

26 November 2021



Neath Port Talbot County Borough Council  
Development Control Section  
The Quays  
Brunel Way  
Neath  
SA11 2HZ

Portia Banwell  
E: portia.banwell@savills.com  
DL: +44 (0) 7866 051307

2 Kingsway  
Cardiff CF10 3FD  
T: +44 (0) 29 20 368900  
F: +44 (0) 29 20 368999  
savills.com

Dear Sir / Madam

**FORMER OIL REFINERY, COED DARCY  
SUBMISSION OF OUTLINE PLANNING APPLICATION  
PLANNING PORTAL REFERENCE: PP-10271148**

Savills have been instructed to submit a planning application for the above development on behalf of our clients, St. Modwen Developments Ltd. This application has been submitted electronically via the Planning Portal under reference number PP-10271148. The application is in outline, with all matters reserved apart from access.

The application seeks outline planning permission for:

*"Outline planning application, with all matters reserved except for strategic access, for residential uses (C2 & C3 use class), including land for education (D1 use class) with associated public open space, commercial uses (A1, A2, A3, B1, D1 & D2), commercial / employment (B2 & B8) uses, public open space, highway works, sustainable drainage, ecological mitigation and enhancement, landscaping, ground remediation, and associated engineering and infrastructure works."*

**Planning Application Documents**

In support of the planning application, the following technical documents have been submitted. This list of documents has been prepared in agreement with officers at Neath Port Talbot County Borough Council:

- Planning application forms
- Planning Statement (including Statement of Community Involvement)
- Site location/boundary plan (ref: 21009(05) 100 D)
- Northern site access drawing (ref 510423/M4J43/209/200)
- Parameter plans:
  - Land Use Plan (ref: 21009(05) 200 D)
  - Scale and Massing Plan (ref: ref: 21009(05) 201 C)
  - Movement Plan (ref: 21009(05) 202 D)
  - Green Infrastructure Plan (ref: 2180801-SBC-00-XX-DR-L-101-PR09)
- Indicative Drainage Strategy Plans (ref: 0547-A-0004-P12 and 0547-A-0002-P6)
- Illustrative Masterplan (ref:21009(05) 104 D)
- Strategic Soft Landscape Plan 2180801-SBC-00-XX-DR-L-102 PL02
- Design & Access Statement
- Transport Assessment
- Framework Travel Plan

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.  
Registered office: 33 Margaret Street, London, W1G 0JD



- Flood Consequences Assessment and Drainage Strategy
- Sustainability Statement
- Energy Strategy
- Employment Report
- Shadow Habitats Regulation Assessment
- Resource Efficiency Plan (Submitted in draft form. To be developed in collaboration with the council.)
- PAC Report
- Topographical survey
- Utilities Report
- Arboricultural Report
- Framework Construction and Environmental Management Plan (This will be developed over the determination period).

### **Environmental Impact Assessment**

The proposed development has been the subject to an EIA Scoping Request under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Wales) (LPA Ref: P2021/0768). The Scoping Opinion confirmed that the proposals constitute EIA development and an ES is submitted to support this planning application including the following chapters:

- Non-Technical Summary
- Chapter 1: Introduction
- Chapter 2: The Site
- Chapter 3: Proposed Development
- Chapter 4: Approach
- Chapter 5: Transport & Travel
- Chapter 6: Air Quality
- Chapter 7: Noise
- Chapter 8: Ground Conditions
- Chapter 9: Water Environment
- Chapter 10: Biodiversity
- Chapter 11: Landscape & Visual Impact
- Chapter 12: Climate Change
- Chapter 13: Socioeconomics
- Chapter 14: Proposed Mitigation & Residual Effects

These chapters are supported by the following Technical Appendices:

- Appendix 1.1: Statement of Competence
- Appendix 4.1: Scoping opinion Appendix 7.1 – Glossary of Acoustic Terminology
- Appendix 6.1: Summary of Modelled Traffic Data
- Appendix 6.2: Modelled Receptors
- Appendix 6.3: Verification
- Appendix 7.1: Glossary of Acoustic Terminology
- Appendix 8.1: Risk estimation – classification of probability
- Appendix 8.2: Ground Conditions - Criteria for classifying the value and / or sensitivity of environmental resources/receptors
- Appendix 8.3: Ground Conditions - Land Contamination Baseline Conceptual Site Model and Preliminary Qualitative Risk Assessment
- Appendix 8.4: CSMs
- Appendix 9.1: Flood Consequences Assessment and Drainage Strategy
- Appendix 10.1: MAGIC Map
- Appendix 10.2: Terrestrial Invertebrate Survey Report

- Appendix 10.3: 2005 ES Chapter 16, ES Appendix 16.A, Ecological Management Plan
- Appendix 10.4a: Plan of photograph locations
- Appendix 10.4b: Photographs of the Site
- Appendix 10.5: GCN Survey Results 2021
- Appendix 10.6: Green Infrastructure Landscape Plan
- Appendix 10.7: Draft Landscape and Ecology Management Plan
- Appendix 10.8: Example of Bat Boxes
- Appendix 10.9: Example of Bird Boxes
- Appendix 11.1: Landmap Character Areas
- Appendix 12.1: Greenhouse Gas Emissions
- Appendix 12.2: CCRA

The planning application fee has been paid directly via BACS.

I trust everything is in order to allow swift validation and registration of the application. Please do not hesitate to contact me directly should you have any queries.

Yours faithfully

A handwritten signature in black ink that reads "PBanwell". The signature is written in a cursive, flowing style.

**Portia Banwell**  
Senior Planner

Enc: