
Pre-Application Consultation Report

Coed Darcy, Former Oil Refinery
Llandarcy
Neath

Pre-Application Consultation Report

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1. Introduction

- 1.1. This Pre-Application Consultation Report has been prepared on behalf of St. Modwen Developments Ltd. to accompany a new outline planning application for land at Coed Darcy, Llandarcy, Neath. The description of development is as follows:

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

- 1.2. This Pre-Application Consultation Report and the consultation process has been undertaken in accordance with legislation contained within the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the “DMPWO”), an updated subordinate of the Planning (Wales) Act 2015.
- 1.3. The legislation requires all applicants of major developments to undertake a statutory Pre-Application Consultation, making available a final draft version of the application at least 28 days before the submission of the formal planning application. The draft application should be made available to specialist consultees, community consultees and members of the public through the sending of letters and display of site notices.
- 1.4. The Town and Country Planning (Development Management Procedure)(Wales) Order 2012 defines major development as developments of more than 10 units or on sites over 0.5ha, the provision of buildings with a floorspace in excess of 1,000sqm, development on a site with an area of over 1ha or the winning and working of materials. The application meets the criteria defined as major development and therefore the legislative requirements apply.
- 1.5. Having undertaken Pre-Application Consultation, applicants are then required to produce, and submit as part of the application, a Pre-Application Consultation Report which includes:
- Information about the method of public notification and how both community consultees and specialist consultees were made aware of the application.
 - A copy of the notice given to owners and occupiers of adjoining land.
 - A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements.
 - Copies of all notices provided to councillors, town and community councils and specialist consultees.
 - A list of addresses that notices were served.

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- A summary of issues raised in response to the statutory publicity (responses from members of the public), an overview of whether these issues have been addressed and, if so, how they have been addressed.
- Copies of responses received from specialist and statutory consultees with an explanation of how each response has been addressed.

1.6. The Planning Applications (Temporary Modifications and Disapplication) (No.3) (Wales) (Coronavirus) Order 2020 ended on Friday 8 October 2021. The temporary modifications were put in place to safely manage the public consultation process as part of the on-going response to COVID-19. With restrictions on travel, stay-at-home advice and non-essential public buildings being closed, applicants were granted the ability to host the pre-application process and all associated documentation online. With the temporary modifications ending on the 8th October, this preceded and so did not apply to this Pre-Application Consultation.

2. Planning Policy and Guidance

Planning Policy Wales (PPW) Edition 11 (February 2021)

- 2.1. As well as setting out the land use planning policies and planning framework of the Welsh Government, PPW also encourages action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider and sustainable development approach as enshrined in the Well-being of Future Generations Act and five-ways of working (involvement, collaboration, integration, prevention and long term factors).
- 2.2. Further advice within PPW on managing consultation in the planning process is defined as follows:
- **Managing New Development** (Paragraph 1.30) - “It is led by the planning authority, working collaboratively with those proposing developments and other stakeholders including the local community. It must be undertaken in the spirit of partnership and inclusiveness (using the five ways of working) and supports the delivery of key priorities and outcomes (contributing to improving the social, economic, environmental and cultural well-being.”
 - **Maximising Well-being and Creating Sustainable Places through Placemaking** (Paragraph 2.6) – “Sustainable placemaking is an inclusive process, involving all of those with a professional or personal interest in the built and natural environment”.
 - **National Sustainable Placemaking Outcomes** (Paragraph 2.16) – “It is crucial when, in developing plans, planning authorities engage with people in their own communities, facilitating a collective, participatory process which focuses on achieving sustainable places. This requires engagement which goes beyond the statutory minimum for consultation set out in planning legislation ...”

Pre-application Community Consultation: Best Practise Guidance for Developers, Welsh Government (November 2021)

- 2.3. Formally named ‘Realising the Potential of Pre-Application Discussions’, this guidance note from Welsh Government has been recently updated to provide high-level advice to developers carrying out statutory pre-application consultation on major development planning applications in Wales. The document represents the current considered views of the Welsh Government, providing examples and advice to developers and should be considered alongside all relevant legislation and guidance.

3. Overview of Pre-Application Consultation

- 3.1. This section details how the Pre-Application Consultation was undertaken with reference to the legislative requirements.

Public Notification

- 3.2. Part 1A, Paragraph 2C (1) (a) of the DMPWO states that that applicant must publicise the proposed application by:

Giving requisite notice:

- By site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and
- In writing to any owner or occupier of any land adjoining the land to which the proposed application relates.

- 3.3. A Land Registry search was undertaken to determine a list of owners and occupiers of adjoining land and buildings. Added to this were the residents of the relevant residential properties. A list of surrounding land owners to which owner / occupier letters were sent to is included as **Appendix 1**.

- 3.4. A copy of the cover letter sent to the owners of adjoining land is included as **Appendix 2**. A copy of the notice sent through is included at **Appendix 3**. The letters and notices were sent via first class post on 12th October 2021.

- 3.5. Circular 32/92 sets out the principles of 'Publicity for Planning Applications'. Site notices should be displayed on or near the site. They should be visible and legible to anyone passing by without the need to enter the site to read (if applicable). A large site, bounded by several roads and footpaths, or with more than one frontage will require more than one notice. The site notice is required to contain all the information set out in the form contained in Schedule 1B to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"). A Welsh language version of the form is provided in the Welsh version of the Order.

- 3.6. In accordance with this guidance, 18 site notices were displayed close to the application site on 12th October 2021. A copy of the site notice is included as **Appendix 3**. Included at **Appendix 4** is a declaration confirming that the site notice was displayed in accordance with the statutory requirements alongside photographs of the notices in situ.

- 3.7. A notice was also displayed in the community notice board which is located in a central part of the existing housing development where Lon y Grug meets Pen Y Graig.

Publication of the Draft Planning Application

- 3.8. Part 1A, Paragraph 2C (1) (b) of the DMPWO states that that applicant must publicise the proposed application by:

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3.9. Making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in sub-paragraph (a) or article 2D (2) are given:

- Any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required;
- A plan which identifies the land to which the proposed application relates;
- Any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;
- The design and access statement; and
- Any particulars or evidence required by the local planning authority.

3.10. A full online copy of the draft planning application was made available on a hosted Savills webpage for the duration of the 28 day consultation. Even though the consultation has now closed, the website can still be viewed here:

https://sites.savills.com/Coed_Darcy/en/page_159110.php

3.11. The following documents were made available:

- Draft planning application form
- Planning Statement (including Statement of Community Involvement)
- Site location/boundary plan (ref: 21009(05) 100 C);
- Northern site access drawing (ref 510423/M4J43/209/200)
- Parameter plans:
 - Land Use Plan (ref: 21009(05) 200 C)
 - Scale and Massing Plan (ref: ref: 21009(05) 201 B)
 - Movement Plan (ref: 21009(05) 202 C)
 - Illustrative Masterplan (ref:21009(05) 104 C)
- Green Infrastructure Plan (ref: 2180801-SBC-00-XX-DR-L-101-PR08);
- Drainage Strategy Plans
- Design & Access Statement
- Transport Assessment
- Framework Travel Plan
- Flood Consequences Assessment and Drainage Strategy
- Energy Strategy
- Employment Report
- Shadow Habitats Regulation Assessment
- Topographical survey
- Arboricultural Report
- Non-Technical Summary
- Chapter 1: Introduction
- Chapter 2: The Site
- Chapter 3: Proposed Development

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- Chapter 4: Approach
- Chapter 5: Transport & Travel
- Chapter 6: Air Quality
- Chapter 7: Noise
- Chapter 8: Ground Conditions
- Chapter 9: Water Environment
- Chapter 10: Biodiversity
- Chapter 11: Landscape & Visual Impact
- Chapter 12: Climate Change
- Chapter 13: Socioeconomics
- Chapter 14: Proposed Mitigation & Residual Effects
- Appendix 1.1: Statement of Competence
- Appendix 4.1: Scoping opinion Appendix 7.1 – Glossary of Acoustic Terminology
- Appendix 6.1: Summary of Modelled Traffic Data
- Appendix 6.2: Modelled Receptors
- Appendix 6.3: Verification
- Appendix 7.1: Glossary of Acoustic Terminology
- Appendix 8.1: Risk estimation – classification of probability
- Appendix 8.2: Ground Conditions - Criteria for classifying the value and / or sensitivity of environmental resources/receptors
- Appendix 8.3: Ground Conditions - Land Contamination Baseline Conceptual Site Model and Preliminary Qualitative Risk Assessment
- Appendix 8.4: CSMs
- Appendix 9.1: Flood Consequences Assessment and Drainage Strategy
- Appendix 10.1: MAGIC Map
- Appendix 10.2: Terrestrial Invertebrate Survey Report
- Appendix 10.3: 2005 ES Chapter 16, ES Appendix 16.A, Ecological Management Plan
- Appendix 10.4a: Plan of photograph locations
- Appendix 10.4b: Photographs of the Site
- Appendix 10.5: GCN Survey Results 2021
- Appendix 10.6: Green Infrastructure Landscape Plan
- Appendix 10.7: Draft Landscape and Ecology Management Plan
- Appendix 10.8: Example of Bat Boxes
- Appendix 10.9: Example of Bird Boxes
- Appendix 11.1: Landmap Character Areas
- Appendix 12.1: Greenhouse Gas Emissions
- Appendix 12.2: CCRA
- ES Figures

3.12. A full hard copy of the draft planning application was placed at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath, SA10 6LH. This was available to view for the duration of the 28 day consultation and for a number of days afterwards.

3.13. The notice letters to owners / occupiers of adjoining land, letters to Community Consultees, letters to

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Specialist Consultees and the site notices stated that:

'You are able to view the application online at https://sites.savills.com/Coed_Darcy/ or a paper copy is available at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath, SA10 6LH.'

- 3.14. All of the notices provided the email and postal address for Savills to which any comments should be sent directly to:

'Anyone who wishes to make representations about this proposed development must write to the agent at: planningconsultation@savills.com or (by post) Planning Consultations, Savills, 2 Kingsway, Cardiff, CF10 3FD by 10th November 2021.'

Community Consultees

- 3.15. Part 1A, Paragraph 2D of the DMPWO refers to 'Consultation before applying for planning permission'. This requires the applicant to have engaged with any community consultees (such as local/community/ward Councillors) and given requisite notice in writing of the proposed application.
- 3.16. As a responsible developer, St. Modwen Developments Ltd. has gone over and above the statutory pre-application consultation requirements. Prior to the PAC consultation taking place, a Working Group has been formed of Phase 1 residents that meet quarterly with St. Modwen Developments Ltd. together with First Port and a local ward Councillor. The Working Group was integral to the organisation of the drop-in community consultation events at which the emerging masterplan proposals were discussed for initial feedback and was also notified when the formal consultation process was about to commence.
- 3.17. Drop-in sessions took place within the existing retail unit of the Phase 1 development on:
- 29th July between 3 and 7pm
 - 3rd August between 4 and 7pm
- 3.18. At the drop-in sessions, members of the applicant's team and a member of their appointed planning consultancy team from Savills were available to discuss the proposals with local residents. Boards displayed the progression of the scheme and indicative masterplan for discussion.
- 3.19. The sessions were advertised on the applicant's website, via the Management Company for phase 1 and a letter was posted to every resident in phase 1. It is estimated that 60+ households attended and to date, 12 feedback forms have been received. Since this did not form part of the statutory PAC process, details are instead provided in the Planning Statement accompanying the application.
- 3.20. Separate to these events, regular meetings have taken place with the Working Group which is made up of Phase 1 residents and a local Councillor representing Coedffranc West ward.
- 3.21. Local ward members (Councillor Helen Clarke and Councillor Peter Wingrave) were informed of the developing proposals during the pre-application process. Both Members were present at a presentation given to the Coedffranc Town Council on the 22nd October 2021 to discuss the new masterplan and

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forthcoming PAC process. A copy of the presentation is included in **Appendix 6**.

