

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
Fax **Ffacs** 01639 686101

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	287930
Northing (y)	206730

Description

Linear Site is located in Glynneath. Starting at the Gelliceibryn Brook intake at Lancaster Close towards High Street/ Park Avenue B4242 ending at the River Neath near to the A465 bridge. Separate temporary access opposite Morfa Glas off the B4242.

2. Applicant Details

Title	Mr
First name	Richard
Surname	Colman
Company name	Neath Port Talbot County Borough Council
Address line 1	The Quays
Address line 2	Brunel Way
Address line 3	
Town/city	Neath
Country	United Kingdom

2. Applicant Details

Postcode

SA11 2GG

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

Robert

Surname

Morgan

Company name

Atkins

Address line 1

West Glamorgan House

Address line 2

12 Orchard Street

Address line 3

Town/city

Swansea

Country

United Kingdom

Postcode

SA1 5AD

Primary number

01792633556

Secondary number

01792641172

Email

rob.morgan@atkinsglobal.com

4. Site Area

What is the site area?

0.90

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

Replacement intake structure at Gelliceibryn Brook, new culvert, new outfall structure at River Neath, temporary vehicular access and compound as part of the Rock Street Flood Alleviation Scheme, Glynneath

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Woodland

6. Existing Use

Watercourse, Intake & Culvert
Highways & PRow
Residential Gardens
Car Park
Agricultural Land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Other Please refer to Planning Statement

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Please refer to Planning Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Planning Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☒ Yes ☐ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☒ Yes ☐ No

Refer to the Welsh Government's Development Advice Maps website.

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	0
Floodplain C2	0	0

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title
First name
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role:

27. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

27. Ownership Certificates

Name of Owner	WINDSOR MORGAN
Number	23
Suffix	
House Name	
Address line 1	Lon-Y-Bryn
Address line 2	
Town/city	Glynneath
Postcode	SA11 5BG
Date notice served	15/09/2021

Name of Owner	JANOS LUKA and MARGARET LUKA
Number	11
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	PHILIP THORPE
Number	2
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	DAVID THORPE
Number	2
Suffix	A
House Name	
Address line 1	The Paddocks
Address line 2	
Town/city	Tonna, Neath
Postcode	SA11 3FD
Date notice served	15/09/2021

Name of Owner	WISTYORK DEVELOPMENTS LIMITED
Number	
Suffix	
House Name	
Address line 1	Greenacres
Address line 2	Caswell Bay Road
Town/city	Swansea
Postcode	SA3 3BU
Date notice served	15/09/2021

Name of Owner	PAUL CYNDDYLAN DAVIES
Number	16
Suffix	
House Name	
Address line 1	Wrenwood
Address line 2	
Town/city	Neath
Postcode	SA10 7PU
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	ALYN WILLIAMS and JULIA WILLIAMS
Number	1
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	STEPHEN LAMBERT
Number	45
Suffix	
House Name	
Address line 1	Pentre Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5HA
Date notice served	15/09/2021

Name of Owner	WILLIAM BURRIDGE
Number	
Suffix	
House Name	Yscuborfach
Address line 1	Station Road
Address line 2	Ystradgynlais
Town/city	Ystradgynlais
Postcode	SA9 1NZ
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	DENNIS LLOYD
Number	3
Suffix	
House Name	
Address line 1	Howells Row
Address line 2	
Town/city	Cwmdare, Aberdare
Postcode	CF44 8TU
Date notice served	15/09/2021

Name of Owner	DAVID THOMAS
Number	1
Suffix	
House Name	
Address line 1	Riverside Gardens
Address line 2	Aberdare Road
Town/city	Glynneath
Postcode	SA11 5LA
Date notice served	15/09/2021

Name of Owner	RICHARD SCARR
Number	19
Suffix	
House Name	
Address line 1	Heol Wenallt
Address line 2	
Town/city	Cwmgwrach, Neath
Postcode	SA11 5PT
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	PATRICIA GLASBROOK-THOMAS
Number	14
Suffix	
House Name	
Address line 1	Anchor Court
Address line 2	Victoria Quay
Town/city	Swansea
Postcode	SA1 3XA
Date notice served	15/09/2021

Name of Owner	ANDREW JOHN and YVONNE JOHN
Number	9
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	THE TRUSTEES OF PENIEL PENTECOSTAL CHURCH
Number	10
Suffix	
House Name	
Address line 1	ROBERTS CLOSE
Address line 2	
Town/city	GLYNNEATH
Postcode	SA11 5HR
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	VIVIENNE POWELL-THOMAS
Number	6
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	NPT HOMES LIMITED
Number	
Suffix	
House Name	
Address line 1	Brunel Way
Address line 2	Baglan Energy Park
Town/city	Neath
Postcode	SA11 2FP
Date notice served	15/09/2021

Name of Owner	NEATH PORT TALBOT COUNTY BOROUGH COUNCIL Legal Services
Number	
Suffix	
House Name	
Address line 1	The Civic Centre
Address line 2	
Town/city	Port Talbot
Postcode	SA13 1PJ
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	WISTYORK DEVELOPMENTS LIMITED FAO Dominic David
Number	
Suffix	
House Name	Merlin House
Address line 1	Charnham Lane
Address line 2	
Town/city	Hungerford
Postcode	RG17 0EY
Date notice served	15/09/2021

Name of Owner	ABERPERGWM ESTATE COMPANY LIMITED FAO Mr Robert Morgan-Williams
Number	59
Suffix	
House Name	
Address line 1	Rowan Road
Address line 2	
Town/city	London
Postcode	W6 7DT
Date notice served	15/09/2021

Name of Owner	THE WELSH MINISTERS
Number	
Suffix	
House Name	Crown Building
Address line 1	Cathays Park
Address line 2	
Town/city	Cardiff
Postcode	CF10 3NQ
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Owner / Occupier
Number	
Suffix	
House Name	Lancaster House
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	1
Suffix	
House Name	
Address line 1	Rock Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	34
Suffix	
House Name	
Address line 1	Rock Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Owner / Occupier
Number	1
Suffix	
House Name	
Address line 1	Robert Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	34
Suffix	
House Name	
Address line 1	Robert Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	3
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Owner / Occupier
Number	4
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	5
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	7
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Owner / Occupier
Number	10
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5DW
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	23
Suffix	
House Name	
Address line 1	Park Avenue
Address line 2	
Town/city	Glynneath
Postcode	SA11 5DP
Date notice served	15/09/2021

Name of Owner	Tai Tarian
Number	
Suffix	
House Name	Maeshir Retirement Housing
Address line 1	High Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5DA
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Tai Tarian
Number	
Suffix	
House Name	Ty Gwyn
Address line 1	Brunel Way
Address line 2	Baglan Energy Park
Town/city	Neath Port Talbot
Postcode	SA11 2FP
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	1
Suffix	
House Name	
Address line 1	Park Avenue
Address line 2	
Town/city	Glynneath
Postcode	SA11 5DW
Date notice served	15/09/2021

Name of Owner	Owner / Occupier
Number	2
Suffix	
House Name	
Address line 1	High Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5BR
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Western Power Distribution
Number	
Suffix	
House Name	
Address line 1	Avonbank
Address line 2	Feeder Road
Town/city	Bristol
Postcode	BS2 0TB
Date notice served	15/09/2021

Name of Owner	Natural Resources Wales
Number	
Suffix	
House Name	
Address line 1	Maes Newydd
Address line 2	Llandarcy,
Town/city	Neath Port Talbot
Postcode	SA10 6JQ
Date notice served	15/09/2021

Name of Owner	South Wales Trunk Road Agent
Number	12
Suffix	
House Name	Llandarcy House
Address line 1	Llandarcy House
Address line 2	
Town/city	Neath
Postcode	SA10 6EJ
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	Dwr Cymru Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0
Number	
Suffix	
House Name	Linea
Address line 1	Fortran Road
Address line 2	
Town/city	St Mellons, Cardiff
Postcode	CF3 0LT.
Date notice served	15/09/2021

Name of Owner	ABERPERGWM ESTATE COMPANY LIMITED FAO Leeder Property Consultants
Number	26
Suffix	
House Name	
Address line 1	Walter Road
Address line 2	
Town/city	Swansea
Postcode	SA1 5NN
Date notice served	15/09/2021

Name of Owner	John Jones
Number	57
Suffix	
House Name	
Address line 1	High Street
Address line 2	
Town/city	Glynneath
Postcode	SA11 5DA.
Date notice served	15/09/2021

27. Ownership Certificates

Name of Owner	ELWYN DAVIES and VERA DAVIES
Number	8
Suffix	
House Name	
Address line 1	Lancaster Close
Address line 2	
Town/city	Glynneath
Postcode	SA11 5EF
Date notice served	15/09/2021

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Robert
Surname	Morgan
Declaration date	15/09/2021

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☐ The applicant ☒ The agent

Title	Mr
First name	Robert
Surname	Morgan
Declaration Date	16/09/2021

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	17/09/2021
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