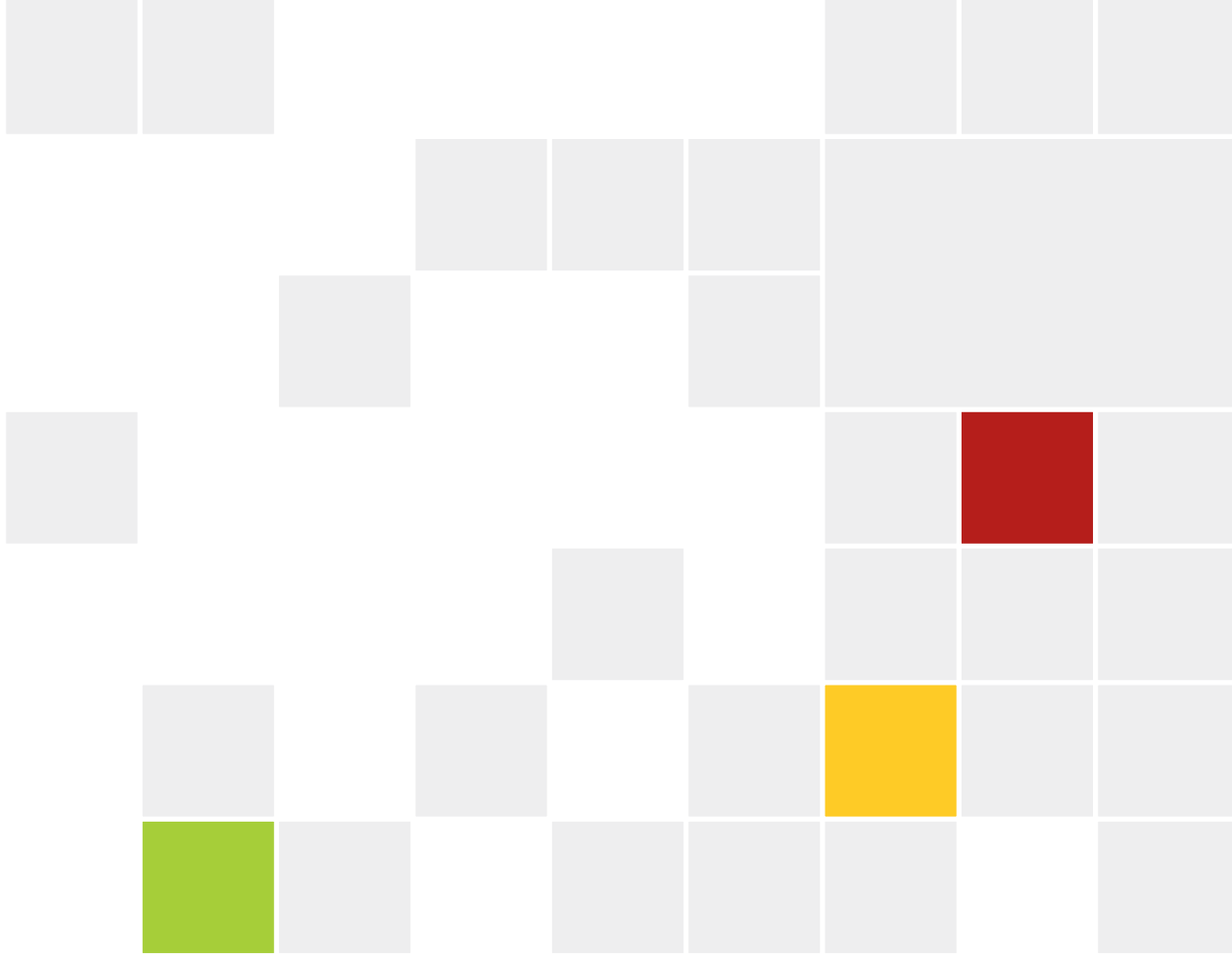
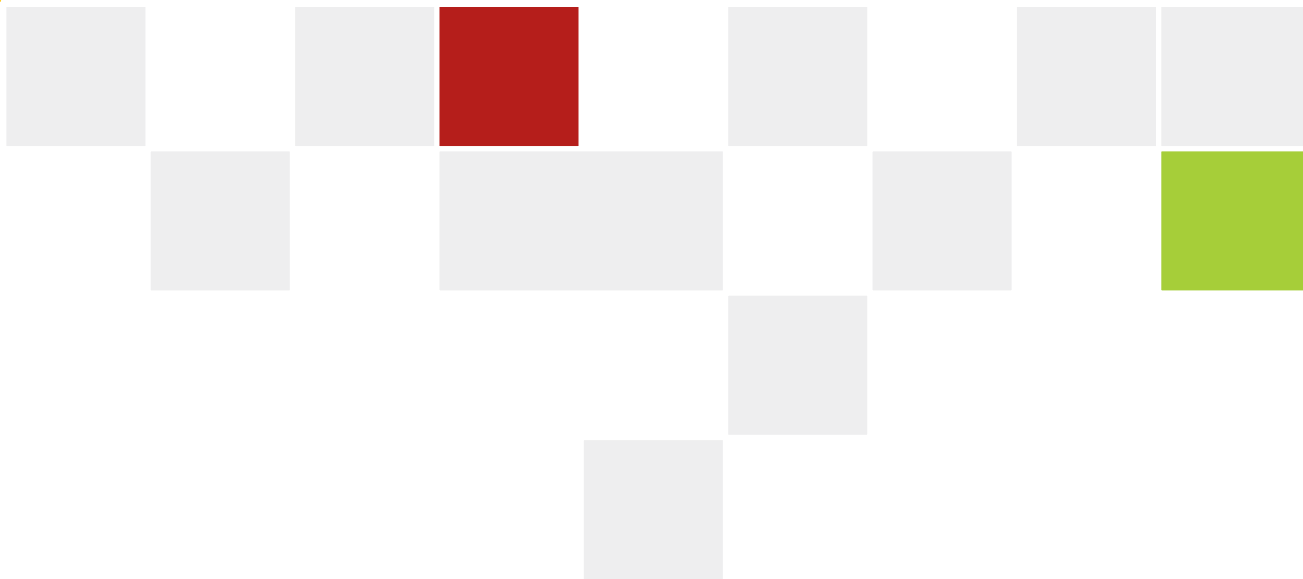




Land off Junction 38, M4, Margam

Pre-Application Consultation Report



Boyer

Report Control

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1. INTRODUCTION

- 1.1 Boyer, on behalf of Sandvik Osprey (the applicants), has prepared this Pre-Application Consultation (PAC) Report.
- 1.2 The PAC report has been prepared to support a full planning application for the development of a metal processing facility totalling 28,500sq.m of floorspace comprising a powder processing plant (17,377sq.m), warehouse and store (5,428 sq.m) office building (1,442 sq.m), amenity building (776 sq.m), laboratory (200 sq.m), services building (470 sq.m), substation (107 sq.m), phase 2 (2,700 sq.m), CCTV and parking on-site at J38, M4, Margam, Port Talbot.
- 1.3 The Site comprises of an irregular parcel of land measuring approximately 6Ha located to the west of junction 38 of the M4, Margam within the administrative boundary of Neath Port Talbot County Borough Council (NPTCBC). The Site's current land use is arable farmland that is bound by native hedgerow that wraps around the eastern and southern boundaries that border the A48, Heolcae'r-Bont (Longlands Lane) and the Wales Coastal Path (WCP). To the north and west of the site lies the access road to the adjacent Western Wood Energy Plant and Margam Green Energy Plant that feeds into the A4241 and A48. Beyond this areas of wet woodland are located with the BOC Plant and the Port Talbot Steel Work located approximately 1.13km away.
- 1.4 The currently vacant small holding of Tyn-y-Caeau is located to the immediate north-west and contains an established woodland within its' grounds along the eastern site boundary that is protected by a Tree Preservation Order (Ref. T364). The Grade II Listed Margam Crematorium (Ref. 87732) and Longlands House are found to the south of the site with adjacent playing fields.
- 1.5 Surrounding landowners and occupants have been consulted about the proposed development and this report sets out the full extent of the consultation process and is structured as follows:
 - Section 2: outlines relevant legislation a pre-application consultation procedure;
 - Section 3: sets out the consultation process undertaken;
 - Section 4: examines the feedback received and how this has influenced the application; and
 - Section 5: concludes the PAC report.

2. LEGISLATIVE CONTEXT

- 2.1 The Planning (Wales) Act 2015 aims to provide a streamlined planning system that delivers the growth, jobs, homes and infrastructure required by our communities. This includes frontloading and improving the development management system.
- 2.2 In line with this, the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 amendment to the Development Management Procedure Order in Wales requires mandatory pre-application consultation for all major developments.
- 2.3 For such development proposals, the scheme's details are to be made available for at least 28 days prior to submission of a planning application allowing relevant community and specialist consultees to comment.
- 2.4 A site notice is to be displayed and owner/occupiers of adjoining land are to be notified. In addition, relevant community and specialist consultees are also notified. Community consultees comprise:
 - Each community council (this includes both town and community councils) in whose area the proposed development would be situated; and/or
 - Each councillor (local member) representing an electoral ward in which proposed development would be situated.
- 2.5 Specialist consultees comprise the list of consultees in Schedule 4 to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order.
- 2.6 The draft planning application drawings are to be publically available for all interested parties to view and make comments within the minimum 28 day time period.
- 2.7 A Pre-application consultation (PAC) report is then to be submitted with the planning application. The PAC report must contain:
 - a) A copy of the site notice;
 - b) 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;
 - c) A copy of the notice given to owners and occupiers of adjoining land;
 - d) Copies of all notices provided to councillors, town and community councils, and specialist consultees;
 - e) 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

- f) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.
- 2.8 The applicant has flexibility to determine the most effective way to present the pre-application community consultation report providing the points in (a) to (f) of paragraph 44 are addressed. However, under the Data Protection Act 1998, the addresses and other contact information of private individuals must not be provided without redaction.
- 2.9 In regard to the consultation process for this proposed development, it was undertaken following the removal of “The Amendment Order” made to the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 in response to the challenges presented by COVID-19. The amendment Order came into force at midnight on 19 May 2020 and was extended on 18 September 2020 and again on 9 January 2021 and thus is currently in force until 8 October 2021. In light of the country being in Alert Level 0, all restrictions that impacted upon compliance with the prescribed requirements have been removed. Therefore, the consultation process complied with Article AC(1)(b) of the Developments of National Significance (Procedure) (Wales) Order 2016 (“DNSPWO”).
- 2.10 The proposal information was made available for inspection online, with the web address clearly visible on the site notice (and on all direct neighbour notification letters if different from the site notice) with relevant information on where and how to access the documents online at the nearest library. A contact telephone number was also provided to enable those without internet access to discuss the proposed development directly.
- 2.11 In accordance with the above provisions, the PAC website was made available for the statutory 28-day period between 05th November 2021 and 3rd December 2021. However, responses were accepted up to the submission date to allow for any late comments.

3. ENGAGEMENT PROCESS

- 3.1 The development proposals have been subject to detailed pre-application consultation including pre-application advice from the Local Planning Authority (LPA) and extensive consultation with draft planning application documents being available for the statutory 28-day period.
- 3.2 The views of the local community and relevant specialist consultees have been taken in to account by the applicant in preparing the final development proposal.
- 3.3 The following chapter provides an analysis of the responses received.

Pre-Application Advice from LPA

- 3.4 A pre-application submission was made to Neath Port Talbot Council and a written response was received on 3rd September 2021. A pre-application meeting was held on 8th July 2021 and subsequent correspondence regarding the proposed development took place with Council Officers and the project team.
- 3.5 The relevant planning history at the site is as follows:
 - **P2020/0104:** Request for Screening Opinion under Regulation 6 of the Environmental Impact Assessment Regulations 2017 - for the erection of 10 office, industrial and Storage and Distribution units (Use Classes B1, B2 and B8) creating a total of 30,101sq.m of floorspace and associated engineering works.
 - Decision: EIA Development 25-FEB-20
 - Site Address: Site Adjacent To M4 Junction 38.