- 3.22. A copy of the letter sent to community consultees is included at **Appendix 2** with the notice included in **Appendix 3**.
- 3.23. Following completion of the PAC consultation period it became apparent that two specific bodies had not been directly informed of the consultation – the Coombe Tennant Estate and the BP Llandarcy Bowls Club. In order to ensure a comprehensive PAC process, the consultation website was left open and contact was made with these consultees inviting a response. No substantive comments were provided by the Coombe Tennant Estate during the 28 period, however, a request was made for a meeting to discuss the proposals. This meeting, which falls outside of the PAC process and window, is currently being arranged. A response was provided by the BP Llandarcy Bowls Club and this has been incorporated into the PAC Report.

Specialist Consultees

- 3.24. Part 1A, Paragraph 2D of the DMPWO requires the applicant to have engaged with any specialist consultees. Schedule 4 of the DMPWO explains in which cases specialist consultees should be informed. Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee notice in writing of the proposed application, enclose relevant information or a link to access the information and allow 28 days for the specialist consultee to respond.
- 3.25. In line with Schedule 4, letters were sent to the following specialist consultees on 12th October 2021:
- Dwr Cymru Welsh Water;
 - Natural Resources Wales;
 - Sports Wales;
 - CADW;
 - The Local Highways Authority; and
 - The Local Authority.

A copy of full responses from specialist consultees is included at **Appendix 5**.

Design Commission for Wales (DCfW)

- 3.26. Whilst not a statutorily defined specialist consultee in the planning application, it is nevertheless notable that the emerging proposals have been reviewed on two occasions by the DCfW. In order to differentiate between those comments provided through the PAC process and those of the DCfW, a summary of their comments and the response has been appended to this Report at **Appendix 7**.

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- 3.27. Part 1A, Paragraph 2F of the DMPWO states that where an applicant has been required to carry out pre-application consultation and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of:

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Requirement	PAC Report Cross-Reference
(a) How the applicant complied with section 61Z of the 1990 Act	This is demonstrated in this report
(b) Any response to the consultation from any person consulted under section 61Z (3) or (4) of the 1990 Act;	See section 4 and Appendix 5 of this Report
(c) The account taken of those responses and including:	
a. a copy of the notice referred to in article 2C(1)(a)(i);	See Appendix 3 of this Report
b. a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article	See Appendix 4 of this Report
c. a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons	See Appendix 1 of this Report
d. copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	See section 3 and Appendix 3 of this Report
e. a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how;	See section 4 and Appendix 5 of this Report
f. copies of all responses received from specialist consultees with an explanation of the account taken of each response	See Appendix 5 of this Report

4. Response to Notifications and Consultation

- 4.1. This section of the Pre-Application Consultation Report summarises all responses received through public notification and consultation process undertaken.
- 4.2. A copy of full responses from specialist and statutory consultees is included at **Appendix 5** with a summary in the table below:

Respondent	Summary of Response	St. Modwen Developments Ltd. comments
NRW	Asked for an extension of time until 17th November. A LEMP will need to be included with the planning application. An overarching great crested newt long term conservation strategy is prepared that covers the entirety of land at Coed Darcy. Further information about the buildings should be provided to support the conclusion within the ES that these buildings were unsuitable for roosting by bats. A drawing showing intended dark corridors and text setting out the principles of a lighting scheme is included in your formal submission for planning consent. Concern about the presence of ground and winter nesting birds. Details of the proposed foul drainage arrangements should be provided within any future planning submission as the Local Planning Authority will need to be satisfied that there is sufficient capacity within the system to accommodate any additional loading from the proposed development. A number of planning conditions are suggested.	Request for extension noted. The comments provided after the PAC period had finished have been addressed as far as possible at this stage. NRW will have another chance to comment on the proposals when the outline planning application is submitted. A LEMP will be included with the planning application. An addendum to the ES chapter to provide further survey work on the great crested newt population could be submitted once the application is running. NRW will have another chance to make these comments. Further information about the buildings and bat roosting can be provided during the application process. An inset plan which shows the dark corridors is included on the Green Infrastructure Masterplan submitted with the planning application. Ecology Solutions maintain that the site is sub optimal for birds but to further confirm this, a partial suite of surveys have been commissioned to take place in December 2021, January and February 2022. Comments noted. Discussions have taken place with Welsh Water and information will be submitted with the planning application. These will be agreed in collaboration with the local planning authority during the application process.
The Canal and River Trust	No comment.	No action required.
The Coal Authority	Any planning application for the proposed development should be supported by a Coal Mining Risk Assessment, or an equivalent report. This document should	Comment noted.

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	demonstrate to the LPA that the site is, or can be made, safe, stable and suitable for the proposed development. Chapter 8 of the ES does not provide the required detailed assessment of the safety and stability risks posed by coal mining legacy to development at the site. However, it signposts a Phase 1 Geo-environmental Desk Study (October 2021), which has been prepared by PJA and which provides further detail regarding site conditions. We have been unable to locate a copy of the Phase 1 report, but we assume that it provides an assessment of the risk posed to the proposed development by coal mining legacy and includes details of the previous investigations referred to in the ES. Noted that from the Illustrative Masterplan, it would appear that the majority of coal mining legacy features will be accommodated in areas of landscaping or parts of the site where it would appear that no new built development is proposed. However, we wish to highlight that the plotted position of shaft 272196-001 lies within the primary vehicle access into the site. Providing that the Phase 1 Geo-environmental Desk Study provides an appropriate assessment of the safety and stability risks posed to the proposed development by coal mining legacy and forms part of the planning submission, the Coal Authority is unlikely to object to the application. However, it may be the case that we make recommendations to the LPA that conditions should be imposed on any permission granted to secure the further investigation / remediation of coal mining legacy, as necessary. It should be noted that where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has	A Coal Mining Risk Assessment (CMRA) is currently being produced and will be submitted with the planning application.
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	been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.	
Welsh Water	Hydraulic Modelling Assessment is required to understand the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate your development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network. 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).	Comments noted. Further meetings have taken place with Welsh Water since this PAC response was issued. It was agreed that it is unlikely that a Hydraulic Modelling Assessment will be required. Welsh Water will be consulted again during the planning application process.
Network Rail	Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission. Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before	Comments noted. Should planning permission be granted the applicants with liaise with the Asset Protection team as required.

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	works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk .	
Welsh Government Highways	In terms of the scoped area, there is a lack of evidence provided with regard to queue lengths etc on the Welsh Government slips and sections of infrastructure. The appendices and outputs referred to do not appear to be not included in the submitted details. Please can you arrange for us to have sight of the fully detailed TA and Appendices. We would also be interested in the Active Travel provision / amendments to the site and if this is included would be grateful for the signposting of this. We are happy to have an MS Teams call regarding this report with the applicants transport consultant Atkins.	The queue length surveys weren't available for the previous traffic surveys but are being included with the new survey data we are incorporating into the TA, so will be there for the submission. Details of the Active Travel proposals will be provided with the application.
NPT Highways	1. Is the existing Town Code being utilised?	1. It has been agreed through the pre-app process with the council that the applicant will not be required to use the Town Code.
	2. Having reviewed the Transport Assessment, the following information is outstanding: (i) For us to clearly understand the current traffic flows we need the submission of the current survey data, post construction with committed development and a growth factor of 15 years (ii) The catchment area for the school needs to be provided (iii) All appendices will need to be submitted for consideration – they did not form part of this submission, therefore we cannot comment further without having the opportunity to evaluate this critical information.	2.(i) All traffic survey data is provided, proposed and committed development has been included in a future assessment year of 2026 to coincide with the Local Plan period and to allow the development impact to be assessed and mitigated appropriately. (ii) This will depend on the type of school provided. It is assumed the primary school catchment would be the extent of the Coed Darcy site. It is assumed that half of the catchment for a through school would be from within the site and any external car trips to a through school would be offset by the reduction in dwellings necessary to accommodate it. (iii) All appendices are provided with the submission.
	3. Active travel routes to and from Skewen need to be explored further for pedestrian connectivity in the form of a footway by the new Traffic Controlled junction along Pen Yr Heol – this is an ongoing matter we've raised	3. Active Travel has been considered in the WCHAR and Walking and Cycling Audit. It is proposed to widen the footway along Pen Yr Heol. All other improvements are subject to agreement with NPTCBC and S106 funding.

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	4. Street Lighting Design and Street furniture to be compliant with the existing site in terms of design (i.e Tear drop lanterns on black lighting columns)	4. An outline planning application is being submitted. The street lighting and furniture design will be agreed through the detailed design stage and subsequent reserved matters applications.
	5. Traffic management scheme for any proposed Traffic Orders	5. Traffic management schemes and traffic orders will be agreed at the reserved matters stage.
	6. Road Safety Audits Stages 1 - 4 in accordance with GG 119 shall be submitted and approved for any alteration works to the existing adopted highway network.	6. RSAs will be undertaken as the scheme progresses to detailed design and implementation. Confirmation of when RSA 1 should be submitted is requested.
	7. Details of any potential off site mitigation works as a result of the Transport Impact Assessment need to be submitted for approval by the relevant stakeholders. For example; J43 upgrades/improvement works – suggest and Technical Working Party to be set up?	7. The proposed mitigation for J43 is Phase II of the previously agreed and consented mitigation scheme.
	8. A plan showing proposed Bus Stop locations throughout the development is required.	8. This will be agreed at the reserved matters stage.
	9. In addition to point 7 above, a plan detailing the phasing of the passenger and public transport provisions and arrangements to coincide with the evolution of the development.	9. Bus operators will be engaged once the scheme is consented and there is certainty of delivery to determine the most appropriate phasing. Again, more information will come forward through the reserved matters applications.
	10. In terms of highway hierarchy has the development considered increased carriageway widths where links to the development to the commercial and industrial enterprises are proposed? i.e for larger HGVs? Auto tracking will be required to demonstrate acceptability.	10. The proposed commercial centre is located along the Main Street which would be suitable for HGVs. The proposed industrial uses are accessed from the existing Darcy Business Park road which serves existing industrial uses.
	11. Any highway retaining walls required for the development shall be subject to approval and also require full structural calculations.	11. Noted.
	12. Proposed access to the Northern North Site Reservoir is shown to be located alongside the existing railway track, and has an unrestrained length of highway. Suggest that further dialog with Planning and Highways regarding a more	12. We will engage with the highways department during the application process to agree an approach to this section of road.

