveur, Unit 57, Cefn Coed
Parc Namgarw, Cardiff, CF15 7QQ
Tel: 0300 025 6000
Email: cadw@llyw.cymru
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

KJG Group Limited

By email

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

DH

Dyddiad
Date

20 July 2021

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Demolish existing office building & construct a new building for commercial units & associated works, 2 Talbot Road, Port Talbot, SA13 1DH

Thank you for your letter of 25 June 2021 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.

Our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development that would be affected by the proposed development.

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

Located within a 1km buffer of the application area is Registered park and Garden:

PGW (Gm) 45(NEP) Port Talbot: Talbot Memorial Park (grade II)

Intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the registered park and garden. Therefore it is unlikely that there will be any effect on the setting of the registered park and garden.

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



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



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,

Denise Harris
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-11.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.

Kennedy James Griffiths

[By email: info@kjg.uk.com]

01 July 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

Demolish existing Office building and construct a new building to provide ground floor commercial units and 20 residential apartments above with associated parking and external works at 2 Talbot Road, Port Talbot, SA13 1DH

Thank you for your notification of 25 June 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 just outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

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

planning application for this site. The LPA should add our Informative Note on any planning permission granted.

I trust that the above is helpful, however 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.



**Cyfoeth
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Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-157053-Z6K8
Eich cyf/Your ref: Eagle House

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

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

Mr Griffiths
Kennedy James Griffiths
10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB

Dyddiad/Date: 27 July 2021

Annwyl / Dear Mr Griffiths,

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

BWRIAD / PROPOSAL: DEMOLISH EXISTING OFFICE BUILDING TO PROVIDE
GROUND FLOOR COMMERCIAL UNITS AND 20
RESIDENTIAL APARTMENTS ABOVE WITH ASSOCIATED
PARKING AND EXTERNAL WORKS

LLEOLIAD / LOCATION: EAGLE HOUSE, 2 TALBOT ROAD, NEATH PORT TALBOT

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 29 June 2021.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding land contamination on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning permission.

Flood Risk

The planning application proposes highly vulnerable development, residential development. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in TAN15.

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

We have reviewed the Flood Consequence Assessment (FCA) produced by UNDA Consulting (Doc Ref. 90617-CastellGrp-EagleHs) we would make the following observations;

When considering the 1% +allowance of climate change fluvial scenario the site is shown to be at risk of flooding to a depth of 0.63m and therefore does not comply with Table A1.14 of TAN15. As a form of mitigation, the FCA proposes for internal floor levels to be raised to 7.79mAOD.

In the 0.1% fluvial scenario the site is shown to be at risk of flooding to a depth of 1m which exceeds the maximum flood depth prescribed in Table A1.15 of TAN15.

Whilst we acknowledge the proposal is the redevelopment of an existing site, we must highlight this noncompliance of TAN15. The current site usage is understood to be solely a commercial use (Low vulnerability) whereas the proposed is commercial units of the ground floor with 20 residential apartments (Highly Vulnerable Development) on the upper floors. Whilst these apartments will be situated above the perceived flood levels the proposal will be bringing new highly vulnerable development into a flood risk area, something that TAN15 looks to avoid.

When considering the hazard rating for the flood water to the site it falls into the categories for "Danger for most" & "Danger for all" it would be a matter for the Local Planning Authority to determine is a safe means of access is acceptable for the occupants of the development or if acceptable to remain in the uppers floors above the flood waters.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Land Contamination

We note that there are no surface waters on the site, but the site is sat on a Secondary Aquifer, and there was previously a garage, rail sidings and sub-station on site. The suggested contaminants within the proposed site investigation is not broad enough, and should include groundwater sampling, alongside soil samples. We recommend that the applicant should look to the DoE Industry Profiles [DoE Industry Profiles \(claire.co.uk\)](http://claire.co.uk) for the full range of contaminants and pursue these in line with LCRM. [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Therefore, we would advise the local authority that full land contamination conditions are included in any planning permission.

Land Contamination Conditions

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

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

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

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

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

Condition: Prior to the operation of the development, a long-term monitoring plan for water quality and land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Justification: A water quality and land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on water quality and groundwater quality.

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

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

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

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

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



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Wales**

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 ddifffuant / Yours sincerely

Lisa Jones

Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

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

Appendix 7: Consultees Schedule 4

SCHEDULE 4 Consultations Before the Grant of Permission

SCHEDULE 4 Consultations Before the Grant of Permission

<i>Paragraph</i>	<i>Description of Development</i>	<i>Consultee</i>	<i>Required Y/N</i>
(a)	Development likely to affect land in the area of another local planning authority	The local planning authority concerned	N
(b)	Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act(20) (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The community council	N
(c)	Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	N
(d)	Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation; (ii) more than 250 square metres of retail floor space; (iii) more than 500 square metres of office floor space; or (iv) more than 750 square metres of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Office for Nuclear Regulation	N
(e)	Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or (ii) using a level crossing over a railway	The Welsh Ministers	N
		The operator of the network which includes or consists of the railway in question, and the Welsh Ministers	N
(f)	Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	N
(g)	Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	N
(h)	Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned	Y
		The local highway authority concerned, and in the case of a road subject to a concession, the concessionaire	N
(i)	Development which consists of or includes the laying out or construction of a new street	The local highway authority	N
(j)	Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning	The Coal Authority	N

<i>Paragraph</i>	<i>Description of Development</i>	<i>Consultee</i>	<i>Required Y/N</i>
	authority by the Coal Authority because of the presence of land instability risks from coal mining		
(k)	Development involving or including mining operations	The Natural Resources Body for Wales	N
(l)	(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria-- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site	The Welsh Ministers	N
(m)	Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	N
(n)	Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	N
(o)	Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The Natural Resources Body for Wales	N
(p)	Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	N
(q)	Development— (i) in or likely to affect a site of special scientific interest; or (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(21)	The Natural Resources Body for Wales	N
(r)	Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or (iii) a proposed theatre.	The Theatres Trust	N
(s)	Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or	The Welsh Ministers	N

<i>Paragraph</i>	<i>Description of Development</i>	<i>Consultee</i>	<i>Required Y/N</i>
	(ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more		
(t)	Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	N
(u)	Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales ⁽²²⁾	N
(v)	Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	N
(w)	Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU ⁽²³⁾ ; or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority, and in relation to development falling within paragraph (iii), any person who is, according to the register held by the hazardous substances authority under regulation 22 of the Planning (Hazardous Substances) (Wales) Regulations 2015 ⁽²⁴⁾ , the person who is in control of the land on which any existing establishment in question is located	N
(x)	Development – (i) on land designated as Flood Zone C2; (ii) involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	Y
(y)	Development— (i) involving new residential development (including single units); and (ii) which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	Y