

Pre Application Consultation (PAC) Report

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

Appendices

June 2021

PHONE

MOB PHONE

EMAIL

1. Appendices

Appendix 1 - Site Notice

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD

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

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) **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

I give notice that (b) GBV Properties Ltd

is intending to apply for planning permission to (c): **a Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents online at (d) <http://www.rbplanning.co.uk/consultation.html>

If you are unable to access the documents electronically you may request copies of this information by emailing(e) **info@rbplanning.co.uk** or by telephoning the applicant on (f) **07855776129**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (e) **info@rbplanning.co.uk** or (g) **19 Mardon Park, Baglan, SA12 7AX** by (h) **19/6/2021**

Signed R P Bowen

Date 21/5/2021

ATODLEN Erthygl 2(3) Hysbysiad cyn-ymgeisio ar gyfer cyfnod yr argyfwng

“ATODLEN 1D Erthygl 2G

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD I’W ROI YN
YSTOD CYFNOD YR ARGYFWNG

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y’U HADDASWYD GAN ERTHYGL 2G

(i’w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i’w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae’r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i’r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i’r awdurdod cynllunio lleol (“ACLI”). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i’r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i’r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus. Datblygiad arfaethedig yn (a) **Mharc Mardon, Baglan Port Talbot, SA12 7AX**

Rwyf yn hysbysu bod (b) GBV Properties Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Gallwch weld copïau o’r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill ar-lein yn (d) <http://www.rbplanning.co.uk/consultation.html>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o’r wybodaeth hon drwy anfon e-bost at (e) info@rbplanning.co.uk neu drwy ffonio’r ceisydd ar (f)) **07855776129**

Rhaid i unrhyw un sy’n dymuno gwneud sylwadau ynglŷn â’r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn (e) info@rbplanning.co.uk neu (g) **19 Mardon Park, Baglan, SA12 7AX** erbyn (h) **19/6/21**

Llofnod: R P Bowen

Dyddiad 21/5/2021

Appendix 2 - Declaration

Robert Bowen Planning and Development Ltd

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

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

DECLARATION UNDER ARTICLE 2F

I **Robert Bowen** declare that the proposed development

at **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

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

was advertised as required by Articles 2C and 2D of the above Order

Signed: R P Bowen

Date 28/6/2021

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplanning.co.uk

Appendix 3 - Notices to Owners/Occupiers

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 21/05/2021

The Owner/Occupier
Unit 16,17,18,19,20,21,23
Mardon Park
Baglan

Dear Sir,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

I am writing to you, as required by the provision of The Town and Country Planning, Wales, The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 to notify you of the above development.

The provisions of the order require the applicant to advertise the application before it is submitted to the Local Planning Authority.

The attached notice advises you as to where you can view the application and the date by which you should make comments.

Yours faithfully,

Robert Bowen.

PHONE

MOB PHONE

EMAIL

SCHEDULE Article 2(3) Pre-application notice for emergency period

SCHEDULE 1D Article 2G

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED
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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) **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

I give notice that (b) GBV Properties Ltd

is intending to apply for planning permission to (c): **a Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents online at (d) <http://www.rbplanning.co.uk/consultation.html>

If you are unable to access the documents electronically you may request copies of this information by emailing(e) **info@rbplanning.co.uk** or by telephoning the applicant on (f) **07855776129**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (e) **info@rbplanning.co.uk** or (g) **19 Mardon Park, Baglan, SA12 7AX** by (h) **19/6/2021**

Signed R P Bowen

Date 21/5/2021

ATODLEN Erthygl 2(3) Hysbysiad cyn-ymgeisio ar gyfer cyfnod yr argyfwng

“ATODLEN 1D Erthygl 2G

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD I’W ROI YN YSTOD CYFNOD YR ARGYFWNG

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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Rwyf yn hysbysu bod (b) GBV Properties Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

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- dogfennau ategol eraill ar-lein yn (d) <http://www.rbplanning.co.uk/consultation.html>

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Llofnod: R P Bowen

Dyddiad 21/5/2021

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date:21/05/2021

St Modwen
Park Point,
17 High Street,
Longbridge,
Birmingham,
B31 2UQ
info@stmodwen.co.uk

Dear Sir,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

I am writing to you, as required by the provision of The Town and Country Planning, Wales, The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 to notify you of the above development.