Additional relevant planning history was identified for adjacent development sites:

- MARGAM GREEN ENERGY BIOMASS PLANT
- **P2020/0671:** Section 73 application for the variation of condition 2, (approved plans) and condition 4, (landscape and ecological management plan) to allow for the submission of revised details, of planning permission P2016/0895 approved on 27th January 2017 which related to a single storey office administration building and associated car park.(amended landscape and ecology management plan)
- Decision: Conditional Approval 02-DEC-20

- **P2020/0668:** Section 73A application for the removal of conditions 6, 7, 15 and 16, (all relating to landscaping) as its proposed to include a single condition, removal of conditions 10, (construction method statement) 11,(treatment of suspended soils during construction) 12,(Foul and surface water disposal) and 23 (Land adjacent to southern boundary to remain free from development). as these are no longer required, and the variation of condition 2, (landscape and ecological management plan) 4, (noise) 5, (air quality) and 26, (approved plan list) to allow for the submission of a revised details, of planning permission P2016/0949 approved on 14/02/2017, which related to the construction of a biomass power station.(amended landscape and ecology management plan and Air quality summary reports).
- Decision: Conditional Approval 02-DEC-20
- **P2016/1070:** Installation Of Foul Sewer In Association With Energy Plant. (Amendment to application P2014/0835.)
- Decision: Conditional Approval 27-JAN-17
- **P2016/0949:** Variation of condition 16 (to list drawing numbers to amend the approved drawing to accommodate minor material changes to the development.) of application P2016/0236 granted on 12/05/16
- Decision: Conditional Approval 14-FEB-17
- **P2016/0895:** Single Storey Office Administration Building And Associated Car Park. (Amended elevations and sections, Appendix A Flood Consequences Assessment, LEMP Addendum and long section of relationship between car park and attenuation)
- Decision: Conditional Approval 27-JAN-17
- **P2016/0895:** Single Storey Office Administration Building And Associated Car Park. (Amended elevations and sections, Appendix A Flood Consequences Assessment, LEMP Addendum and long section of relationship between car park and attenuation)
- Decision: Conditional Approval 27-JAN-17
- **P2016/0236:** Variation of conditions 14 & 17 in relation to details of Air Monitoring for Nox equipment and restricted hours of construction of Planning Permission P2014/0705 (Approved on the 26/09/14) in relation to waste wood Biomass fired power station.
- Decision Date: 12-MAY-16
- **P2014/0835:** Installation of underground foul water drainage system (associated with Margam Green Energy Plant)
- Decision: Conditional Approval 30-OCT-14
- **P2014/0705:** Construction of 40 MW biomass power station. Amendment to previous application P2008/1409 (Approved on appeal on the 8/3/2011) Changes to layout and design, together with additional fuel conveyor, electricity substation, firewater tank, silo and water discharge balancing pond.
- Decision: Conditional Approval 08-OCT-14

TYN Y CAEAU

- **P2020/0601:** Change of use from dwelling house and annex building into a mixed used development consisting of guest house accommodation consisting of 16 guest rooms, with associated bar, cafe and spa facilities, and truck stop with 21 HGV parking spaces. The proposal includes the demolition of an existing single storey rear extension, and the erection of a single-storey rear extension, together with widened site access, additional internal access roads, parking areas and associated works. (Bat survey and mitigation submitted 18/09/2020)
- Decision: Refused Planning Permission 15-OCT-20
- This is the subject of a current appeal **APP/Y6930/A/20/3263628**. It is currently on hold pending the submission of a valid Environmental Statement.
- **P2006/1396:** Proposed Guest House Extension and Refurbishment
- Decision: Conditional Approval 22-NOV-06
- **P2005/0449:** Proposed Guest House Including the Construction of An Extension and The Refurbishment Of Existing Studios.
- Decision: Conditional Approval 25-MAY-05

MARGAM BIOMASS

- **P2008/1409:** Biomass Fired Power Station.
- Decision: Refused Planning Permission but Allowed on Appeal 16-MAR-10
- **P2007/0826:** Biomass Fired Power Station
- Decision: Conditional Approval 18-SEP-07
- **P2006/0161:** Relocate The Western Log Co (Use Classes B1, B2, B8 And A2)
- Decision: Conditional Approval 09-JAN-07
- **P2004/0035:** Proposed Bio Mass Power Plan
- Decision: Conditional Approval 27-APR-04

HARBOUR WAY – PERIPHERAL DISTRIBUTOR ROAD (PDR)

- **P2012/0189:** Construction of access road to link Biomass 2 to Peripheral Distributor Road (Stage 2).
- Decision: Conditional Approval 06-MAR-14
- **P2010/1100:** Construction of the Port Talbot Peripheral Distributor Road Stage 2. Amendment to application P2007/292 approved 28th August 2007.
- Decision: Conditional Approval 24-FEB-11
- **P2007/0292:** Construction of The Port Talbot Peripheral Distributor Road Stage 2.
- Decision: Conditional Approval 28-AUG-07

- 3.6 In providing their response, the Case Officer indicated that, subject to a number of detailed comments in respect of technical matters, that elements of the proposal would be acceptable provided that additional reports and information accorded with LDP policy. More detailed comments were received detailing matters of biodiversity and are provided below.

- 3.7 In terms of additional, material planning considerations relevant to the site, it was considered that additional information on the following technical matters would need to be addressed as part of the planning application:
- Car parking provision
 - Secure cycle parking provision
 - Landscaping and green infrastructure provision
 - Biodiversity enhancements and mitigation
 - Electric vehicle charging facilities
 - Design techniques and proposed materials
 - Boundary treatment
 - CCTV scheme
- 3.8 Biodiversity comments were supplied in response to our request that outlined the following areas for consideration in the proposal:
- Assessment of the impacts to biodiversity and natural features and mitigation.
 - An extended phase 1 habitat survey to identify a balance of s7, LBAP, and SINC habitat loss and gain for the scheme.
 - Bat surveys
 - Hydrological connection to adjacent SINC and nearby SSSI
 - Potential air quality affects
 - Assessment of ecosystem resilience
 - Assessment of impact upon bird habitats
 - Mitigation and compensation for identified adverse impacts
- 3.9 Following the receipt of these comments, various amendments have been made to the development proposal in accordance with the pre-application response to minimise the potential impacts and are outlined below.
- 3.10 Due to discussion surrounding the Health and Safety Executive consultation and high-pressure zones, the previously proposed 3x no. office buildings have been combined into one and moved to the northern field outside of the zone. Not only does this address concerns regarding health and safety but also reduce the capacity of the car parking provided on site. This relocation further strengthens the 'placemaking' of the development to provide a stronger street frontage, creating a sense of place and identity for the site whilst providing natural surveillance and security.

- 3.11 During the pre-application process amended site layout plans were submitted on 23 July 2021 and assessed accordingly. NPTCBC considered subject to the design that the site layout would be acceptable and create 'a better sense of place and a suitable streetscene, while also resulting in a more secure site.' The revised site layout plan and parking provision were deemed to have 'a less intrusive design that also meets the needs of the development.' Recognition was also given to the careful consideration to retain the areas of trees located within the site and noted the attractive treed area provided forming Open Space Provision. Additional alterations to the development proposal's design and materials have resulted in the use of horizontally spanning cladding comprised of insulated flat trespa panels for the main factory building and will be grey in colour with blue vertical stripes every 1/4th row.
- 3.12 The reduction of car parking provision from 300 to 170 appropriately addresses NPTCBC's concerns raised and are spread across two key areas for officer workers in the northern field and factory workers to the east. Additional visitor parking is provided along the northern frontage adjacent to the northern access route. In total 11 accessible parking spaces and 18 EV charging points are distributed across the site. Further amendments have been made to accommodate various high value trees that surround the eastern car park and reconfigure the proposed parking layout design. The car parking provisions have been suitably amended to ensure an efficient and appropriate use of land in line with LDP policy, Supplementary Guidance and Welsh Government Planning Guidance.
- 3.13 In addition to the office building relocation, the proposed amenity building has been altered to fit the scheme with the addition of a canteen extension to the northern elevation, having been reduced in size and orientation altered. An extra storey is also proposed to the amenity block to accommodate additional offices and breakout spaces for the work force.
- 3.14 The vehicular and pedestrian access to the site was also revised to enable an additional pedestrian route along the southern boundary to Heolcae'r-bont and provide a secondary emergency route to the service area. Widening of the main vehicle access to the factory has also taken place to improve operational accessibility. This route also services the newly proposed pumping station, revised services compound and substation along the western boundary of the site.
- 3.15 The proposed security measures have been strengthened on site with drop down barriers to the northern access route, additional security gates, paladin fencing, and palisade fencing located throughout the site. Moreover, a dedicated security area will be located at the north western site entrance and include a manned gatehouse to monitor operational traffic in and out of the site.
- 3.16 Following the pre-application meeting, the configuration of balancing ponds has undergone various amendments to reflect design and layout changes alongside the publication of the updated TAN15 flood maps. Initially proposed to the south of the office building located within the northern field, the finalised drainage scheme located the attenuation pond to the east of the office block adjacent to the access road.

- 3.17 Additional landscaping and footpaths are proposed to provide better pedestrian connection between the northern and southern field with various pedestrian crossings proposed throughout the site.
- 3.18 Together these revisions are considered to lessen the potential impacts of the development. This is discussed in greater detail later within this statement and the accompanying ES, in addition to other technical reports submitted in support of this application.

Pre-Application consultation

- 3.19 In line with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 the relevant procedures outlined in the previous section of this report have been followed.
- 3.20 Draft application documents were provided electronically on Boyer's website (**Appendix 3**).
- 3.21 A wider letter drop was undertaken to include the residents near to the application site. The letter directed residents to Boyer's website. If users were unable to access the website, the letter set out alternative mechanisms for interested parties to access the application documentation, including a phone number to call. It was made clear in consultation letters that if any difficulty in accessing documents did arise they could contact us.
- 3.22 A site notice (**Appendix 1**) was displayed at the site entrance on 05th November 2021, in four locations around the site perimeter and clearly visible from public land. The site notice included information on where the draft application documents could be viewed.
- 3.23 Letters were written to specialist consultees, community consultees and adjoining landowners on 05th November 2021, which provided details of where draft application documents could be viewed and how to comment (**Appendices 1 and 2**).
- 3.24 The relevant specialist consultees consulted were:
- NPTCBC Highways Authority;
 - NPTCBC Drainage;
 - NPTCBC Ecology;
 - NPTCBC Planning;
 - Glamorgan Gwent Archaeological Trust (GGAT);
 - Welsh Ministers CADW;
 - The Coal Authority;
 - Health and Safety Executive (HSE);
 - Natural Resource Wales (NRW); and
 - Dwr Cymru Welsh Water (DCWW).
- 3.25 Relevant Community consultees were:
- County Councillor Robert G Jones;

- 3.26 Therefore the application has been subject to extensive consultation, including gaining advice from the LPA and having draft application documents available for review from 05th November until 3rd December 2021, which met the minimum 28 day period required by regulation. .

4. CONSULTATION FEEDBACK AND RESPONSE

- 4.1 This chapter provides an analysis of the responses received during consultation. This includes responses from statutory consultees and from community consultees inclusive of responses from local residents.
- 4.2 This chapter also provides detail on how issues raised during consultation are addressed and where alterations to the proposed development have occurred where necessary.

Specialist consultees

- 4.3 Ten specialist consultees were informed of the proposal in line with the table under Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Those ten specialist consultees consulted were:

- NPTCBC Highways Authority;
- NPTCBC Drainage Authority;
- NPTCBC Ecology;
- NPTCBC Local Planning Authority;
- Glamorgan Gwent Archaeological Trust (GGAT) ;
- Welsh Ministers CADW;
- The Coal Authority;
- The Health and Safety Executive (HSE);
- Natural Resource Wales (NRW); and
- Dwr Cymru Welsh Water (DCWW)

- 4.4 Seven responses were received from specialist consultees and are provided below:

GGAT

- 4.5 The Glamorgan Gwent Archaeological Trust (GGAT) identified the possibility of encountering archaeological remains during the application. GGAT advised, should an application be submitted, that a recommendation for a condition would be made requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI). This would detail a programme of archaeological programme of works proposed.

The Coal Authority

- 4.6 The Coal Authority responded and confirmed that part of the site falls within the defined Development High Risk Area. The Coal Authority's records indicate that coal seams of workable thickness outcrop within the site and surrounding area that may have been historically worked at shallow depths beneath the site. However, they were pleased to note that a supporting Coal Mining Risk Assessment (September 2021, Terra Firma (Wales) Ltd.) has been commissioned and prepared by a suitably qualified and experienced body.