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	suitable access arrangement(s) for the area of land for development.	
NPT Engineering	13. Each individual phase or parcel of land development (irrespective of use class) together with associated infrastructure (highways and private access) shall be subjected to FULL SAB approval. Refer to notes to applicant below for further details.	13. Comments noted and agreed as part of our overall approach to SUDS and subsequent reserved matters applications.
	14. As part of the drainage strategy for the development we would like to see a section within the Master Plan showing SABs and SuDs and the meaning thereof, together with illustrative examples of SuDs components. Also informing potential developers for the need of applying for SAB approval for each phase of development, elaborating on the standards and priority levels.	14. The illustrative material incorporated into the DAS demonstrates the approach to and the integration of sustainable drainage features within the site. The details of the sustainable drainage features will be provided through the subsequent reserved matters applications. We would anticipate the requirement for SABs approval to be a condition requirement of the outline permission.
	15. Have NRW given an input into the proposed discharge rates? If so, can we have a copy of their comments and approval of such rates?	15. NRW previously agreed the 5.5l/s/ha discharge rate which has been utilised within the drainage strategy.
	16. Drainage strategy must consider the need for surface water within the wetland areas South of the development – there is a need to consider sustaining biodiversity/ecological impacts and enhancements.	16. There are two principal outfalls for the southern areas of the former Llandarcy Oil refinery. The larger of the two outfalls is via the consented discharge within the Crymlyn Lagoon adjacent the Tip. The catchment for this outfall drains the majority of the former southern tank farm. The smaller discharge relates to a network flowing south then west and through the Freemans Bund consented discharge. At present there are no development proposals for areas which have direct connectivity to either outfall. The established formal and informal drainage networks in these areas will remain as at present and it is anticipated that there will be no substantial reductions in flows to these outfalls resultant from the development in areas to the north.
	17. There is a high discharge rate of 69.7 l/s focussed to one point of discharge. I know that the rate per hectare has been agreed but a point discharge may need further consultation with NRW?	17. The rate of discharge at 5.5l/s/ha was previously agreed with NRW to the bog which forms the basis of this rate. Consultation with NRW will continue through the planning process with final details intended to be determined through the reserved matters applications.
	18. Risk Item 1 - connection to existing highway drainage system – NPT GIS doesn't show a highway system so has	18. This information is now included on the drawing and included within the Flood Consequence

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	this been surveyed and located? If so, details of it are required.	Assessment and Drainage Strategy Document submitted with the application.
	19. Reference is made to "Outfall Arrangement" on the drawings but have not been provided.	19. The outline outfall arrangements are shown on insets on each plan.
	20. Swale gradients appear to be quite steep even with check dams. Can further details be provided with long sections?	20. Comments noted. It is likely that weirs/check dams will be required to slow the flow. Exact nature of flow controls will be determined through subsequent reserved matters applications.
	21. What flow control mechanisms are proposed in the swales? There may be maintenance issues associated with these.	21. See response above.
	22. Details of each highway link together with each parcel of land sold off for development would require it's own SAB application.	22. Comments noted. This will be agreed through subsequent reserved matters applications. It is anticipated that the requirements for each phase of development will be detailed within conditions attached to the outline permission.
	23. Confirmation as to who would be responsible for each of the SuDS components along with a Management and Maintenance plan for each one.	23. Comments noted. This will be agreed through subsequent reserved matters applications.
	24. 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.	24. Comments noted. This eventuality is a matter which could be controlled by condition.
	25. 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.	25. Comments noted. This will be agreed through subsequent reserved matters applications. Land drainage consent will be applied for should any works effecting flow on an ordinary watercourse.
	26. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.	26. Comments noted. The detailed strategy for each phase will be agreed through subsequent reserved matters applications.

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	27. 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.	27. Comments noted. The detailed strategy for each phase will be agreed through subsequent reserved matters applications.
	28. 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.	28. Comments noted.

4.3. At total of ten responses were received from local residents and the BP Llandarcy Bowls Club during the PAC process. These comments raised a number of common themes and have therefore are addressed in the table below on an theme by theme basis.

Summary of response by theme	St. Modwen Developments Ltd. Comments
Quantum of development 4,000 dwellings and 6,000 cars	The application proposes a vastly reduced masterplan of up to 2,000 new homes (in addition to the homes already developed on Phase 1.) which will, in effect, supersede the previous approval for up to 4,000 homes. Updated traffic surveys have been undertaken in support of this new masterplan and will be submitted as part of a Transport Assessment with the new application.
Single access point Concern about the amount of traffic using the single access point.	The main Llandarcy Site is restricted by a single access point from Ffordd Coed Darcy to the east. There are no opportunities to access from the South or West due to topography and landscape/ecology constraints. There is however a secondary access proposed to the parcel to the north of the railway line serving approximately ¼ of the potential homes. Other access points have been included through Coed Darcy Business Park and the phase 1 highway network to limit impact on the main access route. The planning application is supported by a Transport Assessment which has assessed the capacity on all roads and junctions into and around the site.
School A local school within walking distance was part of the attraction for people to move to the area. A date should be set for its completion.	The new masterplan has been formed to maximise the opportunities for connectivity within and beyond the site. New pedestrian and cycleways are proposed throughout the new masterplan as well as new accessible green corridors to the south and west. The new school will form part of the discussions on the S106 Agreement with the local authority including a date for delivery of this important community facility.
Parking Concern that there is not enough parking in	The current application is in outline form only and does not therefore enter into the detail of parking provision or the location of parking spaces within the development. This is a matter which will be addressed through the detail design

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both the residential streets and around the retail areas. - Will there be electric vehicle charging points? - Suggestions of where parking bays could be located around existing retail units.	proposals for each phase of the development where parking provision will be incorporated in accordance with the local authority parking standards. The proposed retail has both staff and customer parking provision allocated within the masterplan. The exact detail of this will be controlled through the future reserved matters applications for each phase. Housing parking will be in a combination of on plot garages and driveways and street parking. The exact detail of this will be controlled through the future reserved matters applications for each phase. The provision of EV car charging points is something the developer will be keen to deliver where possible. This will be agreed through subsequent reserved matters applications.
Links beyond the site Links to Jersey Marine and beyond should be explored and confirmed.	An updated Transport Assessment and Framework Travel Plan will be submitted with the application. These documents include for Active Travel links with the surrounding area.
Loss of Amenity to Existing Properties on Lon y Grug Has consideration been given to the four storey, high density proposals to the rear of Lon Y Grug. Issues with overdevelopment, loss of light and loss of privacy.	The position and scale of the village centre, containing the densest parts of the development, has remained broadly in the same place as the previous outline application on which the existing phase 1 units were developed. In this regard, nothing in the new outline application has changed in this area. The planning application is in outline form and the detail of exact locations of buildings will be dealt with under subsequent reserved matters applications. It is also important to note that there is a significant level difference between Lon y Grug and the extended Ffordd Coed Darcy of approximately 6m, or 2 stories. A4 storey building would in effect be 2 stories from Lon y Grug. The standard back to back and back to side arrangements in this area will also be significantly bigger than the minimum to allow adequate space to factor in the retaining elements to accommodate the level change.
Tank Farm Road Issues with pollution, noise, HGV traffic.	At this point, there are no plans to develop Tank Farm Road. This may change in the future but would need to be subject to a further planning application and consultation process.
Loss of the Bowls Club	Various options have been considered for access to northern land in the preparation of the outline planning application. The potential to provide an access directly north which avoided the Bowls Club was considered however this was dismissed on the basis that it was not achievable within the topography. On that basis the only option is to deliver the access through the Bowls Club.
Admin issues A small number of people had issues accessing the website on the first day on consultation.	This was resolved straight away and a full hard copy was available to view at Skewen Library for the whole PAC period.
Positive comments	

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• “It is both welcome and positive to see future plans for the site which will enhance the scheme and hopefully see it developed to its full potential as a modern Urban Village.” • A local company is supportive of the application and looking to grow their business in the area.	
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5. Conclusion

- 5.1. This Planning Application Consultation Report has been produced on behalf of St. Modwen Developments Ltd. to accompany an *“Outline planning application, with all matters reserved except for strategic access, for residential uses (C2 & C3 use class), including land for education (D1 use class) with associated public open space, commercial uses (A1, A2, A3, B1, D1 & D2), commercial / employment (B2 & B8) uses, public open space, highway works, sustainable drainage, ecological mitigation and enhancement, landscaping, ground remediation, and associated engineering and infrastructure works.”*
- 5.2. This report is a statutory requirement as defined in the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.
- 5.3. All community and specialist consultee comments received during the consultation period have been considered and addressed as part of this report.
- 5.4. The previous sections of this Report and the appendices that follow on from this conclusion demonstrate that Pre-Application Consultation has been undertaken in full compliance of national guidance set out in the Development Management Procedure (Wales) Order 2016, an updated subordinate of the Planning (Wales) Act 2015.

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Appendix 1 - List of Addresses of Owners of Adjoining Land

[illegible]

SALUTATION	HOUSE NAME	ADDRESS 1	ADDRESS 2	ADDRESS 3	POSTCODE
Owner/Occupier	NRW, Maes Newydd	Llandarcy	Neath		SA10 6JQ
Owner/Occupier	National Rail	1 Eversholt Street	London		NW1 2DN
Owner/Occupier		1 Ffordd	Coed Darcy	Llandarcy	SA10 6FR
Owner/Occupier		Flat 3 Ffordd	Coed darcy	Llandarcy	SA10 6FR
Owner/Occupier		Flat 5 Ffordd	Coed Darcy	Neath	SA10 6FR
Owner/Occupier		7 Ffordd	Coed Darcy	Neath	SA10 6FR
Owner/Occupier		9 Ffordd	Coed Darcy	Neath	SA10 6FR
Owner/Occupier		11 Ffordd	Coed Darcy	Neath	SA10 6FR
Owner/Occupier		Flat 13 Ffordd	Coed Darcy	Neath	SA10 6FR
Owner/Occupier		2 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		4 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		6 Heathland Way	Llandarcy	Neath	SA10 6FS
Owner/Occupier		8 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		10 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		12 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		14 Heathland Way	Skewen	Neath	SA10 6FS
Owner/Occupier		16 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		18 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		20 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		22 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		24 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		26 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		28 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		30 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		32 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		34 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		2 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		4 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		6 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		8 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		10 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		12 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		14 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		16 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		18 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		20 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		22 Lon y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		24 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		26 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		28 Lon y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		30 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		34 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		32 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		31 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		29 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		27 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		25 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		23 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		21 Lon Y Grug	Coed Darcy	Neath	SA10 6FW

Owner/Occupier		19 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		17 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		15 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		13 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		11 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		9 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		7 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		5 Lon Y Grug	Coed darcy	Neath	SA10 6FW
Owner/Occupier		3 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		1 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		36 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		38 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		40 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		42 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		44 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		46 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		2 Pen Y Graig	Coed Darcy	Neath	Sa10 6FX
Owner/Occupier		33 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		35 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		4 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		13 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		11 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		9 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		7 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		5 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		3 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		1 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		61 Glamorgan Green	Coed Darcy	Neath	SA10 6FA
Owner/Occupier		59 Glamorgan Green	Coed Darcy	Neath	SA10 6FA
Owner/Occupier		36 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		38 Lon Y Grug	Coed Darcy	Neath	SA10 7FF
Owner/Occupier		40 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		42 Lon y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		44 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		46 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		48 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		50 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		52 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		54 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		56 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		58 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		60 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		68 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		66 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		64 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		62 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		57 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		55 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		53 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		51 Lon Y Grug	Coed Darcy	Neath	SA10 6FW

