

Pre Application Consultation (PAC) Report

Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping

June 2021

PHONE

MOB PHONE

EMAIL

Content

1. Overview
2. Consultation Process
3. Summary of Comments
4. Appendices

1. Overview

This document is prepared as required by Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012, Part 1a, 2f

“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”

The Order requires that all planning applications for development proposals that are subject to statutory pre-application consultation must be accompanied by a pre-application consultation report in order to be valid.

The pre-application consultation report must contain:

- a copy of the site notice;
- a declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
- a copy of the notice given to owners and occupiers of adjoining land;
- copies of all notices provided to Councilors, Town and Community Councils, and specialist consultees;
- a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

2. Consultation Process

The consultation process began on the 21st May 2021 and closed on the 19th June 2021 Two site notices were displayed.

The consultees where as follows

Statutory Consultees

Name	Address	Organization	email	Prepared& Checked	Sent	Reply
Highways section	The Quays, Brunel Way, Briton Ferry Neath	NPTCBC	hdc@npt.gov.uk	18/5/2021	21/5/2021	21/5/2021 No Objection
Rhodri Perry	Linea, Cardiff, CF3 0LT	Welsh Water	developer.services@dwrcymru.com	18/5/2021	21/5/2021	4/6/21 No Objection
	Maes Newydd, Britannic Way, Llandarcy, Neath SA10 6JQ	NRW	swplanning@cyfoethnaturiolcymru.gov.uk	18/5/2021	21/5/2021	17/6/21 Concerns over land contamination issues
	200 Lichfield Ln, Mansfield NG18 4RG	Coal Authority	thecoalauthority@coal.gov.uk	18/5/2021	21/5/2021	3/6/21 No Objection

Owners, Occupiers and Community Consultees

Name	Address	Organization	email	Prepared	Sent	Reply
Cllr. C. Clement Williams		NPTCBC	cllr.c.clement-williams@npt.gov.uk	18/5/2021	21/5/2021	
Cllr S Renkes		NPTCBC	cllr.s.renkes@npt.gov.uk	18/5/2021	21/5/2021	
Cllr Peter D. Richards		NPTCBC	cllr.p.d.richards@npt.gov.uk	18/5/2021	21/5/2021	
St Modwens	Park Point, 17 High Street, Longbridge, Birmingham, B31 2UQ		info@stmodwen.co.uk	18/5/2021	21/5/2021	
	Units 16,17,18,19,20,21 & 23 Mardon Park			18/5/2021	21/5/2021 Hand delivered	21/5/2021 SWIE, Unit 23 Objection

3. Summary of Comments

Highways and Drainage section - No Objection.

Proposed access point to same standard as existing private highway network. Visibility splays required as set out in TAN 18. Car parking spaces to current standards

Response- The requirement of the highway section has been included in the planning application.

Welsh Water - No Objection

NRW- Concern with regard to adequate assessment of land contamination risks

Response Further assessment of land contamination can be undertaken and can be subject to conditions.

Coal Authority – The planning application will need to be supported by CMRA

Response – A CMRA has been undertaken and has been submitted.

SWIE Unit 23 Mardon Park – Highway safety concerns over the effect of new access points and additional vehicle movements.

Response – The proposed layout has been designed to current standards and is acceptable to the Highway Authority subject to the revisions set out above