The provisions of the order require the applicant to advertise the application before it is submitted to the Local Planning Authority.

The attached notice advises you as to where you can view the application and the date by which you should make comments.

Yours faithfully,

Robert Bowen.

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplanning.co.uk

SCHEDULE Article 2(3) Pre-application notice for emergency period

SCHEDULE 1D Article 2G

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD

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- the plans; and
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Signed R P Bowen

Date 21/5/2021

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CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD I'W ROI YN YSTOD CYFNOD YR ARGYFWNG

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Rwyf yn hysbysu bod (b) GBV Properties Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill ar-lein yn (d) <http://www.rbplanning.co.uk/consultation.html>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at (e) info@rbplanning.co.uk neu drwy ffonio'r ceisydd ar (f)) **07855776129**

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Llofnod: R P Bowen

Dyddiad 21/5/2021

Appendix 4 – Notices to Councilor's, Stat Consultees

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 21/05/2021

The Coal Authority
200 Lichfield Ln,
Mansfield
NG18 4RG

Dear Sir,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

I am writing to you, as required by the provision of The Town and Country Planning, Wales, notify you of the above development.

The provisions of the order require the applicant to advertise the application before it is submitted to the Local Planning Authority.

The attached notice advises you as to where you can view the application and the date by which you should make comments.

Yours faithfully,

Robert Bowen.

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 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 Management Procedure) (Wales) Order 2012.

Proposed development at **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

I give notice that GBV Properties Ltd

is intending to apply for planning permission for a **Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.rbplanning.co.uk/consultation.html>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **info@rbplanning.co.uk** by **19th June 2021**

Signed: R P Bowen

Date: 21/05/2021

ATODLEN 1C Erthygl 2D**YMGYNGHORI CYN YMGEISIO AM GANIATÂU CYNLLUNIO Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÂU CYNLLUNIO DAN ERTHYGL 2D**

(i'w wasanaethu ar ymgynghorwyr arbenigol, fel y'i diffinnir gan erthygl 2 (1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar Dir ym Mharc Mardon, Baglan Port Talbot, SA12 7AX

Rwy'n rhoi rhybudd bod GBV Properties Ltd.

yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Adeilad Diwydiannol ar wahân (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Copi o'r cais arfaethedig; cynlluniau; a gellir gweld dogfennau ategol eraill ar-lein yn <http://www.rbplanning.co.uk/consultation.html>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb ymgynghori at info@rbplanning.co.uk erbyn 19/6/2021

Llofnod: R P Bowen

Dyddiad: 21/05/2021

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 21/05/2021

NRW
Maes Newydd,
Britannic Way
Llandarcy
Neath
SA10 6JQ

Dear Sir,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

I am writing to you, as required by the provision of The Town and Country Planning, Wales, to notify you of the above development.

The provisions of the order require the applicant to advertise the application before it is submitted to the Local Planning Authority.

The attached notice advises you as to where you can view the application and the date by which you should make comments.

Yours faithfully,

Robert Bowen.

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplanning.co.uk

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 21/05/2021

Highways Section
Neath Port Talbot Council
The Quays
Brunel Way
Briton Ferry
SA11 4GU

Dear Sir,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

I am writing to you, as required by the provision of The Town and Country Planning, Wales, to notify you of the above development.

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SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 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 Management Procedure) (Wales) Order 2012.

Proposed development at **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

I give notice that GBV Properties Ltd

is intending to apply for planning permission for a **Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

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<http://www.rbplanning.co.uk/consultation.html>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **info@rbplanning.co.uk** by **19th June 2021**

Signed: R P Bowen

Date: 21/05/2021

ATODLEN 1C Erthygl 2D**YMGYNGHORI CYN YMGEISIO AM GANIATÂU CYNLLUNIO Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÂU CYNLLUNIO DAN ERTHYGL 2D**

(i'w wasanaethu ar ymgynghorwyr arbenigol, fel y'i diffinnir gan erthygl 2 (1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar Dir ym Mharc Mardon, Baglan Port Talbot, SA12 7AX