Owner/Occupier		49 Lon Y Grug	Llandarcy	Neath	SA10 6FW
Owner/Occupier		47 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		45 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		43 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		41 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		39 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		37 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		6 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		8 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		10 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		12 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		14 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		16 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		18 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		61 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		59 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		20 Pen Y Graig	Coed Darcy	Llandarcy	SA10 6FX
Owner/Occupier		22 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		24 Pen y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		26 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		28 Pen Y Graig	Coed Darcy	Neath	SA10 6FX
Owner/Occupier		73 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		71 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		69 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		67 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		65 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		63 Lon Y Grug	Coed Darcy	Neath	SA10 6FW
Owner/Occupier		5 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		3 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		1 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		48 Heathland Way	Coed Darcy	Llandarcy	SA10 6FS
Owner/Occupier		50 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		9 Ridgeway Lane	Lon y Crib	Coed Darcy	SA10 6FY
Owner/Occupier		7 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		11 Ridgeway Lane	Lon y Crib	Coed Darcy	SA10 6FY
Owner/Occupier		13 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		15 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		17 Ridgeway Lane	Coed Darcy		SA10 6FY
Owner/Occupier		19 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		21 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		60 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		58 Heathland Way	Coed Darcy		SA10 6FS
Owner/Occupier		56 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		54 Heathland Way	Coed Darcy	Llandarcy	SA10 6FS
Owner/Occupier		52 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		25 Lon Y Crib	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		27 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		29 Lon Y Crib	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		31 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		33 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY

Owner/Occupier		35 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		37 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		39 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		41 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		43 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		45 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		47 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		49 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		28 Y Gilfah	Coed darcy	Neath	SA10 6GA
Owner/Occupier		26 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		24 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		22 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		20 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		18 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		16 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		14 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		12 Lle Crymlyn	Coed Darcy	Llandarcy	SA10 6FZ
Owner/Occupier		10 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		8 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		6 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		4 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		2 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		23 Rigeway Lane	Coed Darcy	Llandarcy	SA10 6FY
Owner/Occupier		62 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		64 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		66 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		68 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		70 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		72 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		74 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		76 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		78 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		80 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		20 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		22 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		24 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		15 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		13 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		11 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		9 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		7 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		5 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		3 Lle Crymlyn	Coed Darcy	Neath	SA10 6FZ
Owner/Occupier		1 Lle Crymlyn	Coed Darcy	Llandarcy	SA10 6FZ
Owner/Occupier		41 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		51 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		53 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		55 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		57 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY
Owner/Occupier		59 Ridgeway Lane	Coed Darcy	Neath	SA10 6FY

[illegible]

Owner/Occupier		86 Heathland Way	Skewen	Neath	SA10 6FS
Owner/Occupier		84 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		82 Heathland Way	Coed Darcy	Neath	SA10 6FS
Owner/Occupier		33 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		35 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		37 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		39 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		16 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		14 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		12 Y Gilfach	Coed Darcy	Llandarcy	SA10 6GA
Owner/Occupier		10 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		8 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		6 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		4 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		2 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		31 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		33 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		35 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		37 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		39 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		41 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		43 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		45 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		47 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		49 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		51 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		53 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		55 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		57 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		18 Y Gilfach	Llandarcy	Neath	SA10 6GA
Owner/Occupier		1 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		3 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		7 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		5 Y Gilfach	Coed Darcy	Llandarcy	SA10 6GA
Owner/Occupier		9 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		11 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		29 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		27 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		25 Heathland Way	Coed Darcy		SA10 6FT
Owner/Occupier		23 Heathland Way	Coed Darcy	Neath	SA10 6FT
Owner/Occupier		21 Heathland Way	Coed Darcy	Llandarcy	SA10 6FT
Owner/Occupier		19 Heathland Way	Coed Darcy		SA10 6FT
Owner/Occupier		13 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier		15 Y Gilfach	Coed Darcy	Neath	SA10 6GA
Owner/Occupier	Unit 11b	Llandarcy House	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Unit 12a	Llandarcy House	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Disability Action Centre	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Anchem Laboritries Ltd	Unit 5a	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Black Circle Retail Design Ltd	Unit 5	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Electrical Wholesale Specialists Ltd	Unit 6, The Courtyard	D'arcy Business Park	Neath	SA10 6EJ

Owner/Occupier	Hornbill Engineering Ltd	Norton House	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Modernicare	Unit 11a, Llandarcy House	D'arcy Business Park	Neath	SA10 6EJ
Owner/Occupier	Suite A	Britannic House	Llandarcy	Neath	SA10 6JQ
Owner/Occupier	Suite C	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite D1	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite E	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite F1	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite G2	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite G3	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite F2A	Britannic House	Llandarcy	Neath	SA10 6JQ
	Suite F2B	Britannic House	Llandarcy	Neath	SA10 6JQ
	Unit 1	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 3	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 4	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 5	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 6A	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 8	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 9	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 9A	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 12a	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 12	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Former Swantex Premises	Tank Road Farm	Llandarcy	Neath	SA10 6EN
	Unit 1	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 2	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 3	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 4	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 5	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 6	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 7	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 11A	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 12	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Unit 12A	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Units 8, 9 and 10	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Disability Action Centre	The Courtyard	D'arcy Business Park	Neath	SA10 6EJ
	Plot 5	D'arcy Business Park		Neath	SA10 6EJ
	Plot 5A	D'arcy Business Park		Neath	SA10 6EJ
	Plot 6	D'arcy Business Park		Neath	SA10 6EJ
	Plot 6A	D'arcy Business Park		Neath	SA10 6EJ
Peak Gen Power 5 Limited	Land North of D'arcy Business Park			Neath	SA10 6EJ
	Unit 2F	D'arcy Business Park		Neath	SA10 6EJ
	Unit 5	D'arcy Business Park		Neath	SA10 6EJ
	20a	St Johns Terrace	Neath Abbey	Neath	SA10 7NA
	22	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Units 4&5	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 7	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 8	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 12	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 13	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 14	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 15	Llancoed House	D'arcy Business Park	Neath	SA10 6FG

	Unit 16	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Unit 17	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Units 1 & 2	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 19	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 20	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 21	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 22	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 23	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 25	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 18	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
	Suite 26	Llancoed House	D'arcy Business Park	Neath	SA10 6FG
Café Darcy	The Courtyard	D'arcy Business Park		Neath	SA10 6EJ

Pre-Application Consultation Report

Coed Darcy, Former Oil Refinery, Llandarcy, Neath



Appendix 2 - Letter for owners and occupiers of adjoining land, community consultees and statutory consultees

12 October 2021

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned within a solid yellow square.

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

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

Dear Sir / Madam,

On behalf of our client, St. Modwen Developments Ltd, Savills is instructed to undertake pre-application consultation in relation to land of the Former Oil Refinery, Coed Darcy. A new outline planning permission will be sought for:

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

We are required to undertake Pre-Application Consultation ("PAC") for a period of 28 days in advance of the planning application being submitted to Neath Port Talbot Council. In this regard, we are writing to confirm that the PAC process will run from 13 October 2021 until 10 November 2021.

The attached notice provides instructions on how the draft application can be viewed and the how comments on the proposals can be submitted. You are able to view the application online at https://sites.savills.com/Coed_Darcy/ or a paper copy is available at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath, SA10 6LH.

Please note, this PAC provides the opportunity to comment directly to St. Modwen Developments Ltd, as the developer, on the proposed development prior to the formal submission of the planning application to the Council. Any subsequent planning application will be subject to statutory consultation by the Council and any comments provided in response to this notice will not prejudice your ability to make further representations to the Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Yours faithfully,

A stylized, handwritten signature of the word "Savills" in a dark grey or black ink.

Savills

Enclosed: Notice

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

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Registered office: 33 Margaret Street, London, W1G 0JD



Pre-Application Consultation Report

Coed Darcy, Former Oil Refinery, Llandarcy, Neath



Appendix 3 - Notices

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

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: **Former oil refinery, Coed Darcy, Llandarcy**

I give notice that **St Modwen Developments Ltd**

is intending to apply for planning permission for:

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

You may inspect copies of:

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

online at: [https://sites.savills.com/Coed Darcy/](https://sites.savills.com/Coed_Darcy/)

If you are unable to access the documents electronically you can view copies of this information by visiting Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath, SA10 6LH.

Anyone who wishes to make representations about this proposed development must write to: planningconsultation@savills.com or (by post) Planning Consultations, Savills, 2 Kingsway, Cardiff, CF10 3FD by **10 November 2021**

Signed:



Date: 13 October 2021

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan y Cyngor. Ni fydd unrhyw sylwadau a wneir mewn ymateb i'r hysbysiad hwn yn effeithio ar eich hawl i wneud sylwadau i'r Cyngor ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: **Former oil refinery, Coed Darcy, Llandarcy**

Rwyf yn hysbysu bod **St Modwen Developments Ltd**

Yn bwriadu gwneud cais am ganiatâd cynllunio i:

“Cais cynllunio amlinellol, gyda'r holl faterion a cadwyd ynol ac eithrio mynediad strategol ar gyfer defnydd preswyl (Dosbarth defnydd C2 & C3), gan gynnwys tir ar gyfer addysg (Dosbarth Defnydd D1) gyda man agored cyhoeddus cysylltiedig, defnydd masnachol a chyflogaeth (B2 a B8), man agored cyhoeddus, gwaith priffyrdd, draenio cynaliadwy, gwaith gwella a lliniaru ecolegol, tirlunio, gwaith adfer y ddaear, a gwaith peirianeg ac isadeiledd cysylltiedig”

Gallwch archwilio copïau o'r canlynol:

- Cais cynllunio arfaethedig;
- Cynlluniau; a
- Dogfennau ategol eraill

Ar-lein yn: https://sites.savills.com/Coed_Darcy/

Os nad oes myndied ar-lein, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Sgiwen, Neuadd Carnegie, Heol Evelyn, Sgiwen, Castell-nedd, SA10 6LH.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn a'r y datblygiad arfaethedig hwn ysgrifennu at: planningconsultation@savills.com neu (drwy post) i Ymgynghoriadau Cynllunio, Savills, 2 Kingsway, Caerdydd, CF10 3FD, erbyn 10 Tachwedd 2021.

Arwyddwyd:



Dyddiad: 13 Hydref 2021

Pre-Application Consultation Report

Coed Darcy, Former Oil Refinery, Llandarcy, Neath

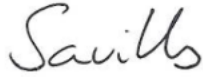


Appendix 4 - Site Notice Declaration and Photos

Site Notice Declaration

I/we declare that a site notice was displayed in accordance with the statutory requirements.

Signed:

A handwritten signature in cursive script that reads "Savills".