DCWW

- 4.7 Dwr Cymru Welsh Water (DCWW) concluded that domestic flows can be accommodated within the public sewerage system. However, noted if the development will give rise to a new discharge (or alter 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 (independent of planning consent).
- 4.8 DCWW state the site is crossed by a 450m combined sewer in the eastern portion and rising mains along the southern boundary of the site with their approximate marked on the Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, DCWW requires access to its apparatus at all times in order to carry out maintenance and repairs. DCWW regarded the 'Overall Site Masterplan' (Drawing No. C02 Rev. C) to be situated within the protection zone of the 450mm public combined sewer measured 3 metres either side of the centreline.
- 4.9 A strong recommendation was attached to amend the site layout to account for the location of the assets crossing the site and should be referred to within site layout plans. The possibility was given for the diversion of the sewer under Section 185 of the Water Industry Act and request contact is made to discuss and consider possible solutions. In the first instance, the recommendation was made to carry out a survey to ascertain the location of this sewer and establish its relationship with the development proposal.
- 4.10 In regard to surface water drainage, DCWW stated as of 7th January 2019, the development is subject to Schedule 3 of the Flood and Water Management Act 2010. It was advised the development requires approval of SuDs features, in accordance with the statutory standards for sustainable urban drainage systems. Acknowledgement was made to the proposed 'Drainage Strategy'.
- 4.11 DCWW noted the Proposed Storm Drainage Layout indicates proposals to dispose surface water flows into culverts crossing the site and in principle offer no objection, subject to determination of the NPTCBC SuDs Approval Body (SAB). Furthermore, it was noted no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.
- 4.12 DCWW reminded the applicant that an application may be needed for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain or via a new sewer, the applicant is required to 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 Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition.

- 4.13 Furthermore, DCWW advised that some public sewers and lateral drains may not be recorded on 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 DCWW to establish the location and status of the apparatus.
- 4.14 DCWW envisaged no problems with the Wastewater Treatment Works for the treatment of domestic discharge from the site.
- 4.15 It was also advised that a water supply via new on-site watermains can be made available to service this proposed development. The cost of which can be calculated upon receipt of detailed site layout plans.

CADW

- 4.16 The Welsh Ministers and CADW raised no objection to the proposed development in regard to the scheduled monuments or registered historic park and garden. Acknowledgement was given to the Historic Environment Desk-Based Assessment prepared by Cotswold Archaeology and the conclusions drawn. CADW concurred with these conclusions and highlighted the potential for undesignated historic assets that could be affected by the proposal.

NRW

- 4.17 Natural Resources Wales raised concerns with the application due to inadequate information provided. To overcome these concerns further information is required regarding European Protected Species and Air Quality.
- 4.18 Comments received towards Bats were concerned with the access road in close proximity to a proposed bat house on the adjacent site (Tyn y Caeau) and the proposed mitigation proposals. To address this NRW have advised the submission of a lighting plan with details of the siting and type of external lighting, light spillage, and light modelling images to present the night time effects to ensure the lighting of the site does not compromise the effectiveness of the bat house, and existing commuting and foraging habitat on site.
- 4.19 NRW noted no reference was made to Margam Moors SSSI in the available ES, where it would be expected to be fully assessed regarding air quality.
- 4.20 NRW also highlighted the need to provide information to NPTCBC to undertake a Habitat Regulation Assessment (HRA) under regulation 63 of the Conservation of Habitats and Species Regulations 2017 prior to determination of the planning application.
- 4.21 The proposed Construction Environment Management Plan (CEMP) prepared by Tetra Tech was deemed satisfactory in providing sufficient details regarding pollution prevention.

- 4.22 NRW stated the activity is likely to require a permit under Environmental Permitting (England and Wales) Regulations 2016 (as amended). Schedule 1 Part 2 is likely to be 2.2 (non-ferrous metals). It was advised that the permit is submitted for at the same time as the planning permission. Additionally, an in-combination assessment of emissions may be necessary as there are already permitted Part A (1) activities located in close proximity to the proposed development, including two biomass combustion plants and an integrated steelwork.

HSE

- 4.23 Pre-application advice was previously sought, and formal response was received dated 15th September 2020 and included in Appendix 4. No additional comments were received during the PAC process.

NPTCBC Highways Authority and Drainage

- 4.24 NPTCBC Highways Authority stated they had no objection in principle to the proposal submitted, subject to compliance with the following documents and inclusive or guidance conditions:

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot County Borough Council – Guide to the Layout of Development Roads.
- Planning Policy Wales Technical Advice Note 18: Transport.
- Welsh Government Document – Recommended Non Statutory Standards for Sustainable Drainage (Jan 2016).
- Planning Policy Wales, Edition 11 and Future Wales – The National Plan 2040.

- 4.25 The following Highway comments were provided. In relation to the proposed travel assessment, the highway authority is awaiting comments from the Welsh Government (WG) regarding impact upon J38 M4. Further comments highlighted the use of Future Year Traffic Flows over a period of 5 years using TEMPRO, over the WG guidelines (TAN18) that required future flow assessment up to 15 years. Additional assessment is also required by NPTCBC on TRICS, however no issues are perceived with the proposed trip rates. The RCF are below 0.85 and therefore the Highways Authority are comfortable that the existing highway network can accommodate the traffic flows.

- 4.26 Comments received on the proposed Travel Plan, highlighted the council parking standards that requires parking spaces to be 2.6m by 4.8m rather than 2.4m by 4.8m as currently stated in the report. Additional comments on parking provisions were provided in line with the current Parking Standard SPG (2016).

- 4.27 Regarding the proposed CEMP, a phase approach would be required to the surface water management (section 4.3.7) on site during construction and provision in place compliance with SABs to mitigate any contamination and localised flooding nuisance.

- 4.28 A reminder was given that a lighting scheme for both within the site and any alteration to existing lighting system on the un-adopted and adopted highway is to be submitted for approval.

- 4.29 In terms of access, comments received noted the proposed tie in for the new access road within the site shall be constructed to the same standard as the existing spur; set out the minimum width of access road, footway and cycleways; the requirements of highway retaining walls; and vehicular visibility splays. Comments received, also set out the requirement for widening works to the very narrow access road leading the Western Bio Energy Power Station to accommodate delivery vehicles.
- 4.30 Additionally, the comments stated the requirement for a Construction Method Statement and Road Safety Audit to be submitted for approval by the LPA and be adhered to throughout the construction and Audit period.
- 4.31 Drainage comments received set out standard conditions that are provided below:
- Should any springs or ground water seepage be encountered the on-site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
 - There must be no interference, alteration or diversion of any ditch, watercourse, stream, or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
 - Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
 - No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
 - Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the lifetime of construction.
- 4.32 It was also confirmed that the proposal would require SAB approval and recommended a SAB preliminary application be submitted the same time as the planning process.
- 4.33 No response was received from the County Councillor Robert Jones, NPTCBC Ecology or LPA.
- 4.34 In conclusion, no objections were raised to the proposed development by the specialist consultees, with only informative suggestions concerns relating to additional information required and minor alterations to be completed prior to the formal submission of a planning application.

Community consultees, adjoining owner occupiers and other local residents

- 4.35 The consultation resulted in 11 community consultee responses; all of which were from local residents and in the majority, objected to the proposal.
- 4.36 Within the objections received from local residents, key themes became apparent. A tally of the relevant planning issues raised is outlined below:

Key concerns	Tally
Air pollution	10
Noise pollution	4
Increase in traffic and congestion (including industrial traffic)	5
Local employment opportunities/not creating new jobs	2
Environmental impact/Climate Emergency	2
Loss of biodiversity/open space	1
Flood risk	1
Risk assessment	1
Consultation area reach	3
Loss of green space	4
Other location preferred (brownfield)	6
Visual harm to the Crematorium	2
Development to be more in-keeping/environmentally sympathetic	1
Harm to house prices	1

- 4.37 Within the comments received, support was given to the prospect of job creation within the region as a result of the development proposal. Recognition was also given for the need for such facilities within the area.
- 4.38 The fundamental concerns shared relate to the proposal's impact on air quality, increased traffic and preference for a different location.
- 4.39 Closely following this are issues regarding loss of green space and industrial noise pollution. In addition, but to a lesser extent, issues relating to the consultation area reach, local employment, environmental impact, and harm to the crematorium. Lastly, other concerns were also raised less frequently regarding the loss of flora and fauna, flood risk, risk assessment, harm to house prices and the desire for development to be more in-keeping and environmentally sympathetic.
- 4.40 Provided below is a response to the concerns raised under each relevant heading, with a focus on those that were most frequent.

Air Quality

- 4.41 A number of local residents expressed concern about the proposal leading to an increase in air pollution harming the air quality of the site and surrounding area of Margam. The provided reasons for concern ranged from the existing industrial land use already contributing to a poor air quality, the control of air pollution from the development proposal, the knock-on health impacts air pollution may have on residents, and the existing unsafe levels of air pollution.
- 4.42 As part of the Environmental Impact Assessment (EIA), chapter 13 assesses the likely significant effects of the proposed development in terms of air quality, including potential human health effects. Air Quality Consultants have considered the impacts of the proposed development on local air quality in terms of dust and particulate matter during construction, emissions from road traffic generated by the completed and occupied development, and emissions from the powder processing plant.
- 4.43 Assessment has determined that the proposed development is located well away from any sensitive properties. The proposed Construction Environmental Management Plan (CEMP) also ensures emissions generated by NRMM are controlled and judged to be no risk of significant effects as a result of on-site machinery emissions. In terms of dust creation, there are no sensitive receptors within 50m of the roads along which material could be tracked. However, during construction a package of mitigation measures will be applied to minimise dust emissions and ensure any residual effects will be not significant. The proposed CEMP will provide suitable management of dust and airborne pollutants.
- 4.44 As stated in chapter 13 of the ES, the operation of the proposed development is not predicted to result in any significant effects on the existing receptors considered within this assessment in relation to air quality in terms of NO₂, PM₁₀, PM_{2.5}, chromium, nickel, copper and lead.
- 4.45 It is noted that NRW raised concern regarding the Margam Moors SSSI. Following this, the ES has been updated to include reference to the Margam Moors SSSI. No other comments were raised by statutory consultees regarding air quality.

Increased traffic

- 4.46 Several residents expressed concern about the impact of the development upon traffic and congestion. Comments raised were concerned with traffic type and size, and the additional emissions from the vehicles.
- 4.47 Following consultation, the NPTCBC Highways Authority are comfortable that the existing highway network can accommodate the proposed traffic flows, due to the expected Ratio to Flow Capacity being below 0.85 assisted by the new harbour way highway.

- 4.48 The submitted Transport Impact Assessment addresses the proposed impacts from the development and concluded that the proposal will not have a material impact on the operation of the highway network, and therefore raises 'No Objection' from the local Highway Authority. Moreover, the submitted assessment demonstrate the proposal's appropriate location for access by sustainable modes which is supported by the prepared Travel Plan's overall aims and objectives. Careful consideration has been given to active travel and alternative modes of travel to the private car, to ensure the development complies with relevant policies and guidance in terms of reducing vehicle use, vehicle emission and congestion, and promoting sustainable travel.

Preference for a different location and loss of green space

- 4.49 It is acknowledged that residents raised concern for the proposed location of the development site. However, the site is allocated for employment development within the Adopted LDP and therefore has undergone the Council's rigorous assessments to determine that this form of development is appropriate for the location and surroundings. The proposed location of employment use has therefore already been established and the principle of development would therefore be deemed acceptable.
- 4.50 The development site would also provide various opportunities that would improve the safety, productivity and environmental impact from the existing site such as improve transport links, efficient building design and indoor logistics. Furthermore, the proposed development site would benefit from the specific co-location of industrial development, engaging with the adjacent sites and green energy plants to offer direct access to local utilities and form a dedicated biomass electricity supply.
- 4.51 In response to comments made regarding loss of green space, an Agricultural Land Classification and Soil Resources investigation has taken place to provide a detailed survey of soil and the site's characteristics. As part of the ES land and ground conditions have been thoroughly assessed, of which the harm to agricultural land was deemed not significant as a result of the proposed development.
- 4.52 The submitted Health Impact Assessment also states that although the Proposed Development is located on arable land and therefore may be perceived to result in a loss of some green space, the existing use of the land does not contain any active Public Rights of Way. The assessment noted that this land use is unlikely to have any health or wellbeing benefit to any local populous.
- 4.53 No objections were raised by specialist consultees in regard to the proposed location of the development or loss of greenspace.