Rwy'n rhoi rhybudd bod GBV Properties Ltd.

yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Adeilad Diwydiannol ar wahân (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Copi o'r cais arfaethedig; cynlluniau; a gellir gweld dogfennau ategol eraill ar-lein yn <http://www.rbplanning.co.uk/consultation.html>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb ymgynghori at info@rbplanning.co.uk erbyn 19/6/2021

Llofnod: R P Bowen

Dyddiad: 21/05/2021

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 21/05/2021

Welsh Water

Linea

Cardiff

CF3 0LT

developer.services@dwrcymru.com

Dear Sir,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

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info@rbplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 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 Management Procedure) (Wales) Order 2012.

Proposed development at **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

I give notice that GBV Properties Ltd

is intending to apply for planning permission for a **Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

A copy of the proposed application; plans; and other supporting documents can be viewed online at
<http://www.rbplanning.co.uk/consultation.html>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **info@rbplanning.co.uk** by **19th June 2021**

Signed: R P Bowen

Date: 21/05/2021

ATODLEN 1C Erthygl 2D**YMGYNGHORI CYN YMGEISIO AM GANIATÂU CYNLLUNIO Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÂU CYNLLUNIO DAN ERTHYGL 2D**

(i'w wasanaethu ar ymgynghorwyr arbenigol, fel y'i diffinnir gan erthygl 2 (1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar Dir ym Mharc Mardon, Baglan Port Talbot, SA12 7AX

Rwy'n rhoi rhybudd bod GBV Properties Ltd.

yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Adeilad Diwydiannol ar wahân (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Copi o'r cais arfaethedig; cynlluniau; a gellir gweld dogfennau ategol eraill ar-lein yn <http://www.rbplanning.co.uk/consultation.html>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb ymgynghori at info@rbplanning.co.uk erbyn 19/6/2021

Llofnod: R P Bowen

Dyddiad: 21/05/2021

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Proposed development at **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

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is intending to apply for planning permission for a **Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

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In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **info@rbplanning.co.uk** by **19th June 2021**

Signed: R P Bowen

Date: 21/05/2021

ATODLEN 1C Erthygl 2D**YMGYNGHORI CYN YMGEISIO AM GANIATÂU CYNLLUNIO Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu)
(Cymru) 2012****YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÂU CYNLLUNIO DAN ERTHYGL 2D**

(i'w wasanaethu ar ymgynghorwyr arbenigol, fel y'i diffinnir gan erthygl 2 (1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar Dir ym Mharc Mardon, Baglan Port Talbot, SA12 7AX

Rwy'n rhoi rhybudd bod GBV Properties Ltd.

yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Adeilad Diwydiannol ar wahân (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Copi o'r cais arfaethedig; cynlluniau; a gellir gweld dogfennau ategol eraill ar-lein yn <http://www.rbplanning.co.uk/consultation.html>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb ymgynghori at info@rbplanning.co.uk erbyn 19/06/2021

Llofnod: R P Bowen

Dyddiad: 21/05/2021

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date:21/05/2021

cllr.c.clement-williams@npt.gov.uk
cllr.s.renkes@npt.gov.uk
cllr.p.d.richards@npt.gov.uk

Dear Cllr,

Land at Mardon Park, Baglan Port Talbot, SA12 7AX

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

I am writing to you, as required by the provision of The Town and Country Planning, Wales, The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 to notify you of the above development.

The provisions of the order require the applicant to advertise the application before it is submitted to the Local Planning Authority.

The attached notice advises you as to where you can view the application and the date by which you should make comments.

Yours faithfully,

Robert Bowen.