Name:

Savills

Date:

13 October 2021

	Site Notice Photographs	Location of Notice
1		Bus Stop on B4290
2		Adjacent to David Lloyd (B4290)

3



Outside phase 1 empty
retail unit

4



Outside 13 Crown Way

5



Darcy Business park
entrance (opposite Shaw
Trust)

6



Llan Coed House Rear car
park

7



Outside Llan Coed House

8



Heathland Way (Opposite 98)

9



Heathland Way (opposite 60)

10



Heathland Way (opposite 8)

11



Heathland Way (opposite 22)

12



Lon Y Grug (adjacent to 73)

13



Lon Y Grug (opposite 61)

14



Pitchford Lane (adjacent 19)

15



Prettyman Drive

16



Ridgeway Lane
Skewen
Neath

17



The Greenway (outside number 36)

18



Y Gilfach (outside 49)

Pre-Application Consultation Report

Coed Darcy, Former Oil Refinery, Llandarcy, Neath



Appendix 5 - Responses From Specialist Consultees



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority



The Coal Authority

For the Attention of: Project Manager
Savills

[By Email: planningconsultation@savills.com]

2 November 2021

Dear Sir or Madam

PRE-APPLICATION CONSULTATION:

Outline planning application with all matters reserved except for strategic access, for residential uses (C2 & C3 use class), including land for education (D1 use class) with associated public open space, commercial uses (A1, A2, A3, B1, D1 & D2), commercial / employment (B2 & B8) uses, public open space, highways works, sustainable drainage, ecological mitigations & enhancement, landscaping/ground remediation & associated engineering and infrastructure works at Former Oil Refinery, Coed Darcy, Llandarcy

Thank you for your consultation letter of 12 October 2021 seeking the views of the Coal Authority regarding the above matter.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Having reviewed the proposed application Site Location Plan, we can confirm that the site is located partly within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to development proposals. The following provides a summary of the Coal Authority's information relating to the coal mining legacy affecting the site:

- The site is within the potential zone of influence of former underground mine workings in three coal seams, including workings at shallow depth within the southern and western parts of the site.
- A number of coal seams outcrop at or close to the surface within the southern part of the site. These coal seams may have been subject to historic unrecorded mining activity.
- There are six recorded coal mine entries (five shafts and an adit) and their associated zones of influence present within the site or within 20m of its boundary. We hold limited treatment details for one of the shafts and no information relating to the treatment of the remaining mine entries. Due to potential plotting inaccuracies, the actual positions of the mine entries could deviate from their plotted positions by several metres.

Any planning application for the proposed development should be supported by a Coal Mining Risk Assessment, or an equivalent report. This document should demonstrate to the LPA that the site is, or can be made, safe, stable and suitable for the proposed development.

We note that an Environmental Statement (8 October 2021, prepared by Savills) has been produced to support the proposed planning application. Chapter 8 of the ES relates to Soils, Hydrogeology and Ground Conditions.

The ES acknowledges that the proposed application site lies in a coal mining area. Paragraph 8.5.5 states "*Coal seams sub-cropping at the southern extent of the Site are recorded to have historically been worked and mine entries may be located in the south of the Site in an area of residential development, although no evidence of these has been encountered during intrusive investigation and earthworks. The main workings are therefore assumed to be beyond the area of the Proposed Development. There is considered to be a low Site sensitivity associated with mining instability and the magnitude of impact is assessed as negligible. Therefore the effects from construction associated with mining instability are assessed to be of permanent **neutral** significance.*"

Chapter 8 of the ES does not provide the required detailed assessment of the safety and stability risks posed by coal mining legacy to development at the site. However, it signposts a Phase 1 Geo-environmental Desk Study (October 2021), which has been prepared by PJA and which provides further detail regarding site conditions. We have been unable to locate a copy of the Phase 1 report, but we assume that it provides an assessment of the risk posed to the proposed development by coal mining legacy and includes details of the previous investigations referred to in the ES.

We note that from the Illustrative Masterplan that it would appear that the majority of coal mining legacy features will be accommodated in areas of landscaping or parts of the site where it would appear that no new built development is proposed. However, we wish to highlight that the plotted position of shaft 272196-001 lies within the primary vehicle access into the site.

Providing that the Phase 1 Geo-environmental Desk Study provides an appropriate assessment of the safety and stability risks posed to the proposed

development by coal mining legacy and forms part of the planning submission, the Coal Authority is unlikely to object to the application. However, it may be the case that we make recommendations to the LPA that conditions should be imposed on any permission granted to secure the further investigation / remediation of coal mining legacy, as necessary.

Mine Gas

Wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

Surface Coal Resource

The Coal Authority's records indicate that surface coal resource is present on the site, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As part of the planning application decision making process consideration will need to be given to the relevant policy considerations in respect of the indicated surface coal resource.

SuDS

It should be noted that where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

I trust that the above comments are useful, but please do not hesitate to contact me if you wish to discuss the matters further.

Yours faithfully

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

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 in relation to this specific consultation request. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

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

Na
Savills
2 Kingsway,
Cardiff
Cardiff
CF10 3FD
Date: 03/11/2021

Our Ref: PPA0006151

Dear Na

Grid Ref: SS700952 271184 195917

Site: Former Oil refinery Former Oil Refinery, Coed Darcy, Llandarcy, Neath

Development: 2D - Outline planning application with all matters reserved except for strategic access, for residential uses ind. education, commercial uses, sustainable drainage

We refer to the pre-planning enquiry received on [DATE OF RECEIPT] relating to the above site, and we can provide the following comments in respect to the proposed development.

We trust the above information is helpful. 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.

If you have any queries please contact Developer Services 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

Consultation Details

[CONSULTATION_OUTCOME1]

[CONSULTATION_OUTCOME2]

[CONSULTATION_OUTCOME3]

[CONSULTATION_OUTCOME4]

[CONSULTATION_OUTCOME5]

[CONSULTATION_OUTCOME6]

[CONSULTATION_OUTCOME7]

[CONSULTATION_OUTCOME8]

[CONSULTATION_OUTCOME9]

[CONSULTATION_OUTCOME10]

[CONSULTATION_OUTCOME11]

[CONSULTATION_OUTCOME12]



Welsh Water is owned by Glas Cymru – a ‘not-for-profit’ company.
Mae Dŵr 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.

Savills
2 Kingsway
Cardiff
CF10 3FD

Date: 03/11/2021
Our Ref: PPA0006151

Dear Sir/Madam,

Grid Ref: 271184 195917

Site Address: Former Oil Refinery, Coed Darcy, Llandarcy, Neath

Development: 2D - Outline planning application with all matters reserved except for strategic access, for residential uses ind. education, commercial uses, sustainable drainage

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 concerns along with 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 it is unlikely that sufficient capacity exists to accommodate your development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network.

In light of the above our recommendation is that you instruct us to undertake a Hydraulic Modelling Assessment (HMA) which is at the developer's expense and will examine the impact of the introduction of flows from your development upon the performance of the existing network and consider. Where required and appropriate, the HMA will then identify solutions to ensure that your site can be accommodated within the system.

For the developer to obtain a quotation for the HMA, we will require a fee of £250 + VAT; please note that we will seek to control the outcomes of the HMA via appropriate planning conditions. However, in the absence of known solutions to accommodate your site we will not be able to support your development through the planning process. We therefore recommend that the HMA is undertaken in advance of a planning application being submitted, in order to avoid any subsequent delays.

In addition, this site is crossed by combined public sewers and an overflow system in the north-east corner of the site, with their approximate positions being marked on the attached Statutory Public Sewer Record, along with foul and surface water sewers in the south-eastern portion of the site. 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. No part of any building will be permitted within the protection zone of the public sewers measured 3 metres either side of the centreline. Our strong recommendation is that your site layout takes 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. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

In this instance, it would appear the submitted details and application form indicate proposals to dispose surface water flows into a private sewer via SuDS and in principle we offer no objection subject to consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), and an agreement with the riparian owner of the private system. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note. 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.



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.

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.

WATER SUPPLY

In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.

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.



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NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/3/21/0006/00
APPLICANT: SAVILLS, 2 KINGSWAY, CARDIFF, CF10 3FD
LOCATION: COED DARCY, LLANDARCY, NEATH
PROPOSAL: DEVELOPMENT

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	✓
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

- [Neath Port Talbot County Borough Council - Parking Standards \(Oct 2016\).](#)
- [Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments.](#)
- [Planning Policy Wales Technical Advice Note 18: Transport](#)
- [Schedule 3 of the Flood and Water Management Act \(FWMA\) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage \(SuDS\). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.](#)
- [Welsh Government's Active Travel \(Guidance\) Act 2013](#)

1. Is the existing Town Code being utilised?
2. Having reviewed the Transport Assessment, the following information is outstanding:
 - (i) For us to clearly understand the current traffic flows we need the submission of the current survey data, post construction with committed development and a growth factor of 15 years
 - (ii) The catchment area for the school needs to be provided

- (iii) All appendices will need to be submitted for consideration – they did not form part of this submission, therefore we cannot comment further without having the opportunity to evaluate this critical information.
3. Active travel routes to and from Skewen need to be explored further for pedestrian connectivity in the form of a footway by the new Traffic Controlled junction along Pen Yr Heol – this is an ongoing matter we've raised
 4. Street Lighting Design and Street furniture to be compliant with the existing site in terms of design (i.e Tear drop lanterns on black lighting columns)
 5. Traffic management scheme for any proposed Traffic Orders
 6. Road Safety Audits Stages 1 - 4 in accordance with GG 119 shall be submitted and approved for any alteration works to the existing adopted highway network.
 7. Details of any potential off site mitigation works as a result of the Transport Impact Assessment need to be submitted for approval by the relevant stakeholders. For example; J43 upgrades/improvement works – suggest and Technical Working Party to be set up?
 8. A plan showing proposed Bus Stop locations throughout the development is required.
 9. In addition to point 7 above, a plan detailing the phasing of the passenger and public transport provisions and arrangements to coincide with the evolution of the development.
 10. In terms of highway hierarchy has the development considered increased carriageway widths where links to the development to the commercial and industrial enterprises are proposed? i.e for larger HGVs? Auto tracking will be required to demonstrate acceptability.
 11. Any highway retaining walls required for the development shall be subject to approval and also require full structural calculations.
 12. Proposed access to the Northern North Site Reservoir is shown to be located alongside the existing railway track, and has an unrestrained length of highway. Suggest that further dialog with Planning and Highways regarding a more suitable access arrangement(s) for the area of land for development.

Surface Water Drainage Observations:

13. Each individual phase or parcel of land development (irrespective of use class) together with associated infrastructure (highways and private access) shall be subjected to FULL SAB approval. Refer to notes to applicant below for further details.

14. As part of the drainage strategy for the development we would like to see a section within the Master Plan showing SABs and SuDs and the meaning thereof, together with illustrative examples of SuDs components. Also informing potential developers for the need of applying for SAB approval for each phase of development, elaborating on the standards and priority levels.
15. Have NRW given an input into the proposed discharge rates? If so, can we have a copy of their comments and approval of such rates?
16. Drainage strategy must consider the need for surface water within the wetland areas South of the development – there is a need to consider sustaining biodiversity/ecological impacts and enhancements.
17. There is a high discharge rate of 69.7 l/s focussed to one point of discharge. I know that the rate per hectare has been agreed but a point discharge may need further consultation with NRW?
18. Risk Item 1- connection to existing highway drainage system – NPT GIS doesn't show a highway system so has this been surveyed and located? If so, details of it are required.
19. Reference is made to "Outfall Arrangement" on the drawings but have not been provided.
20. Swale gradients appear to be quite steep even with check dams. Can further details be provided with long sections?
21. What flow control mechanisms are proposed in the swales? There may be maintenance issues associated with these.
22. Details of each highway link together with each parcel of land sold off for development would require it's own SAB application.
23. Confirmation as to who would be responsible for each of the SuDS components along with a Management and Maintenance plan for each one.
24. 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.
25. 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.
26. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.

27. 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.
28. 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.