Noise pollution

- 4.54 Concerns regarding noise and pollution were raised by residents with regard to the proposed development and the impact it may have on the local residents and crematorium.

- 4.55 To ensure that noise and pollution levels will be kept to an acceptable standard during the construction phase, a Construction Environmental Management Plan (CEMP) has been prepared and submitted to support the full planning application. The CEMP sets out measures to avoid, minimise and mitigate any negative construction effects on the environment and surrounding community.
- 4.56 A Site Manager will also be present on site to ensure operations run smoothly and in accordance with the CEMP.
- 4.57 In terms of noise pollution during the operational phase, the site is located within an established industrial and employment area, where noises typically associated with industrial land uses and employment sites will already be present. Results of ambient and background sound levels account for the dominant industrial sources emanating from processes on the neighbouring BOC site and Western Bio Energy both during day and night. Moreover, the site's strategic location adjacent to the A48 and M4 contributes to the existing soundscape via road traffic noise.
- 4.58 Notably, the site is allocated for employment development within the Adopted LDP and therefore has undergone the Council's rigorous assessments to determine that this form of development is appropriate for the location and surroundings. Furthermore, initial noise model results indicate daytime factory and HGV noise levels would meet criteria for the development.
- 4.59 As such, the proposal is not considered to unacceptably affect future noise levels in the area.
- 4.60 Additional design criterion has been applied to the main building fabric (wall/roof cladding and roller doors) to control the factory noise break-out through day and night. Where potential concerns regarding noise have been identified, appropriate mitigation will be employed to remove these concerns and accommodate the proposal within the existing soundscape.

Consultation area reach

- 4.61 Local resident's raised concern for the consultation process and area included. As detailed in the earlier section of this report, four site notices were placed along the perimeter of the site in locations visible and accessible to the public. Moreover, a letter drop took place within a specified consultation zone agreed with the NPTCBC LPA prior to commencement of PAC. This zone extended beyond the adjacent sites to the proposed development and beyond junction 38, M4 to the residential settlement in the north.

Visual harm to the crematorium

- 4.62 A small selection of comments referred to the potential visual harm to the crematorium by means of harm to outlook. The proposed development has carefully considered the potential visual impact of the site and the surrounding heritage assets within the submitted Historic Environment Desk-Based Assessment.

- 4.63 Whilst the assessment considered the effect of the proposed development on the designated historic assets and concluded there will be visual changes in the views from some, this will not affect the way they are experienced, understood and appreciated. The assessment concluded the proposed development will result in no harm to the significance of the Crematorium. This is evidenced where additional elements within the wider landscape such as the modern industrial estate and agricultural land to the north do not form part of its setting. The site is not located within any views of the Crematorium and there is largely no intervisibility with the site as a result of the screening provided by intervening vegetation.
- 4.64 Moreover, comments reviewed by the Welsh Ministers at CADW concluded no objection to the proposed development and agreed with the conclusions drawn.

Proposal changes informed by PAC

- 4.65 The input from the Local Authority, statutory and community consultees was taken into consideration and in response, some changes to the proposal have been made for the full planning submission.
- 4.66 The key revisions have been made in response to the comments received by the Highway Authority at NPTCBC. Although the car parking scheme shown on the masterplan provides parking bays that measure 2.6m deep, the supporting transport assessment and travel plan have since been amended and updated following the comments received by NPTCBC Highway Authority. Moreover, the lighting scheme has also been amended to fall in line with comments received as demonstrated in the proposed lighting plan drawings 2122-002 E01 and 2122-002 E02.
- 4.67 Other amendments include slight changes to the proposed floor space across the masterplan development, that now measure a total of 28,500sq.m that is comprised of:

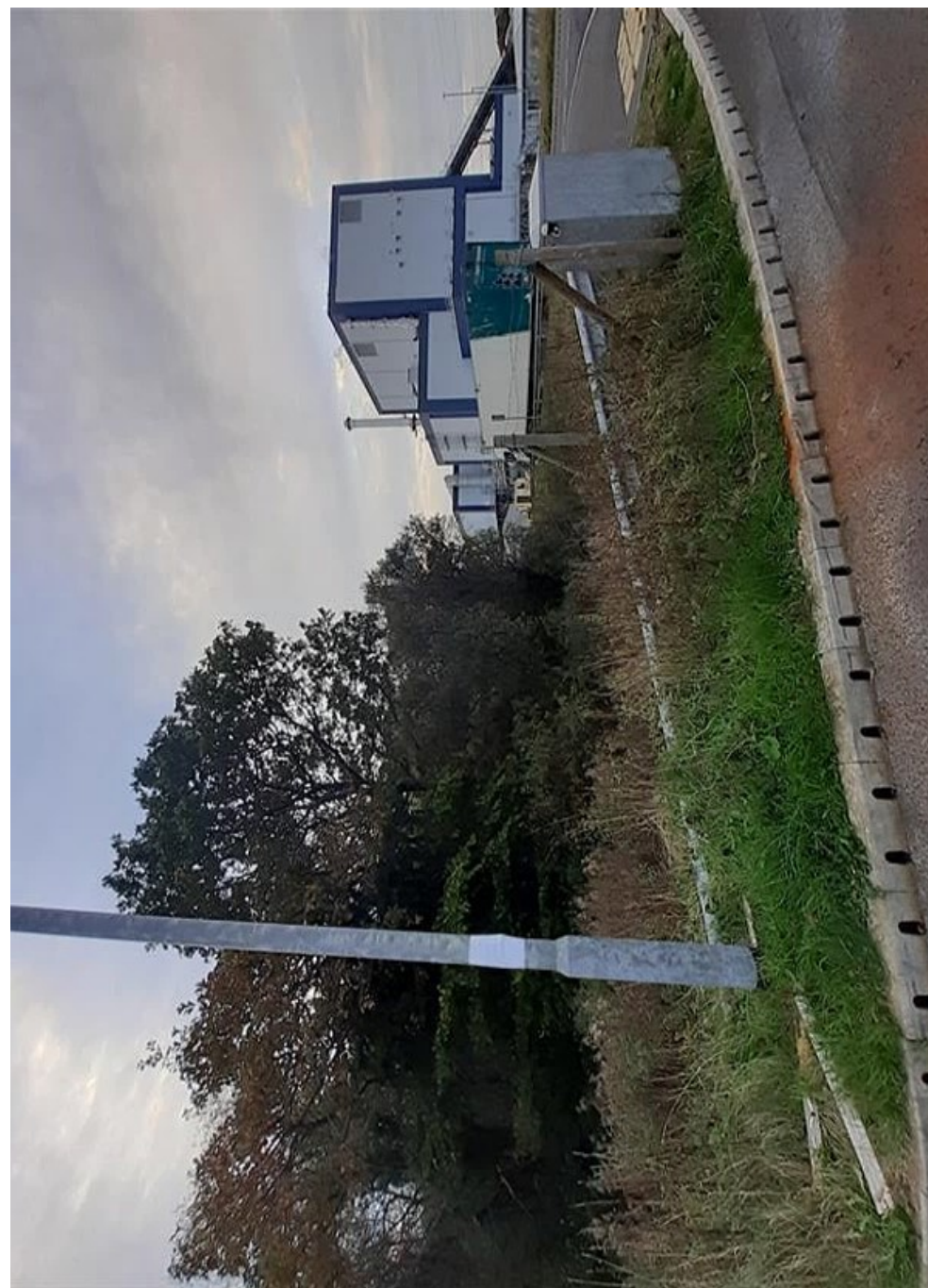
	Floorspace (sq.m)
Main Building	17,377
Warehouse and store	5,428
Office	1,442
Amenity	776
Lab	200
Services	470
Substation	107
Phase 2	2,700

- 4.68 Following consultation, engagement was sustained with the Council's Highways and Transport Officers through additional discussions surrounding the western access point. It was considered that the existing lane that connects Longlands Lane to the south with the northern access road off Harbour Way roundabout is not fit for HGV use in its current condition. Therefore, the western access point has been relocated to the northern site boundary, to the west of the existing proposed entrance and is referred to as the north-western access. This alteration would ensure that staff and production traffic would remain separate and traffic can enter and exit the site safely.
- 4.69 Additionally, the proposed new entrance for HGV and operational traffic to the north west would benefit from a right turn only when exiting the site, to ensure traffic avoids the existing lane to the west of the site.
- 4.70 The new proposed layout therefore meant, the drainage scheme, Green Infrastructure Plan and landscaping was revisited to accommodate the new location of this access road. The amended plans have sought to retain the majority of the existing hedgerow and green corridor in the middle of the site and propose a service filter strip to the west of the new access road to allow for infiltration.
- 4.71 From further assessment of the arboriculture work, the drainage scheme has been amended to ensure higher category trees are retained on site where possible.
- 4.72 In summary, the local authority and specialist consultees accept the principle of the development of the site. It is recognised that were a number of objections from local residents for a variety of reasons including air quality, increased traffic and congestion, noise pollution and loss of green space. As the foregoing demonstrates, each of these matters have been considered in detail by Officers, who consider that the overall approach adopted is acceptable and in accordance with the site allocation in the adopted LDP.
- 4.73 The above detail also demonstrates how the project team has responded to the comments and suggestions made throughout the PAC process to improve the overall scheme.