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplanning.co.uk

SCHEDULE Article 2(3) Pre-application notice for emergency period

SCHEDULE 1D Article 2G

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD

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

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) **Land at Mardon Park, Baglan Port Talbot, SA12 7AX**

I give notice that (b) GBV Properties Ltd

is intending to apply for planning permission to (c): **a Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents online at (d) <http://www.rbplanning.co.uk/consultation.html>

If you are unable to access the documents electronically you may request copies of this information by emailing(e) info@rbplanning.co.uk or by telephoning the applicant on (f) **07855776129**

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (e) info@rbplanning.co.uk or (g) **19 Mardon Park, Baglan, SA12 7AX** by (h) **19/6/2021**

Signed R P Bowen

Date 21/5/2021

ATODLEN Erthygl 2(3) Hysbysiad cyn-ymgeisio ar gyfer cyfnod yr argyfwng

“ATODLEN 1D Erthygl 2G

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD I'W ROI YN YSTOD CYFNOD YR ARGYFWNG

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y'U HADDASWYD GAN ERTHYGL 2G

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus. Datblygiad arfaethedig yn (a) **Mharc Mardon, Baglan Port Talbot, SA12 7AX**

Rwyf yn hysbysu bod (b) GBV Properties Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): (Dosbarth B8 - Storio a Dosbarthu) gyda pharcio, draenio a Thirlunio cysylltiedig

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill ar-lein yn (d) <http://www.rbplanning.co.uk/consultation.html>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at (e) info@rbplanning.co.uk neu drwy ffonio'r ceisydd ar (f)) **07855776129**

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn (e) info@rbplanning.co.uk neu (g) **19 Mardon Park, Baglan, SA12 7AX** erbyn (h) **19/6/21**

Llofnod: R P Bowen

Dyddiad 21/5/2021

Appendix 5 – Email from local business

FW: Proposed Development at Land at Mardon Park, Baglan, Port Talbot SA12 7AX

Bernard Colston <Bernard@swie.co.uk>

Fri 21/05/2021 14:49

To: Robert Bowen <info@rbplanning.co.uk>

Dear sir

I am receipt of your letter dated today, I reiterate our concern as raised 04/03/2021

- I notice from the plans that it appears that you intend to open up the road outside our designated site entrance/main gate in order to gain access to the recently constructed road for the Power Station. We have concerns with this as our Site Entrance which is in constant use will be extremely close to the junction being created. This is obviously a safety concern and something which needs to be discussed/addressed. The additional traffic resulting from opening the road and effectively creating a thoroughfare is also a cause of concern.
- In addition, it appears that you intend to move the entrance to the proposed land being developed about 20metre from the prepared entrance to an area right opposite our Site Entrance. Again this is safety concern as we have a large number of deliveries which take place on a daily basis and to have both entrances opposite each other so close to the junction will undoubtedly be hazardous.

I am happy to meet on site for discussion if required and I sincerely hope we can find a solution that is amicable to all

With regards

Bernard

Bernard Colston
Managing Director
South Wales Industrial Equipment
TEL: 01639 823000
MOB: 07814 237127
www.swie.co.uk



Authorised Dealer



Consider the environment, please think before printing this email



South Wales Industrial Equipment Limited T/A Swie-lift is registered in England and Wales.
Registered number: 4281914. Registered office: Unit 23, Mardon Estate, Baglan Energy Park,
Baglan, Port Talbot, South Wales. SA12 7AX

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From: Robert Bowen <info@rbplanning.co.uk>
Sent: 05 March 2021 07:14
To: Bernard Colston <Bernard@swie.co.uk>
Subject: Re: Proposed Development at Land at Mardon Park, Baglan, Port Talbot SA12 7AX

Dear Sir,

I write to acknowledge receipt of your email.

I can confirm that your comments will be taken into consideration by the applicant and reported in full to the Council when the planning application is submitted.

Many Thanks

Rob

Robert Bowen Planning & Development LTD

Office [01792 775643](tel:01792775643)
Mobile [07855 776129](tel:07855776129)
email info@rbplanning.co.uk

web www.rbplanning.co.uk

This email is confidential. If you are not intended recipient do not copy or disclose its contents and contact the sender immediately. This email has been checked for the presence of known computer viruses, and has been found to be clean. The recipient should check the email and any attachments for viruses. Robert Bowen Planning & Development LTD accept no liability for any damage caused by any virus transmitted by this email.

From: Bernard Colston <Bernard@swie.co.uk>
Sent: 04 March 2021 16:51
To: Robert Bowen <info@rbplanning.co.uk>
Subject: Proposed Development at Land at Mardon Park, Baglan, Port Talbot SA12 7AX

I am in receipt of notification that GBV Properties Limited intend applying for planning permission to develop land close to our unit, which is unit 23.

First of all I would like to say that we are delighted that further development of the estate is hopefully going to take place, this will benefit us all.

However there are a couple of areas of initial concern for us with this proposal and these are detailed below:

- I notice from the plans that it appears that you intend to open up the road outside our designated site entrance/main gate in order to gain access to the recently constructed road for the Power Station. We have concerns with this as our Site Entrance which is in constant use will be extremely close to the junction being created. This is obviously a safety concern and something which needs to be discussed/addressed. The additional traffic resulting from opening the road and effectively creating a thoroughfare is also a cause of concern.
- In addition, it appears that you intend to move the entrance to the proposed land being developed about 20metre from the prepared entrance to an area right opposite our Site Entrance. Again this is safety concern as we have a large number of deliveries which take place on a daily basis and to have both entrances opposite each other so close to the junction will undoubtedly be hazardous.

I look forward to hearing from you in due course and I am happy to meet on site for discussion if required and I sincerely hope we can find a solution that is amicable to all

With regards

Bernard Colston
 Managing Director
South Wales Industrial Equipment
 TEL: 01639 823000
 MOB: 07814 237127
www.swie.co.uk



Authorised Dealer



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Bernard Colston

South Wales Industrial Equipment

TEL: 01639 823000

MOB: 07814 237127

www.swie.co.uk



Consider the environment, please think before printing this email



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Registered number: 4281914. Registered office: Unit 23, Mardon Estate, Baglan Energy Park,
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Appendix 6 – Replies from Statutory Consultees

Mr Robert Bowen
Robert Bowen Planning
7 Llys Sant Teilo
Llangyfelach
Swansea
SA5 7HQ

Date: 04/06/2021
Our Ref: PPA0005769

Dear Mr Bowen

Grid Ref: 273940 192643

Site Address: Land at Mardon Park, Baglan, Port Talbot

Development: 2D -Detached Industrial Building (Class B8 - Storage and Distribution) with associated parking, drainage and Landscaping

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E.

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

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. However, the site is crossed by a 225mm foul water public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Notwithstanding this, having regard to the submitted 'Block Plan' (Drawing No. A0-A500), it appears the proposed development would be situated outside the protection zone of the public sewer measured 3 metres either side of the centreline and therefore we consider acceptable in principle. The proposed development site is also within close proximity to a public sewerage pumping station and we would advise the developer that no habitable buildings should be constructed within 15m of this asset as to minimise any effects of noise and odour nuisance.

In addition, if the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

Turning to surface water flows, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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

The applicant is 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 us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TRETMENT

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

WATER SUPPLY

A water supply can be made available to service this proposed development. The cost of providing new on-site watermains 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 Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Enc. Water plan
Sewer plan

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



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr R Bowen - Robert Bowen Planning and Development Ltd

[By Email: info@rbplanning.co.uk]

3 June 2021

Dear Mr Bowen

Re: Mardon Park PRE-APPLICATION

Detached Industrial Building (Class B8- Storage and Distribution) with associated parking, drainage and Landscaping; Land At, Mardon Park, Baglan Port Talbot, SA12 7AX

Thank you for your notification of 21 May 2021 seeking the views of The Coal Authority on the above.

We last commented on this submission in a letter to you dated 30 March 2021. You have now provided a copy of a Coal Mining Risk Assessment, dated 15 April 2021 and prepared by Rhondda Geotechnical Services. This report has been informed by an appropriate range of sources of information. The report author states that the risk posed by unrecorded shallow coal mining has been comprehensively researched and he concludes that past coal mining activity poses no risk to ground stability.

It is recommended that this report is provided to support any formal planning application submitted to the LPA for the development proposed.

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

Yours sincerely

Melanie Lindsley

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/4/21/0003/00
APPLICANT: ROBERT BOWEN
LOCATION: LAND AT MARDON PARK, BAGLAN, PORT
TALBOT, SA12 7AX
PROPOSAL: DETACHED INDUSTRIAL BUILDING (CLASS B8 -
STORAGE & DISTRIBUTION) WITH ASSOCIATED
PARKING, DRAINAGE & LANDSCAPING

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:-

No highway objection in principle to the proposals submitted on drawing number AO – A500, subject to any subsequent planning application submission being compliant with the following documents and inclusive of the guidance conditions below:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport
- Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.
- Welsh Government's Active Travel Guidance

Highway Observations

The proposed vehicular access points to the proposed unit located off the private road network, shall tie into and be constructed to the same standard as that of the existing private roads.