NOTE TO APPLICANT

1. 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/sab>
2. 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 SAB & Highway Development Control Section **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

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

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

SIGNED: DP Thomas DATE:09.11.21.....
pp HEAD OF ENGINEERING & TRANSPORT

PAC REF: N321000600 - COED DARCY, LLANDARCY



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-170961-M0K7
Eich cyf/Your ref: Savills

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Ebost/Email:
swplanning@cyfoethnaturiolcymru.gov.uk

Mr Nick Matthews
Savills
Embassy House
Queens Avenue
Bristol
BS8 1SB

Dyddiad/Date: 15 November 2021

Annwyl / Dear Mr Matthews,

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

BWRIAD / PROPOSAL: DEVELOPMENT OF UP TO 2,000 NO. RESIDENTIAL DWELLINGS, THE ASSOCIATED ACCESS, ECOLOGICAL MITIGATION, LOCAL EMPLOYMENT, LOCAL RETAIL, LEISURE AND COMMUNITY FACILITIES, LAND FOR EDUCATION FACILITIES AND SUPPORTING AMENITY SPACE, LANDSCAPING, GREEN INFRASTRUCTURE, REMEDIATION AND SUSTAINABLE DRAINAGE SYSTEMS.

LLEOLIAD / LOCATION: COED DARCY, LLANDARCY, NEATH

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) on the requisite notice under Article 2D of the above Order. We received a copy of your proposed application on 12 October 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 drainage. 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.

We also advise that based on the information submitted to date, we would ask the planning authority to include the following conditions on any planning permission: Without the inclusion of these conditions we would be likely to object to the planning permission.

Condition 1 - Pollution Prevention – Construction Environmental Management Plan
Condition 2- Land Contamination

European Protected Species

We have reviewed the following information:

- Environmental Statement (ES) Chapter 10 'Biodiversity'
- ES Chapter 14 'Proposed Mitigation'
- ES Figure 10-2 'Baseline Habitats', Oct 21
- ES Figure 10-3 'Bat Surveys', Oct 21
- ES Figure 10-5 'eDNA Survey Results', Oct 21
- ES Figure 10-6 'Dormouse Nest tube and footprint tunnel locations', Oct 21
- ES Figure 2 'Land use plan 21-009(05) 200' Preliminary, Revision B, 4-8-21
- ES Figure 3 'Scale and Massing Plan 21-009(05) 200' Revision B, 4-8-21
- ES Appendix 10-6 'Coed Darcy (North) Green Infrastructure Masterplan 2180801-SBC-00-XX-DR-L-101', Revision PR08, Jun 21
- 'COED DARCY - Illustrative Masterplan' DATE: 22.09.2021, Rev C

European Protected Species – Legislation and policy

Great crested newts and bats, as well as their breeding sites and resting places, are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where these species are present and where a development proposal is considered likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

These requirements are translated into planning policy through Planning Policy Wales (PPW) Edition 11 dated February 2021, sections 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). To avoid developments with planning permission subsequently not being granted a licence. The planning authority should take them into account when considering development proposals where a European Protected Species is present.

Great crested newt (GCN)

A number of waterbodies located within and in the environs of the current application have been confirmed to be used by GCN. The proposal directly impacts a number of these waterbodies together with supporting terrestrial habitats, which are required by the species for foraging, sheltering and dispersal purposes. The wider Coed Darcy site is considered of National Importance for GCN and we consider that given the proximity of the Coed Darcy Wetlands, this local population forms a material component part of the wider meta population associated with the overall site.

We note and welcome that following the observation of GCN in some waterbodies, a full suite of population size class assessment surveys (six visits) was undertaken at all accessible waterbodies within the site. Of these, six waterbodies recorded evidence of GCN during the surveys.

We further note the following conclusions from the Environmental Impact Assessment (EIA):

- it is considered that 'given the size of the Site, with ponds broadly located within two separate 'clusters' (north and south), it is deemed likely the Site supports two meta populations between which there is likely to be (at best) only limited dispersal'.
- There is a likely 'medium' population size class.

The following summarises the on-site compensation as proposed in the EIA:

- a dedicated wildlife corridor along the Site's western boundary, 'supporting a necklace of new ponds, with at least one dedicated GCN pond every 250m to maximise dispersal. In addition, clusters of 2 to 3 ponds will be provided within this western corridor to ensure localised breeding hotspots for a range of amphibians. New pond creation will allow for a net gain in GCN breeding ponds relative to the 2021 baseline situation, with a minimum of 20 new ponds to be created, alongside extensive terrestrial habitat.'
- an initial receptor area to be delivered (and sufficiently established) upfront in the south-west corner of the Site. This receptor area, which will be enhanced to support new ponds and high-quality terrestrial habitat, will be continuous with the existing Coed Darcy GCN SINC
- Additional green infrastructure will be sequentially created during the early construction phase, with this habitat being made available to GCN through sequential removal or realignment of GCN fencing.'
- A fence trap and clear programme
- Commencement/continuation of long-term habitat management of new habitats (as well as retained habitats within the Coed Darcy GCN Area SINC)
- Inclusion of amphibian friendly drainage features such as wildlife kerbs and amphibian ladders. (Please see our advice on this below.)

We note that it is proposed that the above measures would further be detailed within a Landscape Environmental Management Plan (LEMP) for the site, with this to include targeted conservation measures including a Conservation Plan for GCN. We note that it is suggested that a draft LEMP forms part of the ES, submitted as a formal draft document provided at Appendix 10-7.

Appendix 10-7 appears not to have been provided within the available information and we have therefore not been able to provide comment on it. **We advise that a copy of the LEMP needs to be provided within the full planning application.**

We also advise that an overarching great crested newt long term conservation strategy is prepared that covers the entirety of land at Coed Darcy. The current application and proposals will represent a component of this strategy.

Our experience of the initial remediation is such that we would not wish to underestimate the potential great crested newt population associated with this site. In addition, given that a number of waterbodies were not surveyed, we advise that compensation is designed on the basis of a large population to build in contingencies for a larger population than foreseen.

Whilst we welcome the western corridor where a minimum of 20 waterbodies will be created, we note that the EIA is missing an assessment of the extent of terrestrial habitat to be lost and information regarding extent of confirmed and potential aquatic habitat lost to the population. **We therefore advise the inclusion of a “losses and gains” table within the EIA** that clearly evidences the extent of habitats to be lost and habitats to be safeguarded and supports the conclusion that ‘New pond creation will allow for a net gain in GCN breeding ponds relative to the 2021 baseline situation, alongside extensive terrestrial habitat’.

Whilst we welcome the outline proposals, we would have concerns with the application submitted and request that the following more detailed information be submitted in support of any future planning application. It may be that the detail within the LEMP provides further information to address our concerns. However, in its absence and given the importance of the wider site we advise that a **comprehensive GCN Conservation Plan**, including detail of long-term funding of habitat management will be required prior to the determination of the application. We advise that the great crested newt plan include the following:

- An assessment of impacts during the construction and operational phases of the scheme. This to include an evaluation of the nature, extent and duration of the likely direct and indirect impacts of the development. This assessment should include:
 - Tabulated review of the extent, distribution and quality of GCN habitat (aquatic and terrestrial) to be removed, retained, enhanced and created, supported by drawings as appropriate, including those showing and labelling the locations of existing and replacement waterbodies.
 - Consideration of habitat functionality and connectivity during and post construction.
 - Consideration of if and how the current proposal alters the previous GCN compensation, in regard of the Coed Darcy wetlands. It is not clear whether these are to be re-modified. We anticipate that any loss of aquatic habitat here will be compensated for.
- Details and associated plans concerning GCN avoidance and mitigation measures
- Further details concerning GCN habitat compensatory proposals including plans, access, as well as proposed tenure. In respect of aquatic habitats;
 - Pond and associated infrastructure design and fish management requirements
 - We advise that pond design specification incorporate features to facilitate fish eradication or control, such as dewatering.
 - Although we recognise their potential to be used by GCN, we seek confirmation that attenuation ponds will not form part of the aquatic provision for GCN.
- Information about the extent of aquatic habitats, terrestrial habitats to be delivered in the initial receptor area in the south-west corner of the Site. We advise that a further receptor area in the NW is planned for and establish at the outset.
- Submission to include proposed timeline for bringing on compensation sites along the western boundary forward, reporting requirements and long-term financial considerations.
- A long term site management plan (for a duration of not less than 25 years) that includes defined aims and objectives; habitat management prescriptions; contingency measures if fish or invasive non-native species (INNS) are detected; site liaison and wardening; licensing requirements; current and any proposed changes to tenure of the compensation area; persons or bodies

responsible for undertaking management and surveillance together with required skills and competencies; reporting requirements; and proposed dates for updating or revising the management plan.

- Proposed mechanism for ensuring the long-term management and operation of the proposal. In this instance, we surmise that this will be delivered by a planning obligation such as a Section 106. We suggest the mitigation strategy includes a 'Heads of Terms' document that specifies funding mechanisms, tenure, delivery of management and provisions for updating the management plan.
- Submission of measures designed to prevent the accidental capture/killing of newts during operational phases of the scheme (ie post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features).
- Post construction monitoring and record dissemination for a period of not less than 25 years, with individuals/bodies identified as being responsible for monitoring and reporting works. Methodology shall include annual abundance counts and Habitat Suitability Index (HSI) assessments
- Submission and implementation of a scheme to audit implementation of conservation work.

We envisage that the proposed conservation plan will materially inform the provisions of any subsequent application for a derogation licence issued by NRW under Regulation 55 of the Conservation of Habitats and Species Regulations 2017.

Whilst we do welcome the consideration given to GCN in the EIA and the Green infrastructure provision, without the above information we are unable to confirm whether the extent and nature of the proposed green infrastructure for GCN are adequate.

Note that we offer no comment on trapping effort at this time. We would seek to agree this with you at the time of an EPS Licence application. We would however highlight that we would anticipate that there may be a requirement to undertake more widespread trapping than appears to be suggested in the EIA.

Bats

We note that the vast majority of buildings within the Site were deemed unsuitable to support roosting bats, or otherwise are to be retained unimpacted as a result of the Proposed development. We welcome that four of these buildings (B3, B4, B5 and B6) were subject to further activity surveys in Aug and Sept 2020 and note that no bats were confirmed from these buildings at that time.

In the absence of detailed information, it is difficult to concur with the conclusion that the vast majority of buildings within the site were deemed unsuitable. We advise that further information about the individual buildings not subject to emergence and re-entry surveys is provided to support the conclusion that these buildings were unsuitable. Note that on receipt of this information, there is a risk that we may advise that there is a need to undertake activity surveys of some of these buildings.

We therefore advise that **further information about the buildings is provided to support the conclusion within the ES that these buildings were unsuitable for roosting by bats.**

We also note that a number of species were confirmed to be utilising the site for foraging and note therefore that there may be both direct and indirect impact on their use of the site post development. We welcome the wildlife corridor to be created on the western boundary of the site and consider that other impacts upon bats can be mitigated by the development of a detailed wildlife friendly lighting scheme. Please note that we would anticipate that dark corridors would be an essential part of this scheme and therefore advise a **drawing showing intended dark corridors and text setting out the principles of a lighting scheme is included in your formal submission for planning consent.**

In summary, we have concerns regarding the above proposal pending the provision of further information regarding European Protected Species. We would be pleased to review our position and provide further advice when consulted on the further information specified above.