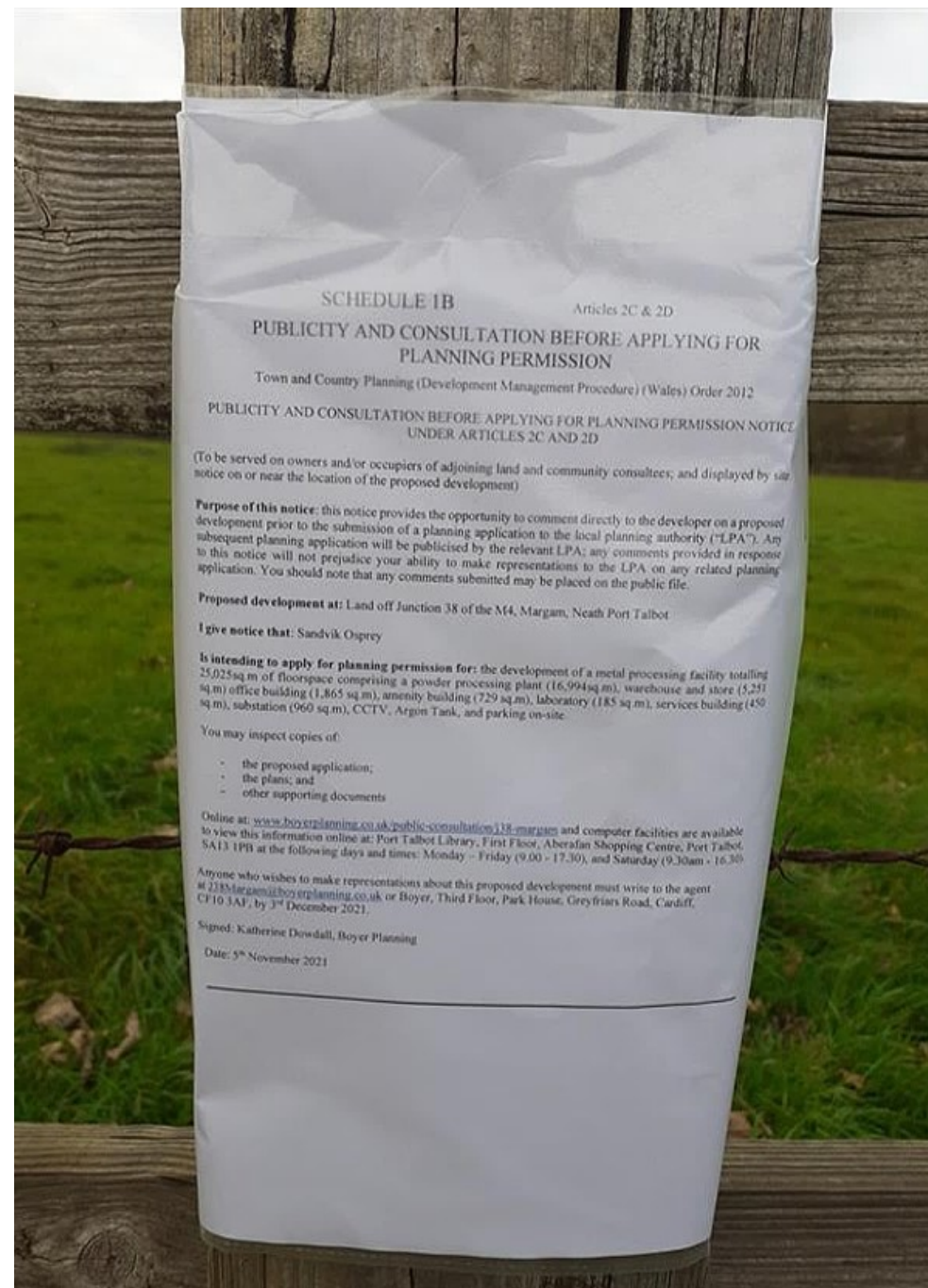
5. CONCLUSIONS

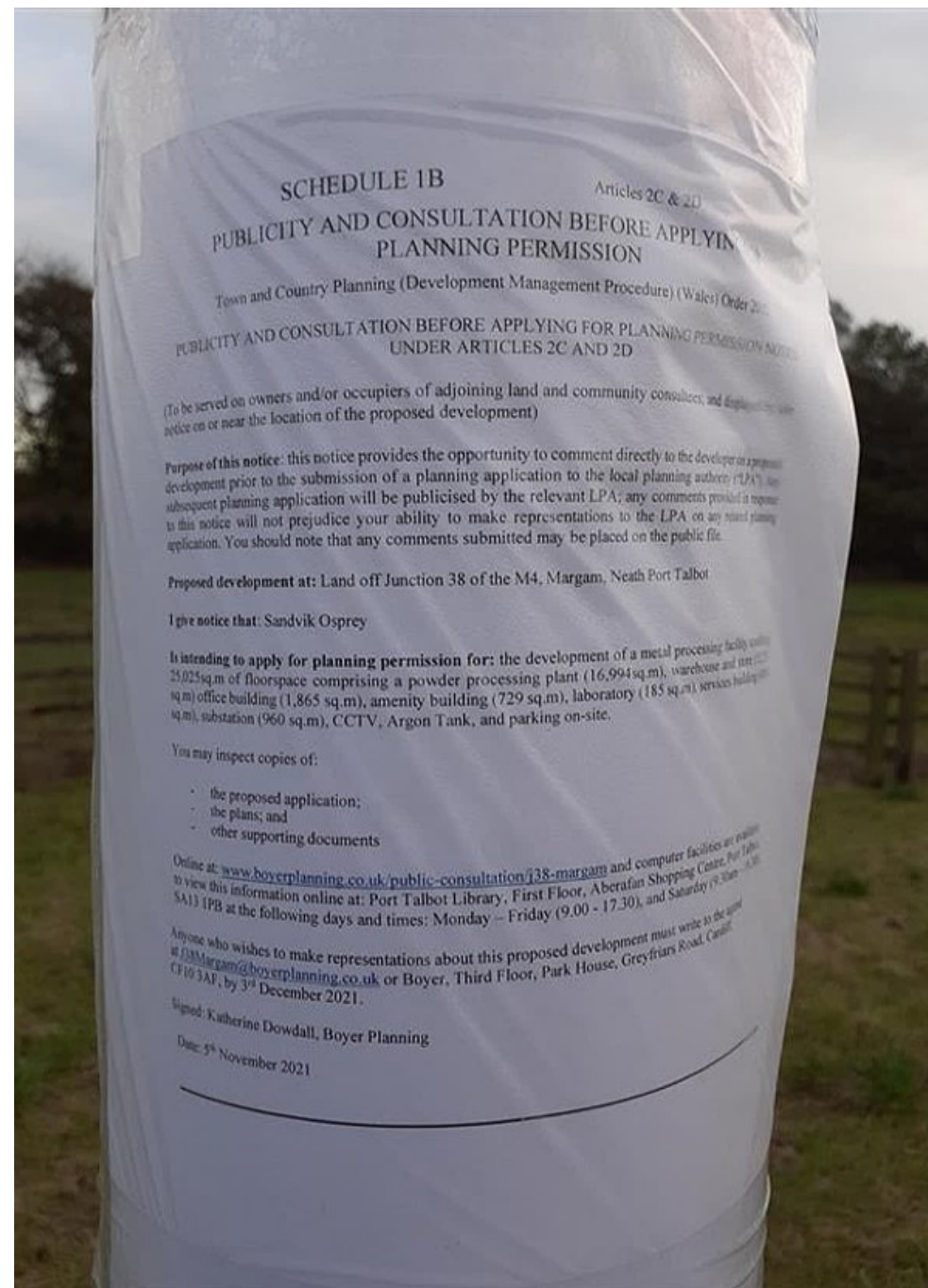
- 5.1 This PAC report has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It demonstrates the extent of community engagement that has taken place to date in relation to the proposed development for development of a metal processing facility totalling 28,500sq.m of floorspace comprising a powder processing plant (17,377sq.m), warehouse and store (5,428 sq.m) office building (1,442 sq.m), amenity building (776 sq.m), laboratory (200 sq.m), services building (470 sq.m), substation (107 sq.m), phase 2 (2,700 sq.m), CCTV and parking on-site at J38, M4, Margam, Port Talbot.
- 5.2 Consultation took place for the required period as set out in the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. A Pre-Application meeting was also held with Officers, while there was an exchange in correspondence with community and specialist consultees as well as neighbouring residents.
- 5.3 This extensive consultation process has informed the final planning application submission, which has evolved through consultation and is considered to represent a high-quality scheme that responds sensitively to site context at J38, M4, Margam.

APPENDIX ONE – SITE NOTICE









SCHEDULE 1B PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Articles 2C & 2D
Town and Country Planning (Development Management Procedure) (Wales) Order 2015

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(To be served on owners and/or occupiers of adjoining land and community consultees, and displayed on a 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 subsequent planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Land off Junction 38 of the M4, Margam, Neath Port Talbot

I give notice that: Sandvik Osprey

Is intending to apply for planning permission for: the development of a metal processing facility with 25,025 sq.m of floorspace comprising a powder processing plant (16,994 sq.m), warehouse and store (1,865 sq.m), office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (960 sq.m), substation (960 sq.m), CCTV, Argon Tank, and parking on-site.

You may inspect copies of:

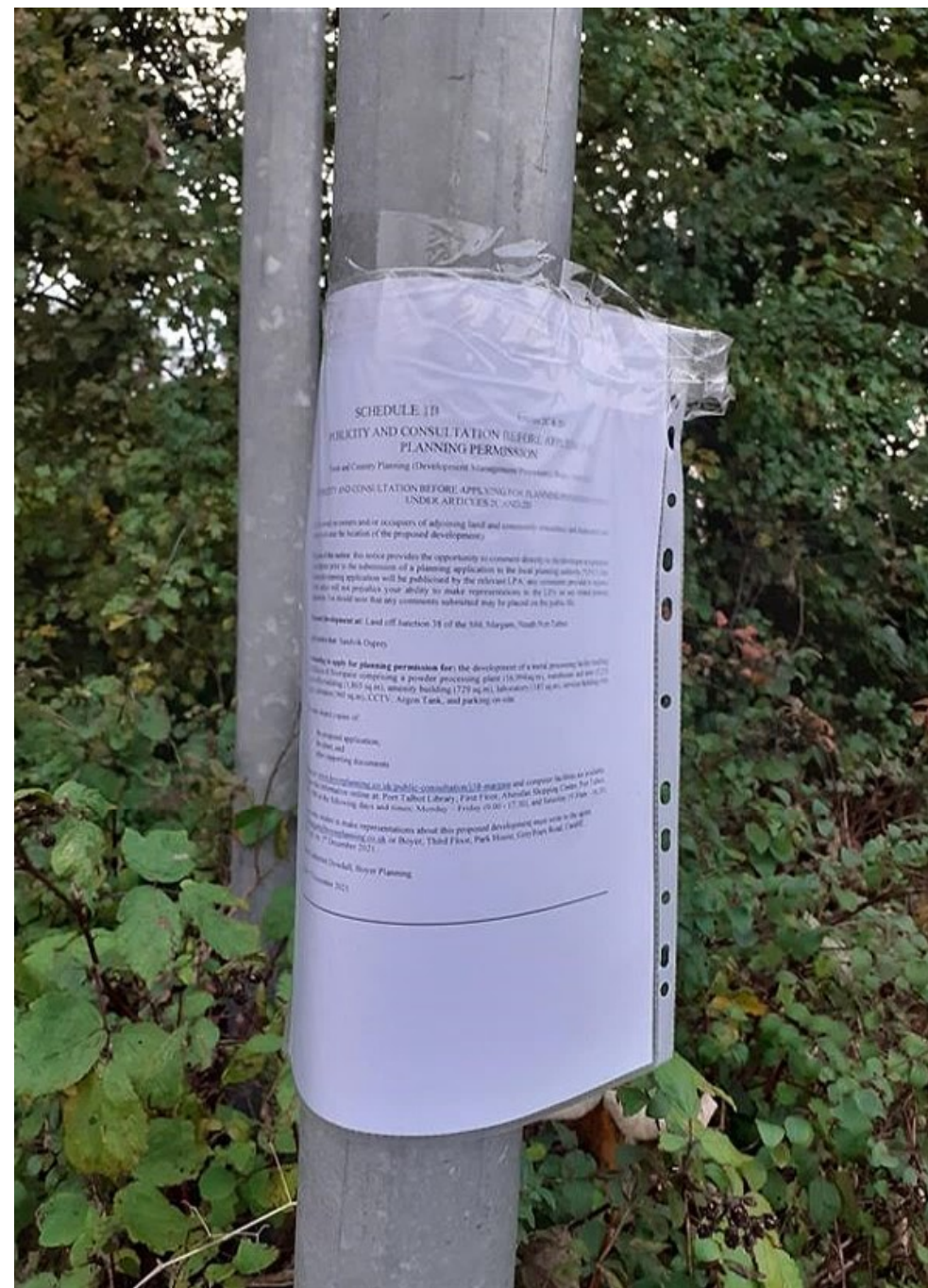
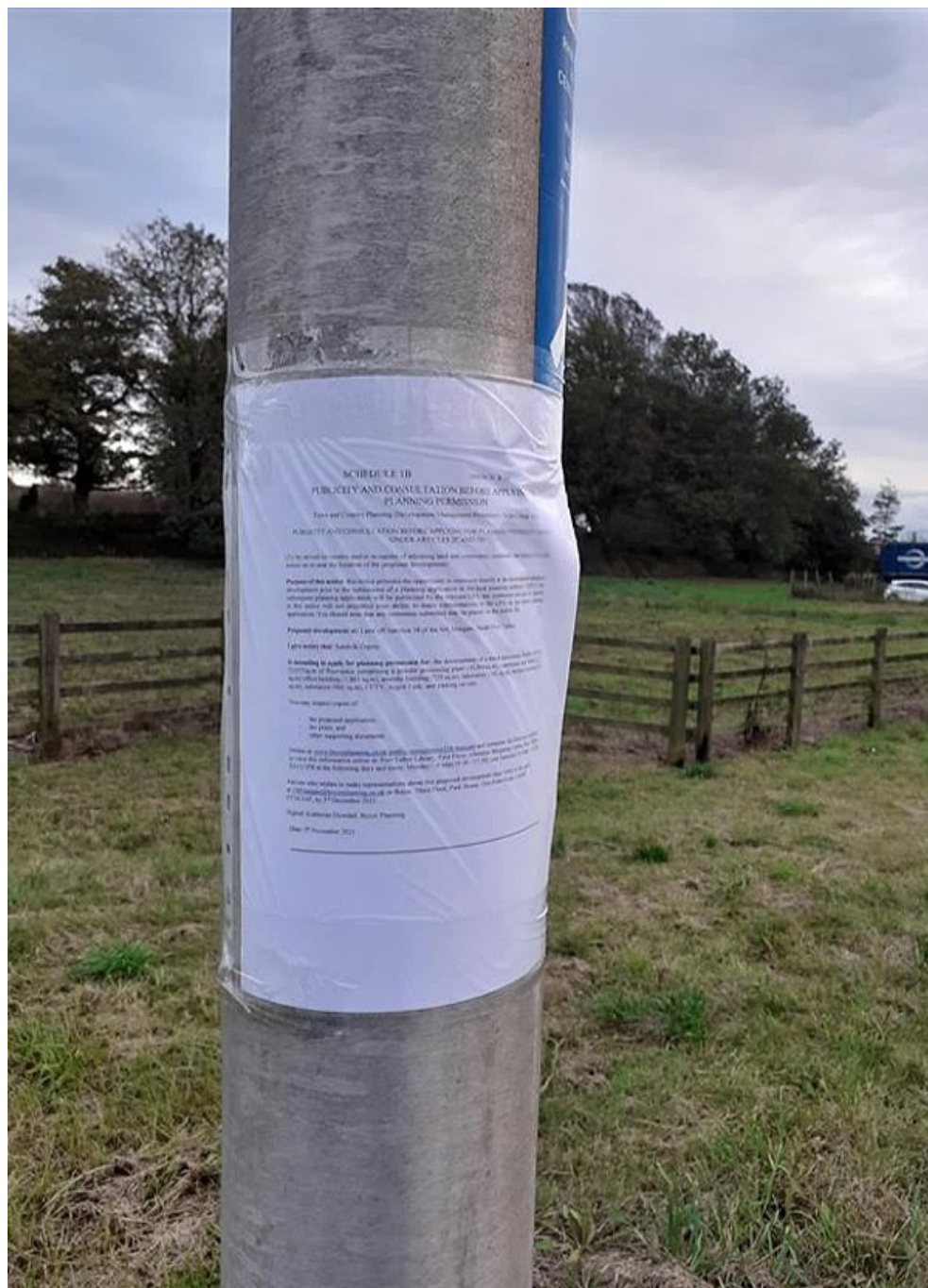
- the proposed application;
- the plans; and
- other supporting documents