The visibility splays required for all the proposed new access points should be provided as detailed in Planning Policy Wales Technical Advice Note 18, Visibility Standards Table A and measured at a 4.5 metre setback. Any proposed gates adjacent to the highway should be of a type that open inwards only.

The car parking spaces shall be dimensioned as 4.8 m x 2.6 m and 4.8 m x 3.6 m for disabled driver vehicle spaces.

The operational manoeuvring areas and proposed cycle parking stands are both acceptable in terms of area and location as detailed on the aforementioned drawing number.

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – The National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here www.npt.gov.uk/activetravel

SAB Application Requirement

It is noted that a SAB application has been submitted for this development and is currently being assessed.

Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. You can search the Authority's web site for further information using the link <https://www.npt.gov.uk/17534> or contact the Highway Development Control Section using hdc@npt.gov.uk or 01639 686850.

SIGNED: DATE: 31st March 2021
HEAD OF ENGINEERING & TRANSPORT
PAC REF: N421000300 - LAND AT MARDON PARK, BAGLAN/JW

Maes Newydd,
Llandarcy,
Neath Port Talbot,
SA10 6JQ

ebost/email:
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Mr Robert Bowen
Robert Bowen Planning & Development LTD
7 Llys Sant Teilo
Llangyfelach
Swansea
SA5 7HQ

17/06/2021

Annwyl / Dear Mr Bowen,

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

BWRIAD / PROPOSAL: Detached Industrial Building (Class B8- Storage and Distribution) with associated parking, drainage and Landscaping.

LLEOLIAD / LOCATION: Land at Mardon Park, Baglan, Port Talbot, SA12 7AX

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 21 May 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 contaminated land. Further details are provided below.

In the absence of further information being provided with any future planning application, we would ask the planning authority to include conditions regarding contaminated land.

Condition: Preliminary risk assessment for contaminated land

Condition: Verification report

Condition: Long term monitoring plan

Condition: Unsuspected contamination

Condition: Surface water drainage

Condition: Piling

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

We have reviewed the Ground Investigation Report (Mardon Park, Port Talbot SA12 7AX Report on Ground Investigation. Contract: 70491 date: September 2018). Section 1.3 states: 'This report should be read in conjunction with the Preliminary Investigation, which was reported under reference 70491 in September 2018'. This is not available for review.

We have also reviewed a letter dated 15 March 2019 (Risk Assessment and Conceptual Site Model: Proposed Commercial Development, Mardon Park, Baglan) and would advise that there is insufficient information regarding the historic use of the site.

The letter report dated 01 March 2021 (Review of existing site investigation information for a proposed new industrial unit at Mardon Park), is a review of reports and it does not provide any technical information for the site.

We have concerns with the proposed development due to the known significant historic industrial use of the area. We note the above reports, but they do not appear to address the application site or consider its historic usage. To address those concerns we recommend that you:

1. Follow the risk management framework provided in Land contamination risk management (LCRM)
2. Refer to 'Land Contamination: a guide for developers (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the Environment Agency's (2017) 'Approach to Groundwater Protection

In the absence of further information being provided with any future planning application we would recommend to the local authority that they should only grant planning permission for this scheme if the conditions listed below are attached to the planning permission.

Condition: Preliminary Risk Assessment

No development or phase of development, 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
2. 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.
3. 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.
4. 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.

Reason

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

Condition: Contamination verification report

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.

Reason

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: Long term monitoring plan

Prior to the operation of the development, a long term monitoring plan for, water quality, 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.

Reason

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

Condition: Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Condition: Surface water drainage

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.

Reason

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: Piling

No phase of 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.

Reason

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 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](#).

Advice for the Developer

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

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

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are

clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rhian Isaac

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Development Team Leader (Planning)

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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.