Ornithology

We welcome the breeding bird surveys and agree with the findings. The proposed mitigation for ground nesting birds appears sufficient however, we have concerns as to how public access will be prevented in the long-term. It may be that the detail within the LEMP provides further information to address our concerns. However, **in its absence we advise that this matter should be addressed within any future planning submission.**

While we note the conditions on site, we do have concerns regarding the lack of contemporary, field-based winter bird surveys, especially given the proximity of the Crymlyn Ramsar. We advise that **clarification is provided within any future submission as to whether or not winter bird surveys will be or have been done undertaken.** If it is proposed not to undertake winter bird surveys justification should be presented within the ES as to why not.

Foul Drainage

We understand that the proposed development will connect to the main sewer which is our preferred and most sustainable method of foul water disposal. However, we note that the site will connect to the Dynevor sewage pumping station and we are aware of issues in this area.

We note from Chapter 9 – Water Environment, of the ES that Dwr Cymru Welsh Water (DCWW) have been consulted on the proposals and have confirmed that connection to the existing DCWW combined sewer is acceptable in principle, although network reinforcements may be required to enable the development to convey foul flows to the existing network and that these works will be undertaken by DCWW.

We advise that the **details of the proposed foul drainage arrangements be provided within any future planning submission** as the Local Planning Authority will need to be satisfied that there is sufficient capacity within the system to accommodate any additional loading from the proposed development.

Protected Sites

From the information provided, we consider that the proposals may affect the Crymlyn Bog Special Area of Conservation (SAC) and Ramsar. The Local Planning Authority are required to undertake an assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

We note the submission of the shadow Habitat Regulation Assessment (sHRA) and are satisfied with the potential impacts identified within the document.

Pollution Prevention

Due to the proximity of the development and hydrological link to Crymlyn Bog SAC and Ramsar we advise that all appropriate pollution prevention measures are implemented on site during the construction of the development. We therefore advise that a Construction Environment Management Plan is secured by condition on any permission granted.

Condition 1: Construction Environment Management Plan

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

Surface Water Drainage

Within the sHRA consideration is given to potential hydrological impacts on the SAC and Ramsar as a result of the proposals. In Paragraph 6.22 it is noted that in order to avoid any potential adverse effect the surface water drainage strategy will be designed in a way to control/attenuate the rate of discharge of water from the site. However, Note 5.6 on drawing 'Indicative Surface Water Drainage Strategy North', revision P4, states that 'No attenuation proposed within conveyance features at this

stage'. The SABS will be able to provide confirmation on the acceptability of the proposed drainage strategy to ensure that the surface water system is suitably designed.

Land Contamination

We note Chapter 8 - Soils, Hydrogeology and Ground Conditions of the ES advises that the applicant notes our comments in our previous response to the Scoping application dated 17 August 2021 and has acknowledged that further work needs to be undertaken on site. Therefore, we advise that the following land contamination conditions are included in any planning permission.

Condition 2: No development, suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site

A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

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

Condition 3: Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to

occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 4: Prior to the operation of the development, a long-term monitoring plan for water quality and land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

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

Condition 5: No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 6: No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Model Procedures and good practice

Natural Resources Wales recommends that developers should:

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

Waste on site

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

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

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Flood Risk

We welcome the Flood Risk and Drainage Strategy produced by PJA, ST Modwen Development Ltd, Coed Darcy, Project Code: 05474 dated October 2021. We have no concerns regarding flood risk as the new TAN 15, puts the site outside of the flood zone.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details. Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

Yn ddifffuant / Yours sincerely

Lisa Jones

Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Michelle Hunt

From: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Sent: 01 November 2021 13:28
To: Planning Consultation
Subject: RE: Pre-Application Consultation in relation to land of the Former Oil Refinery, Coed Darcy

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Dear Sir/Madam,

Thank you for your pre-application consultation in respect of the development at Coed Darcy. The Canal & River Trust is potentially a specialist consultee in the mandatory pre-application process. However, this scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

We are therefore returning the consultation to you. If for any reason you consider that you require the input of the Trust please let us know.

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

Kind Regards,

Sarah Steele

Planning and Data Support Technician

My working days are Monday, Tuesday and Friday

E planning@canalrivertrust.org.uk



Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

canalrivertrust.org.uk



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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Michelle Hunt

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 09 November 2021 16:00
To: Planning Consultation
Subject: Land of the Former Oil Refinery, Coed Darcy, Llandary

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OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP21/226

Your Ref:

Date: 9 November 2021

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO:

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

LOCATION: Land of the Former Oil Refinery, Coed Darcy, Llandary

Dear Sir/Madam,

Thank you for your email dated **12 October 2021** together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3 months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.

The site is located within an area of historic mining for Coal. Network Rail note there are recorded mine entries in the vicinity of the site. Network Rail wish to be consulted on any site investigation and/or remediation works for historic/ abandoned mining hazards, alongside Network Rail's infrastructure. Please contact nationalminingengineer@networkrail.co.uk and AssetProtectionWales@networkrail.co.uk

FENCING

Because of the nature of the proposed developments we consider that there will be an increased risk of trespass onto the railway. The Developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

DRAINAGE

There are a number of attenuation basins proposed as part of the development. Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage is not to show up on Buried service checks.

GROUND LEVELS

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

FOUNDATIONS

Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

GROUND DISTURBANCE

The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

PILING

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in

accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

LANDSCAPING

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaegus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebрина"

Not Permitted:

Alder (Alnus Glutinosa), Aspen – Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

NOISE

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of Planning Policy Wales and Technical Advice Notes which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

LIGHTING

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western
Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

E grace.lewis@networkrail.co.uk

www.networkrail.co.uk/property

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Michelle Hunt

From: Michelle Hunt
Sent: 05 November 2021 16:42
To: Jack Pugsley
Subject: FW: RE: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

From: SW Planning <swplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 05 November 2021 16:29
To: Michelle Hunt <MAHunt@savills.com>
Subject: FW: RE: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

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Hi Michelle,

I sent the following message to Portia regarding the above application. She has given you as a contact in her absence. I would be grateful if you could let me know if the following is acceptable.

Kind regards,

Lisa

----- Original Message -----

From: South West Planning MailBox Queue <swplanning@cyfoethnaturiolcymru.gov.uk>;
Received: Fri Nov 05 2021 16:09:15 GMT+0000 (Greenwich Mean Time)
To: Portia Banwell <portia.banwell@savills.com>;
Subject: RE: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

Good afternoon Portia,

We are currently reviewing the Statutory Pre-application for the Coed Darcy, Llandarcy site. The deadline for consultee responses is the 10 November 2021. Unfortunately we have a number of people off work due to illness in one of our key internal consultee teams. We would be grateful if you could allow us an extension of one week to the 17 November 2021 to provide our response. Please can you let us know if this is acceptable.

Thank you.

Kind regards,

Lisa

Lisa Jones
Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.
Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

----- Original Message -----

From: Portia Banwell <portia.banwell@savills.com>;

Received: Tue Oct 19 2021 12:57:42 GMT+0100 (British Summer Time)

To: Swplanning <swplanning@cyfoethnaturiolcymru.gov.uk>; South West Planning MailBox Queue
<swplanning@cyfoethnaturiolcymru.gov.uk>;

Subject: RE: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

Hello Lisa

Apologies that you

Please try this link: https://sites.savills.com/Coed_Darcy/en/page_159110.php

If you could confirm you are able to access the website, that would be great. I could also send you a link to download the documents as well if that would help.

Many thanks

Portia

From: Michelle Hunt <MAHunt@savills.com>

Sent: 19 October 2021 12:38

To: Portia Banwell <portia.banwell@savills.com>

Subject: FW: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

Michelle Hunt
Planning Team Administrator
Associate

Savills, 2 Kingsway, Cardiff CF10 3FD



Tel : +44 (0) 2920 368 904
Mobile : +44 (0) 7812 965 360
Email : mahunt@savills.com
Website : <http://www.savills.co.uk>



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From: SW Planning <swplanning@cyfoethnaturiolcymru.gov.uk>

Sent: 19 October 2021 12:08

To: Michelle Hunt <MAHunt@savills.com>

Subject: RE: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

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Good morning Michelle,

We have been passed your e-mail with details of the Statutory Pre-application for Coed Darcy, Llandarcy. I have tried to access the information on your website this morning. Unfortunately the website is saying that it is currently down for maintenance. I would be grateful if you could let me know when the website will be back up and running and I will be able to view the documents.

Thank you.

Kind regards,
Lisa

Lisa Jones
Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales

In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

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**Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.
Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.**

From: Enquiries <enquiries@cyfoethnaturiolcymru.gov.uk>

Sent: 18 October 2021 16:30

To: SW Planning <swplanning@cyfoethnaturiolcymru.gov.uk>

Subject: FW: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath NRW:08007009

Hello team,

Please see the below/attached for your info.

Bethan

Bethan M Williams

Cymorth Cyswllt Cyfoeth / Customer Hub Support

Cwsmer, Cyfathrebu a Masnach/Customer, Communications and Commercial
Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffôn/Tel: 0300 065 3000

Gwefan/Website: <http://www.cyfoethnaturiolcymru.gov.uk/www.naturalresourceswales.gov.uk>

Twitter: twitter.com/NatResWales

Facebook: facebook.com/nNatResWales

Flickr: Flickr.com/NatResWales

Youtube: youtube.com/NatResWales

----- Original Message -----

From: Michelle Hunt <MAHunt@savills.com>;
Received: Tue Oct 12 2021 13:30:25 GMT+0100 (British Summer Time)
To: Enquiries Queue <enquiries@cyfoethnaturiolcymru.gov.uk>;
Subject: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath

Dear Sir/Madam

Please find attached a notice and letter in relation to the Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath.

Yours sincerely

Michelle Hunt
Planning Team Administrator
Associate

Savills, 2 Kingsway, Cardiff CF10 3FD



Tel : +44 (0) 2920 368 904
Mobile : +44 (0) 7812 965 360
Email : mahunt@savills.com
Website : <http://www.savills.co.uk>



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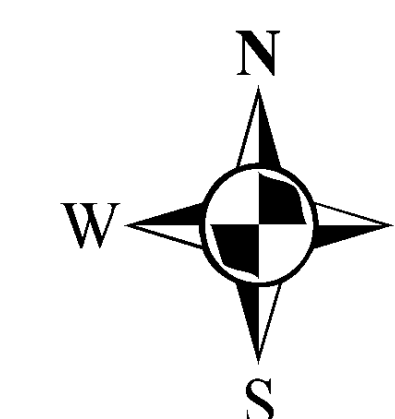
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Dŵr Cymru
Welsh Water

PPA0006151



LEGEND(Representative of most common features)

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

NB: Sewer symbol colour indicates the type.
RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

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 (PF)) 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 Cyllyngefy (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the basis of the best information available and to the best of its knowledge and belief. The Company is not responsible for any loss or damage caused by reliance on this information. The information is supplied by the Company, it does not constitute an offer of insurance or any other financial product. The information is supplied by the Company, it does not constitute an offer of insurance or any other financial product. The information is supplied by the Company, it does not constitute an offer of insurance or any other financial product.