Online at: www.boyerplanning.co.uk/public-consultation/38-margam and computer facilities are available to view this information online at: Port Talbot Library, First Floor, Aberafan Shopping Centre, Port Talbot SA1 1PB at the following days and times: Monday – Friday (9.00 - 17.30), and Saturday (9.30am - 1.00pm)

Anyone who wishes to make representations about this proposed development must write to the applicant at 38Margam@boyerplanning.co.uk or Boyer, Third Floor, Park House, Greyfriars Road, Cardiff CF10 3AF, by 3rd December 2021.

Signed: Katherine Dowdall, Boyer Planning

Date: 5th November 2021





APPENDIX TWO – LETTERS AND NOTICES

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 off Junction 38 of the M4, Margam, Neath Port Talbot

I give notice that: Sandvik Osprey

Is intending to apply for planning permission for: the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), CCTV, Argon Tank and parking on-site.

A copy of the proposed application; plans; and other supporting documents can be viewed online at: www.boyerplanning.co.uk/public-consultation/j38-margam

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 J38Margam@boyerplanning.co.uk by 3rd December 2021.

Signed: Katherine Dowdall, Boyer Planning

Date: 5th November 2021

ATODLEN 1C

Erthygl 2D

YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO

RHYBUDD O DAN ERTHYGL 2D

(I'w wasanaethu ar ymgynghorwyr arbenigol, fel yw'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.

Datblygu tir arfaethedig: Tir i'r Gorllewin o Gyffordd 38 yr M4, Margam, Castell-nedd Port Talbot

Rwyf yn hysbysu bod: Sandvik Osprey

Yn bwriadu gwneud cais am ganiatâd cynllunio i: datblygu cyfleuster prosesu metel sy'n dod i gyfanswm o 25,025 metr sgwâr o arwynebedd llawr ac yn cynnwys: gwaith prosesu powdr (16,994 metr sgwâr); warws a storfa (5,251 metr sgwâr); adeilad ar gyfer swyddfa (1,865 metr sgwâr); adeilad amwynder (729 metr sgwâr. m); labordy (185 metr sgwâr); adeilad ar gyfer gwasanaethau (450 metr sgwâr); is-orsaf drydan (960 metr sgwâr); teledu cylch cyfyng; Argon Tank a pharcio ar y safle o Gyffordd J38 o'r M4, Margam.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwillion ar lein at www.boyerplanning.co.uk/public-consultation/j38-margam.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb ymgynghori i J38Margam@boyerplanning.co.uk erbyn 3^{ydd} Rhagfyr, 2021.

Llofnodwyd: Katherine Dowdall, Boyer Planning

Dyddiad: 5^{ed} o Tachwedd 2021

SCHEDULE 1D

Article 2G

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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: Land off Junction 38 of the M4, Margam, Neath Port Talbot

I give notice that: Sandvik Osprey

Is intending to apply for planning permission for: the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), CCTV, Argon Tank, and parking on-site.

You may inspect copies of:

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

Online at: www.boyerplanning.co.uk/public-consultation/j38-margam and computer facilities are available to view this information online at: Port Talbot Library, First Floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB at the following days and times: Monday – Friday (9.00 - 17.30), and Saturday (9.30am - 16.30).

Anyone who wishes to make representations about this proposed development must write to the agent at J38Margam@boyerplanning.co.uk or Boyer, Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF, by 3rd December 2021.

Signed: Katherine Dowdall, Boyer Planning

Date: 5th November 2021

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATAU CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATAU CYNLLUNIO DAN ERTHYGLAU 2C A 2D FEL Y MODDIRIR GAN ERTHYGL 2G

(I'w wasanaethu i berchnogion a / neu ddeiliaid cymdogion tir a chymuned gyfagos; a'u harddangos trwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu'n agos ato)

Diben yr hysbysiad hwn: mae'r rhybudd hwn yn rhoi cyfle i wneud sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd yr ACLI yn cyhoeddu unrhyw gais cynllunio dilynol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r rhybudd hwn yn niweidio'ch gallu i gyflwyno sylwadau pellach i'r ACLI ynghlŷn â unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir unrhyw sylwadau cael ei gyflwyno ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Tir i'r Gorllewin o Gyffordd 38 yr M4, Margam, Castell-nedd Port Talbot

Rwyf yn hysbysebu bod: Sandvik Osprey

Yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

Gallwch archwilio copïau o:

- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Ar-lein yn: www.boyerplanning.co.uk/public-consultation/j38-margam, ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Port Talbot, Llawr Cyntaf, Aberafan Shopping Centre, Port Talbot, SA13 1PB ar y dyddiau a'r amseroedd canlynol: Dydd Llun – Dydd Gwener (9.00 - 17.30), a Dydd Sadwrn (9.00 - 16.30).

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant yn J38Margam@boyerplanning.co.uk neu Boyer, Trydydd Llawr, Park House, Greyfriars Road, Caerdydd, CF10 3AF, gan 3ydd Rhagfyr 2021.

Llofnodwyd: Katherine Dowdall, Boyer Planning

Dyddiad: 5ed o Tachwedd 2021

Agreed Consultation Area:



Date: 5th November 2021
Our Ref: KD/21.8012/PAC

Third Floor, Park House
Greyfriars Road
Cardiff
CF10 3AF

Consultee Name
Email:
Address

T 029 2073 6747
F 029 2073 6631

Dear Sir / Madam,

**Planning (Wales) Act 2015 – Pre-Application Consultation
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)
Land West of Junction 38 of the M4, Margam, Neath Port Talbot**

Our clients, Sandvik Osprey, are proposing to submit a full planning application for the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), Argon tank, CCTV and parking on-site at Land off J38 of the M4, Margam.

In accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the draft application documents are available to view via the web link below for a period of 28 days:

www.boyerplanning.co.uk/public-consultation/j38-margam

You are able to review the application in full and we welcome your comments before the application is submitted. Commenting on the application at this stage does not prejudice your ability to make further comments via the statutory consultation period undertaken by Neath Port Talbot Council once the application has been submitted.

Please provide your comments in writing by 3rd December 2021 either by email to:

J38Margam@boyerplanning.co.uk; or by post to:

Boyer
Third Floor
Park House
Greyfriars Road
Cardiff
CF10 3AF



Dyddiad: 5ed Tachwedd 2021

Annwyl Preswlydd,

**Deddf Cynllunio (Cymru) 2015 - Ymgynghoriad Cyn Ymgeisio
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i
diwygiwyd)
Tir i'r gorllewin o Gyffordd 38 yr M4, Margam, Castell-nedd Port Talbot**

Mae ein cleientiaid, Sandvik Osprey, yn datblygu cyfleuster prosesu metel sy'n dod i gyfanswm o 25,025 metr sgwâr o arwynebedd llawr ac yn cynnwys: gwaith prosesu powdr (16,994 metr sgwâr); warws a storfa (5,251 metr sgwâr); adeilad ar gyfer swyddfa (1,865 metr sgwâr); adeilad amwynder (729 metr sgwâr. m); labordy (185 metr sgwâr); adeilad ar gyfer gwasanaethau (450 metr sgwâr); is-orsaf drydan (960 metr sgwâr); teledu cylch cyfyng; Argon tank, a pharcio ar y safle o Gyffordd J38 o'r M4, Margam.

Yn unol â Deddf Cynllunio (Cymru) 2015 a Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygiwyd), mae'r dogfennau cais drafft ar gael i'w gweld trwy'r ddolen wefan isod am gyfnod o 28 diwrnod:

www.boyerplanning.co.uk/public-consultation/j38-margam

Gallwch adolygu'r cais yn llawn ac rydym yn croesawu eich sylwadau cyn i'r cais gael ei gyflwyno. Nid yw rhoi sylwadau ar y cais ar hyn o bryd yn niweidio'ch gallu i wneud sylwadau pellach trwy'r cyfnod ymgynghori statudol a gynhaliwyd gan Gyngor Castell-nedd Port Talbot ar ôl i'r cais gael ei gyflwyno.

Gallwch rhoi eich sylwadau yn ysgrifenedig erbyn 3^{ydd} Rhagfyr, 2021 naill ai trwy e-bost i:

J38Margam@boyerplanning.co.uk; neu trwy'r post i:

Boyer
Trydydd Llawr
Tŷ'r Parc
Ffordd Greyfriars
Caerdydd
CF10 3AF

Yours sincerely/ Yr eiddoch yn gywir,

Katherine Dowdall
Principal Planner/ prif gynllunydd

Tel/ Ffôn: 07594511255

Email/ E-bost: J38Margam@boyerplanning.co.uk

Boyer

Date: 5th November 2021
Our Ref: KD/21.8012/PAC

Third Floor, Park House
Greyfriars Road
Cardiff
CF10 3AF

T 029 2073 6747

F 029 2073 6631

Dear Resident,

Planning (Wales) Act 2015 – Pre-Application Consultation
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)
Land West of Junction 38 of the M4, Margam, Neath Port Talbot

Our clients, Sandvik Osprey, are proposing to submit a full planning application for the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), Argon Tank, CCTV and parking on-site at Land off J38 of the M4, Margam.

In accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the draft application documents are available to view via the web link below for a period of 28 days:

www.boyerplanning.co.uk/public-consultation/j38-margam

You are able to review the application in full and we welcome your comments before the application is submitted. Commenting on the application at this stage does not prejudice your ability to make further comments via the statutory consultation period undertaken by Neath Port Talbot Council once the application has been submitted.

Please provide your comments in writing by 3rd December 2021 either by email to:

J38Margam@boyerplanning.co.uk; or by post to:

Boyer
Third Floor
Park House
Greyfriars Road
Cardiff
CF10 3AF



Dyddiad: 5ed Tachwedd 2021

Annwyl Preswilydd,

**Deddf Cynllunio (Cymru) 2015 - Ymgynghoriad Cyn Ymgeisio
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i
diwygiwyd)
Tir i'r gorllewin o Gyffordd 38 yr M4, Margam, Castell-nedd Port Talbot**

Mae ein cleientiaid, Sandvik Osprey, yn datblygu cyfleuster prosesu metel sy'n dod i gyfanswm o 25,025 metr sgwâr o arwynebedd llawr ac yn cynnwys: gwaith prosesu powdr (16,994 metr sgwâr); warws a storfa (5,251 metr sgwâr); adeilad ar gyfer swyddfa (1,865 metr sgwâr); adeilad amwynder (729 metr sgwâr. m); labordy (185 metr sgwâr); adeilad ar gyfer gwasanaethau (450 metr sgwâr); is-orsaf drydan (960 metr sgwâr); teledu cylch cyfyng; Argon Tank, a pharcio ar y safle o Gyffordd J38 o'r M4, Margam.

Yn unol â Deddf Cynllunio (Cymru) 2015 a Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygiwyd), mae'r dogfennau cais drafft ar gael i'w gweld trwy'r ddolen wefan isod am gyfnod o 28 diwrnod:

www.boyerplanning.co.uk/public-consultation/j38-margam

Gallwch adolygu'r cais yn llawn ac rydym yn croesawu eich sylwadau cyn i'r cais gael ei gyflwyno. Nid yw rhoi sylwadau ar y cais ar hyn o bryd yn niweidio'ch gallu i wneud sylwadau pellach trwy'r cyfnod ymgynghori statudol a gynhaliwyd gan Gyngor Castell-nedd Port Talbot ar ôl i'r cais gael ei gyflwyno.

Gallwch rhoi eich sylwadau yn ysgrifenedig erbyn 3^{ydd} Rhagfyr, 2021 naill ai trwy e-bost i:

J38Margam@boyerplanning.co.uk; neu trwy'r post i:

Boyer
Trydydd Llawr
Tŷ'r Parc
Ffordd Greyfriars
Caerdydd
CF10 3AF

Yours sincerely/ Yr eiddoch yn gywir,

Katherine Dowdall
Principal Planner/ prif gynllunydd

Tel/ Ffôn: 07594511255

Email/ E-bost: J38Margam@boyerplanning.co.uk

Boyer

APPENDIX THREE – CONSULTATION WEBSITE

J38, M4, Margam, Port Talbot

Sandvik Osprey Ltd are proposing to submit a full application of the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), Argon tank, CCTV and parking on-site at Land off J38 of the M4, Margam.

In accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the draft application documents are available to view on this website for a period of 28 days. You are able to review the application in full and we welcome your comments before the application is submitted. The application documents are available at the link below:

[Application Documents \(view online\)](#)

[Application documents \(ZIP download\)](#)

A future planning application will then be accompanied by a Pre-Application Consultation (PAC) report that reviews the feedback received.

Commenting on the application at this stage does not prejudice your ability to make further comments once a planning application is submitted to Neath Port Talbot County Borough Council.

Please provide your comments in writing by 3rd December 2021 either by email to J38Margam@boyerplanning.co.uk or by post to: Boyer, Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF.

Please let us know if you have any issues in accessing documents or with the consultation timescales.



www.boyerplanning.co.uk/public-consultation/j38-margam

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[SERVICES](#)

[PROJECTS](#)

[NEWS & INTELLIGENCE](#)

[LIFE AT BOYER](#)

J38, M4, Margam, Port Talbot

Sandvik Osprey Ltd are proposing to submit a full application of the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), Argon tank, CCTV and parking on-site at Land off J38 of the M4, Margam.

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A future planning application will then be accompanied by a Pre-Application Consultation (PAC) report that reviews the feedback received.

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Please provide your comments in writing by 3rd December 2021 either by email to J38Margam@boyerplanning.co.uk or by post to: Boyer, Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF.

Please let us know if you have any issues in accessing documents or with the consultation timescales.

APPENDIX FOUR – SPECIALIST CONSULTTEE RESPONSE

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

Katherine Dowdall,
Boyer Planning
Third Floor,
Park House,
Greyfriars Road,
Cardiff,
CF10 3AF.

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

02/12/2021

Annwyl / Dear Ms Dowdall,

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

BWRIAD / PROPOSAL: Development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sq.m) office building (1,865 sq.m), amenity building (729 sq.m), laboratory (185 sq.m), services building (450 sq.m), substation (960 sq.m), CCTV, Argon Tank and parking on-site.

LLEOLIAD / LOCATION: Land off Junction 38 of the M4, Margam, Port Talbot.

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 5 November 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, European Protected Species and Air Quality. 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.

European Protected Species - Bats

We note section 10.130 of the Environmental Statement (ES) prepared by Boyer, November 2021, states 'A small/individual *Pipistrelle* day roost was identified within T422 within the woodland copse, assessed to be of Local importance. This tree will be retained as part of the Proposed Development'. We welcome the retention of the roost.

We are satisfied that 'Tree T409 which has been assessed as moderate potential is to be felled, A soft felling approach (or pre-works potential roost inspection PRF survey) will be undertaken for the removal of this tree to minimise any risks to roosting bats that may be present.

We also welcome that bat boxes will be installed on retained trees as part of the mitigation proposals.

We understand from the masterplan and ES that an access road is in close proximity to a proposed bat house on the adjacent application site (Tyn y Caeau). Mitigation measures as part of the

proposed development will include the sensitive design of site lighting, however no lighting plan has been submitted. The ES identifies the importance of an appropriate lighting design on the bat house *'Inappropriate design of site lighting along this access road may result in habitat fragmentation and disturbance from artificial light spill onto the structure, leading to a significant adverse impact on roosting bat species using the structure'*.

To ensure that the lighting of the site does not compromise the effectiveness of the bat house, and existing commuting and foraging habitat on site, we advise that a lighting plan is included.

The Lighting Plan should include:

- Details of the siting and type of external lighting to be used
- Drawings setting out light spillage in key sensitive areas, in particular the access road in close proximity to the bat house.
- Light modelling images to present the night time effects of lighting on building elevations and ground surfaces from key viewpoints the lighting shall be installed and retained as approved.

Protected Sites: Air Quality

Our comments are in relation to Sites of Special Scientific Interest (SSSI) and National Site Network Sites (formerly the N2K sites). We make no comments that could be used for human health assessment.

The ES has identified Eglwys Nunydd Reservoir SSSI and Kenfig Special Area of Conservation (SAC). We note that the ES does not include any reference to Margam Moors SSSI as highlighted in our response to the scoping report (5 July 2021).

Margam Moors SSSI is mainly a mesotrophic marshy fen meadow and sensitive to aerial pollution, therefore we would also expect this to be assessed fully as part of the ES.

The applicant will need to provide information so the Local Authority can carry out a Habitat Regulation Assessment (HRA) under regulation 63 of the Conservation of Habitats and Species Regulations 2017 prior to the determination of the planning application.

Eglwys Nunydd Reservoir SSSI is designated for winter fowl and we do not consider it will be sensitive to air pollution impacts.

Flood risk

The planning application proposes less vulnerable development (industrial unit). Our Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note 15 (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 a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

The FCA prepared by JBA consulting, October 2021, version 2 shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection on flood risk grounds.

Pollution Prevention

We have reviewed the Construction Environment Management Plan (CEMP) prepared by Tetra Tech, October 2021, and we are satisfied that the plan includes sufficient detail.

Environmental Permit

The activity is likely to require a permit under Environmental Permitting (England and Wales) Regulations 2016 (as amended). Schedule 1 Part 2 is likely to be 2.2 (non-ferrous metals).

We recommend that the Environmental Permit is applied for at the same time as planning permission. This will help the developer and local planning authority to resolve permitting issues at the same time as decision making for the planning process.

An in-combination assessment of emissions may be necessary as there are already permitted Part A(1) activities located in close proximity to the proposed development, including two biomass combustion plants and an integrated steelworks.

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.

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](#).

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

Boyer Planning
Third Floor Park House
Greyfriars Road
Cardiff
CF10 3AF

Date: 19/11/2021
Our Ref: PPA0006245

Dear Ms Dowdall,

Grid Ref: 279266 186259

Site Address: Land West of Junction 38 of the M4, Margam

Development: Article 2D - development

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 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 domestic flows can be accommodated within the public sewerage system. Please note, 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.

However, this site is crossed by a 450mm combined sewer in the eastern portion and rising mains along the southern boundary of the site with their approximate positions 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. Having regard to the 'Overall Site Masterplan' (Drawing No. C02 Rev. C), it appears the proposed development would be situated within the protection zone of the 450mm public combined sewer measured 3 metres either side of the centreline.

Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act and we request that they contact us to discuss and consider possible solutions. In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development.

Turning to surface water drainage, 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'. In this instance we acknowledge receipt of a 'Drainage Strategy Report' (Ref: 20.62) including 'Proposed Storm Drainage Layout' at Appendix C, which indicate proposals to dispose surface water flows into culverts crossing the site and in principle we offer no objection subject to determination by Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB). 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.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. 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 Gravity 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 TREATMENT

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



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.

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.

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

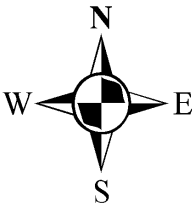
Enc. Sewer plan
Water plan

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.



Dŵr Cymru
Welsh Water

PPA0006245



LEGEND(Representative of most common features)

Waste network:			
Foul chamber	Surface water chamber	Combined chamber	Combined sewer overflow
Special purpose chamber	Treatment works	Pumping station	NB: Sewer symbol colour indicates the type.
Outfall	Lamphole	Storm Overflow	Rising main
Gravity sewer	Private sewer	Private sewer subject to Sect. 104 adoption agreement	Private Sewer Transfer
Lateral Drain	Inspection Chamber		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 279237,186297
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 19 Nov 2021

PPA0006245

6m easement on 12" trunk main

CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: West of Junction 38 of the M4, Margam

Date: 19.11.2021

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance as **above** from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.



Dŵr Cymru
Welsh Water

PPA0006245



LEGEND

Clean network:

- Sluice valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve

- Stop tap
- Water Treatment Works
- Water Pumping Station
- Existing main
- Non-operational main
- Raw Water

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

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Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 19 Nov 2021



Llywodraeth Cymru
Welsh Government

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

Boyer Planning

By email:
J38Margam@boyerplanning.co.uk

Eich cyfeirnod
Your reference

KD/21.8012/PAC

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

26 November 2021

Llinell uniongyrchol
Direct line

03000 256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Metal processing facility, Land off Junction 38 of the M4, Margam, Neath Port Talbot

Thank you for your letter of 5 November 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 assessment of the pre-application is given below.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic park and garden listed in our assessment of the application below

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM005 Margam Abbey
GM011 Margam Inscribed & Sculptured Stones
GM056 Danish Camp
GM159 Ergyd Uchaf Round Barrow
GM160 Ergyd Isaf Round Barrows
GM162 Mynydd y Castell Camp
GM163 Hen Eglwys
GM179 Ty'n-y-Cellar Standing Stone
GM477 Half Moon Camp
GM488 Chain Home Low Radar Station, Margam

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



GM545 Margam Medieval Bath House

Registered Parks and Gardens:

PGW(Gm)52(NEP) Margam Park (grade I)

This planning application is for a metal processing facility on land west of Junction 38 of the M4, Margam.

The application will be accompanied by a Historic Environment Desk-Based Assessment prepared by Cotswold Archaeology. This work has considered the effect of the proposed development on the above designated historic assets and concluded that whilst there will be visual changes in the views from some of them, this will not affect the way that they are experienced, understood and appreciated. Consequently, there will be no demonstrable harm caused to their settings. We concur with this conclusion

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,

Laura Cooper
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.



The Coal
Authority



INVESTOR IN PEOPLE



RTPI

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For the attention of: Ms K Dowdall – Principal Planner
Boyer Planning

[By Email: J38Margam@boyerplanning.co.uk]

24 November 2021

Dear Ms Dowdall

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

For the development of a metal processing facility totalling 25,025sq.m of floorspace comprising a powder processing plant (16,994sq.m), warehouse and store (5,251 sqm) office building (1,865 sqm), amenity building (729 sqm), laboratory (185 sqm), services building (450 sqm), substation (960 sqm), CCTV, Argon Tank and parking on-site; Land off Junction 38 of the M4, Margam, Neath Port Talbot

Thank you for your notification of 08 November 2021 seeking the views of The Coal Authority on the pre-application enquiry.

I have checked the location plan and I can confirm that parts of the site fall within the defined Development High Risk Area. Our records indicate that coal seams of workable thickness outcrop within the site and surrounding area that may have been historically worked at shallow depths beneath the site.

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.

We are pleased to note that a Coal Mining Risk Assessment, dated 08 September 2021 has been commissioned and which has been prepared by suitably qualified and experienced body (Terra Firma (Wales) Ltd). Accordingly, as part of the supporting documentation submitted in support of any formal planning application for the

redevelopment of this site, the applicant will need to provide the Local Planning Authority (LPA) with the above document and the LPA will seek our comments as part of the planning consultation process: Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Article 14, Schedule 4(i).

I hope that this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

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.

From: Rob Dunning <Rob@ggat.org.uk>
Sent: 11 November 2021 10:46
To: Katherine Dowdall <KatherineDowdall@boverplanning.co.uk>
Subject: RE: Land off Junction 38 of the M4, Margam - Pre-Application Consultation

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Dear Katherine,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the compilation of an Historic Environment Desk-based Assessment by Cotswold Archaeology (Report no. CR0811_2, dated September 2021). The document identifies that there is a Post-medieval structure, important hedgerows, a potential hollow-way, linear features (possible agricultural activity), peat deposits at approximately 1.5m below ground level, as well as possible for currently unknown Roman or medieval features.

It is currently proposed to retain the structure and hedgerows *in-situ*. However, there remains the possibility of encountering archaeological remains during the application. As a result, should a similar application to the one you have outlined be submitted we would likely recommend a condition requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI) detailing a programme of archaeological programme of works.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCifA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

e-mail rob@ggat.org.uk
web www.ggat.org.uk

If you are not the intended recipient or an employee or agent responsible for delivering the message any disclosure, copying, distribution or any action taken in reliance upon it is unauthorised and maybe unlawful.

Dear Katherine

Thank you for your enquiry.

HSE's pre-application advice with respect to land use planning is only required where a development lays wholly or partially within a HSE consultation distance. HSE's land use planning web app can be used to establish if the proposed development site is within such a consultation distance and this element can be obtained with no cost.

The Land Use Planning web app can be found here: <https://pa.hsl.gov.uk/>

To register to use the web app you will need to reply to this email with the following information:

- Organisation name;
- Organisation address;
- Organisation telephone;
- Group Administrator Email address (main contact for use of the Web App);
- Group Administrator title;
- Group Administrator first name;
- Group Administrator surname;

We will then be able to set you up to use the web app. You will then be able to plot your development land to identify whether the site falls within a HSE consultation zone, if it does fall within a HSE consultation zone then forward the output pdf received and we will then provide you with a credit for each pre-application consultation required, so that you may then obtain our formal pre-application advice, again via the web app i.e. Phase 2.

Should you have any queries, please do not hesitate to contact us.

Regards

Kate Wagner

HSE's Land Use Planning Support Team
HSE Science and Research Centre
Harpur Hill, Buxton, Derbyshire, SK17 9JN

Dear Katherine

You would not need to reconsult us through the web app if the details of the application remain the same. The redline site boundary and the details that you have entered into the web app regarding the types of development.

If, however, there have been changes then you do need to reconsult us. If this is the case please let me know and I can put another credit onto your web app account to allow you to reconsult us.

If you have any further questions, please contact me.

Regards

Kate

HSE's Land Use Planning Support Team
HSE Science and Research Centre
Harpur Hill, Buxton, Derbyshire, SK17 9JN

Find out how HSE is Helping Great Britain work well
For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

PRE APPLICATION – HIGHWAY AND DRAINAGE OBSERVATIONS

PRE APPLICATION NO: P/4/21/0019/00 – Q2021/0139
APPLICANT: BOYER PLANNING – SIMON BARRY
LOCATION: LAND OFF J38 OF THE M4, MARGAM, PORT TALBOT
PROPOSAL: DEVELOPMENT OF A METAL PROCESSING FACILITY

The Highway Authority, in responding to the above pre 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	☐
SAB (SAB approval is required)	☒

MY HIGHWAY AND DRAINAGE OBSERVATIONS ON THIS PRE APPLICATION PROPOSAL ARE AS FOLLOWS:-

No highway/drainage objection in principle to the proposal submitted, 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 – Guide to the Layout of Development Roads.**
- **Planning Policy Wales Technical Advice Note 18: Transport.**
- **Welsh Government Document – Recommended Non Statutory Standards for Sustainable Drainage (Jan 2016).**
- **Planning Policy Wales, Edition 11 and Future Wales – The National Plan 2040.**

Highway Comments

1. Travel Assessment (28th Oct 2021- ref: C21052/TA01):-
 - Committed development has been mentioned within the study, however I believe there is more than just one application in the area – details of land and areas of committed development can be provided via planning (Nicola Lake).
 - Awaiting comments from Welsh Government regarding any impact upon J38 M4.
 - Noted the consideration of active travel.
 - Page 31(7. Future Year Traffic Flows) provide baseline traffic flows over a period of 5 years using TEMPRO which is fine, however Welsh Government guidelines (TAN 18) requires future traffic flow assessment up to 15 years.
 - Additional assessment is required by the Local Authority on TRICS however we don't perceive any issues with the trip rates.
 - RFC are below 0.85. Which is to be expected at this location having been assisted by the new harbour way highway, and we are comfortable that the existing highway network can accommodate these traffic flows.
2. Travel Plan C21052/TP01(26th Oct 2021) - page 12 (item 2.4.4 states that parking space are to be 2.4m by 4.8m – the council parking standards requires parking spaces to be 2.6m by 4.8m. other than that TP is acceptable.
3. CEMP (Version 1 – Oct 2021) – page 18 (4.3.7 Drainage) refers Surface water being dealt with via engineered drainage systems that would direct run-off into discharge points such as attenuation tanks or infiltration systems etc. we would require a phase approached to the surface water management on site during construction and provision in place compliance with SABs to mitigate any contamination and localised flooding nuisance.
4. Lighting scheme for both within the site and any alteration to existing lighting system on the un-adopted and adopted highway is to be submitted for approval.
5. As stated in the submitted ES Scoping – Transport document, there will be a requirement for a Transport Assessment/Statement to be submitted along with a Travel Plan in accordance with Welsh Government Policy Tan 18.
6. The proposed access road which links the site to the A48 and A4241 at Harbour Way is currently private. However, it is at the very early stages of the adoption process. Therefore, the proposed tie in for the new access road within the site shall be constructed to the same standard as the existing spur.
7. The access road width within the site shall be consistent with the existing spur road at 7.3 metres in width. Pedestrian connectivity through the site shall be provided by footways with a minimum width of 2 metres either side of the carriageway. Any proposed combined cycle/footways should have a minimum width of 3 metres.
8. Prior to commencement of development, full construction details including specification, calculations and method statements of any highway retaining

walls shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved detail.

9. The access leading to the “Western Bio Energy Power Station is very narrow and would require widening to accommodate delivery vehicles.
10. New access shall be subject to vehicular visibility splays compliant with TAN 18.
11. No development shall take place to construct of the highway or dwellings until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:
 - a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - e. wheel washing facilities
 - f. measures to control the emission of dust and dirt during construction
 - g. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - h. scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
 - i. The Construction Method Statement shall be signed by a competent person(s).

The approved Statement shall be adhered to throughout the construction period.

12. All works to be constructed on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with HD19/03 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

Parking Provision

The parking provision shall be in line with the current SPG - Neath Port Talbot County Borough Council - Parking Standards (Oct 2016). Disabled parking shall be provided as recommended at 5% of the total parking capacity. Parking blocks shall have a minimum reversing/manoeuvring distance of 6m between blocks. Cycle stands shall also be provided along with 10% of the overall parking allocation being provided with electric charging points. The service yard area shall have a minimum operational turning/manoeuvring area equal to 10% of the gross floor area of the production building.

Active Travel

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, 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

Drainage Comments

1. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
2. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
3. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
4. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
5. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

SAB Requirements

It is noted that SuDS components are proposed for this development, however it is recommended that a SAB preliminary application be submitted the same time as the planning process to ensure consistency in respect of layout and land use.

Prior to any work commencing on site, a SAB Application is to be submitted and approved by the SuDS Approving Body.

SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/17534>

Any existing on site infrastructure should be considered in SuDS design to find the most effective solution. It is important to understand the location and capacity of existing drainage to determine what infrastructure should be reused in the SuDS scheme. Other buried infrastructure, such as utilities, will need to be located and considered in the SuDS design. Using SuDS such as permeable paving and bio retention should be avoided in major service strips, as access will require disturbance and rebuilding of the SuDS system, but compatibility can be achieved by constructing dedicated and well-marked service strips that are designed with access in mind.

Please note the balancing pond located opposite the proposed site was designed to receive the highway water run-off from Harbour Way only. Therefore, a totally separate assessment is to be provided as part of the SAB Application which will be required for this development.

Neath Port Talbot County Borough Council offer a SAB pre application service, it is highly recommended that this route is explored prior to the submission of a full SAB application.

DRAINAGE NOTE TO APPLICANT

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved.

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab .

Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Development Management Engineer, Mr Justin Griffiths at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686397 e-mail j.griffiths4@npt.gov.uk). Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mr Justin W. Griffiths SAB & Highway Development Control Manager (Tel: 01639 686397 or email j.griffiths4@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

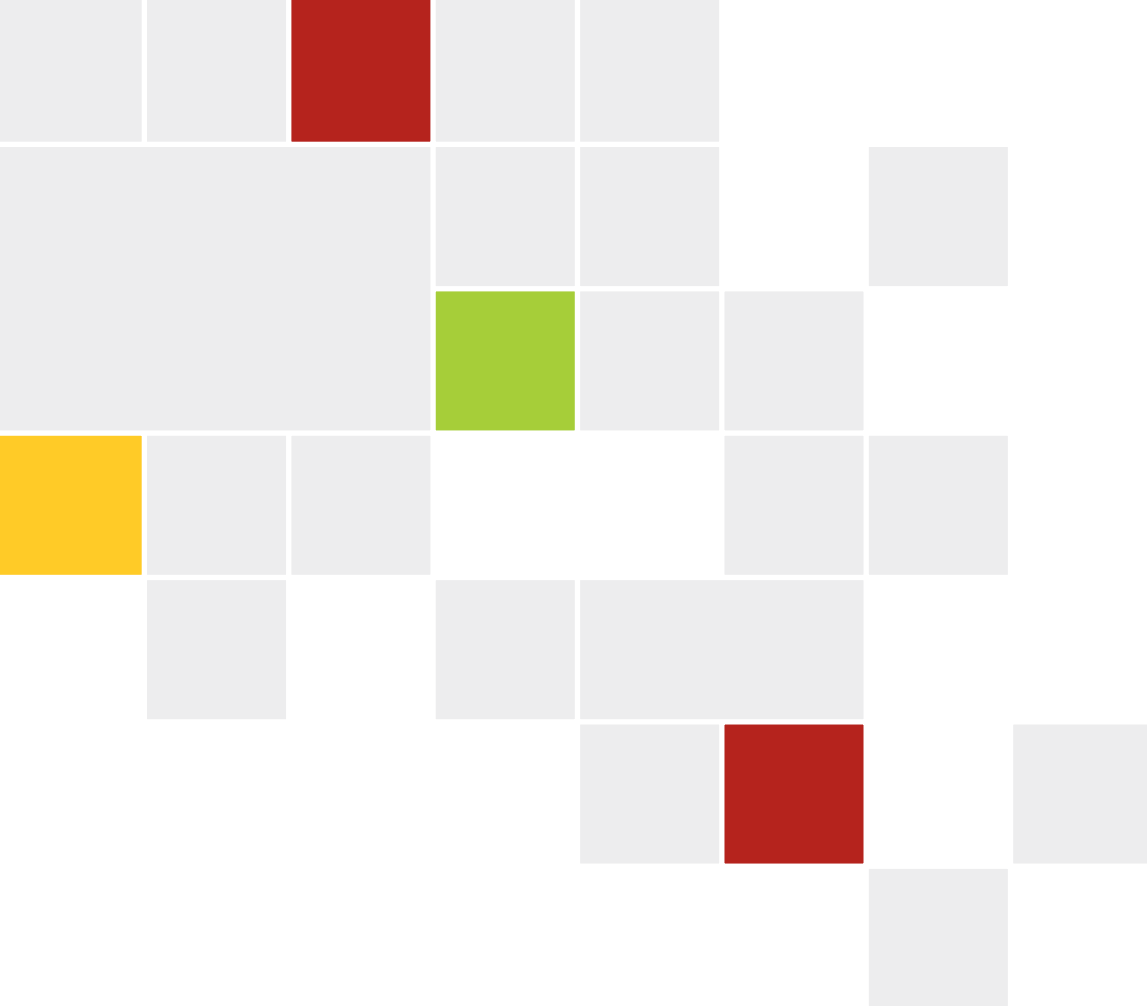
These observations provided are without prejudice and based upon the information provided at the preliminary stage. However, should further or additional details be submitted thereafter, our observations may change to reflect this information?

SIGNED: *Joanna Weeks*

DATE: 10th December 2021

HEAD OF ENGINEERING & TRANSPORT

Pre Application No: P421001900-Q2021.0139JW



Boyer

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