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

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

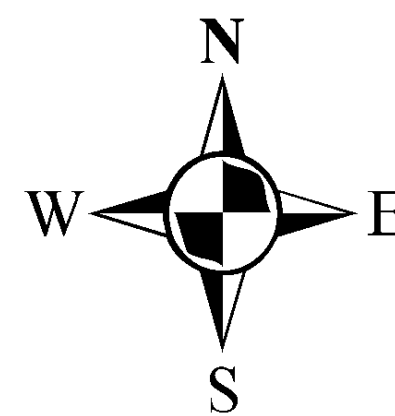
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Map Ref: 271326,195867
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 03 Nov 2021



Dŵr Cymru
Welsh Water

PPA0006151



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 (PF)) 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 (Cyfrngedig) 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 is not warranted as to its completeness or fitness for use 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 solely for use 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 1988 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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Printed on: 03 Nov 2021

Michelle Hunt

From: Chris Davies <c.j.davies@npt.gov.uk>
Sent: 09 November 2021 10:42
To: Nick Matthews; Portia Banwell
Subject: FW: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath

Follow Up Flag: Follow up
Flag Status: Flagged

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I take it you have seen this

FAO Savills,

In terms of the scoped area, there is a lack of evidence provided with regard to queue lengths etc on the Welsh Government slips and sections of infrastructure. The appendices and outputs referred to do not appear to be not included in the submitted details.

Please can you arrange for us to have sight of the fully detailed TA and Appendices. We would also be interested in the Active Travel provision/amendments to the site and if this is included would be grateful for the signposting of this. We are happy to have a teams call regarding this report with the applicants transport consultant Atkins.

Kind regards

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Cathays Park
Caerdydd / Cardiff

Ffôn / Tel: 03000 256573

From: Michelle Hunt <MAHunt@savills.com>
Sent: 12 October 2021 13:30
To: LGC_Development_Control-South@wales.gsi.gov.uk; CADW1@wales.gsi.gov.uk; Yr Is-adran Tir - Land Division <YrIs-adranTir.LandDivision@gov.wales>
Subject: Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath

Dear Sir/Madam

Please find attached a notice and letter in relation to the Pre-Application Consultation at the Former Oil Refinery, Llandarcy, Neath.

Yours sincerely

Michelle Hunt
Planning Team Administrator
Associate

Savills, 2 Kingsway, Cardiff CF10 3FD



Tel : +44 (0) 2920 368 904
Mobile : +44 (0) 7812 965 360
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Pre-Application Consultation Report

Coed Darcy, Former Oil Refinery, Llandarcy, Neath



Appendix 6 – Presentation to Coedffranc Town Council

Coed Darcy: a renewed vision and masterplan



ST.MODWEN

20th October 2021

Contents

1. Background
2. Key Issues
3. Way Forward
4. Next Stages
5. Any Questions?



1. Background

- Former BP Oil Refinery site – first Refinery site in the UK
- Closed in 1998
- BP / NPT Council / Welsh Assembly Government / Prince's Foundation led on new vision
- Outline Planning Application – submitted 2005
- Consent granted in 2008
- St. Modwen acquired site – 2008





"Fortune brought us a prize from fairyland beyond our wildest dreams, mastery itself was the prize of the venture."

First Lord of the Admiralty, Winston Churchill (1914)









- Ongoing engineering and remediation considerations
- Site wide drainage strategy
- Changing housing needs of the LPA
- Original planning consent:
 - Quantum of mixed uses
 - S106 contributions and requirements
- Economic challenges



Crymlyn Bog:

- Special Area of Conservation (SAC)
- 1/3 of site is a designated National Nature Reserve (NNR)
- RAMSAR site – one of only 3 sites in UK for the Fen Raft Spider
- Site of Special Scientific Interest (SSSI) of International Significance



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- 1/3 of site is a designated National Nature Reserve (NNR)
- RAMSAR site – one of only 3 sites in UK for the Fen Raft Spider
- Site of Special Scientific Interest (SSSI) of International Significance



3. Way Forward

- New vision for a deliverable scheme
- Pre-application discussions held with NPT Council
- New project team formed
- Key focus on placemaking, sustainability, Active Travel and biodiversity



KEY

- 01. School Land
- 02. Existing Commercial
- 03. Proposed Commercial
- 04. Strategic Attenuation Features
- 05. Village Center/Proposed Mixed Use Retail
- 06. Main Square
- 07. Existing Rock Face
- 08. Proposed New Gradients
- 09. Pedestrian Bridge
- 10. Existing Hedgerow
- 11. Existing Woodland
- 12. Proposed Woodland
- 13. Areas of Public Open Space
- 14. Active Travel Footpath/Cyclepath network
- 15. Existing Phase 1
- 16. Approved Adjacent Development
- 17. Proposed Residential Development
- 18. Main Spine Road
- 19. Secondary Green Street
- 20. Secondary Streets/Mews
- 21. Existing Railway Line
- 22. Noise Attenuation with Screen Planting
- 23. Vehicle Connections into Existing Residential Development
- 24. Connection to B4290, North to Skewen
- 25. Connection to B4290, South to Swansea
- 26. Proposed Mixed Use Residential



COED DARCY - Illustrative Masterplan

DATE: 06.09.21

SCALE: 1:2500 @ A1

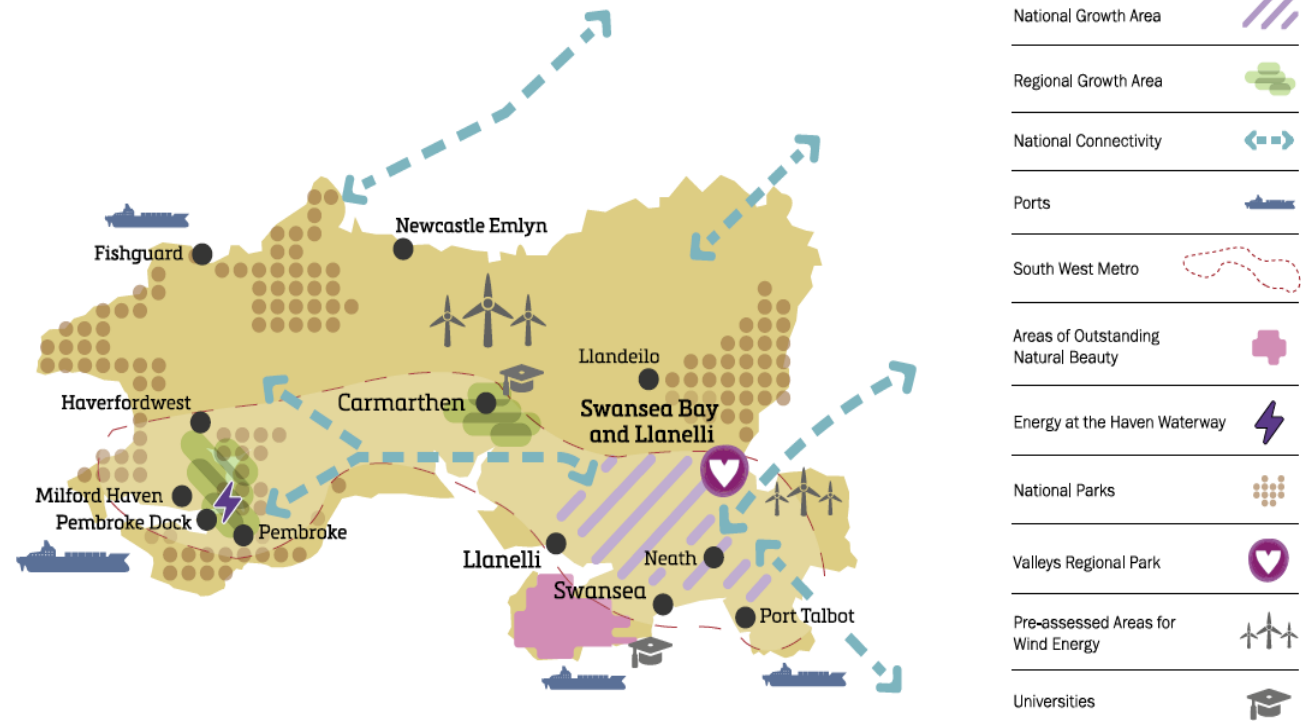
ST.MODWEN

powelldobson
ARCHITECTS

Policy 28 – National Growth Area – Swansea Bay and Llanelli

Swansea Bay and Llanelli will be the main focus for growth and investment in the South West region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure.

The Welsh Government will work with regional bodies and local authorities to promote and enhance Swansea Bay and Llanelli's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.



4. Next Stages

- Pre-Application Consultation issued
- Review comments from the local community
- Implement any changes needed to proposals
- New Outline Planning Application submission by end of 2021

Illustrative Plan - Village Centre



Illustrative Aerial View



Precedent Images





Illustrative View 1 - Village Centre
Looking from the north



Illustrative View 2 - Village Centre
Looking from the West

5. Thank you and any Questions?



Appendix 7 – Response to the Design Commission for Wales

**Coed Darcy Masterplan
DCFW Meeting No.2
Meeting Note**

Date : 25/11/21

Number : 21009

Present:	Ewan Jones	DCFW
	Toby Adam	DCFW
	Chris Jefford	DCFW
	Jen Heal	DCFW
	Efa Lois	DCFW
	Elise Coalter	St. Modwen
	Mark Thorne	St. Modwen
	Alastair Fraser	Powell Dobson
	Simon Brewster	Soltys Brewster
	Nick Matthews	Savills
	Chris Davies	NPT Council

Apologies: Bernadette Kinsella Powell Dobson

This meeting note provides a summary of the points raised and actions taken since the second DCFW review meeting held on 14/10/21.

General

Following the second design review it is welcome that the panel did not have any substantive comments regarding the masterplan principles and its content. It was understood that the team had taken on board and developed the masterplan in response to the comments received at the first design review. The focus of the discussion and report concentrated mainly on the detailed design aspects of the application and future process for controlling design quality. These were summarised in 3 topics; Vision, Character Areas, Movement and Access.

Vision

The DCFW discussion highlighted that there is a strong Vision for the site, however this was not demonstrated clearly enough in the graphics or text. This summary was missing from the final report. The panel felt that additional information regarding the '15 Minute Neighbourhood' as well as further diagrams, relevant precedents and sketches would be beneficial to support the vision and identity for the site. In response the final DAS documentation has incorporated additional sections covering the '15 Minute Neighbourhood' and further precedent and site character analysis. The proposed vision has also been reinforced and referenced throughout the various chapters with further character analysis also undertaken.

Character Areas

The clarity of vision also fed into the discussion around the proposed Character areas. Further work within the DAS has strengthened the Character Area response, with the addition of a 'Site Character' section, which describes how the existing site features; location, topography, landscape etc. influence the site character across the site. Further development of the character areas section has also taken place, reinforcing the strategy that Character should be derived from principles such as building scale, form, alignment and street pattern. A following meeting was held to discuss the DAS part 2 process, and also clarity was given that this element would control architectural materials and detailing.

Access and Movement

The panel highlighted that the proposed future railway station would be a significant benefit to the development, however there is no guarantee this would come forward and may take some time, therefore the site should be designed independently of this. The design team agrees with this and it has formed the basis of the placemaking approach. The additional '15 Minute Neighbourhood'

analysis demonstrates there are sufficient local amenities to reduce car dependency. All possible active travel connections have also been explored, and facilitated in the masterplan proposals.

DAS Part II

Concern was expressed by the Panel regarding the content and scope of Part II of the DAS and whether this should be provided as part of the outline planning application. As explained above, during a follow up meeting with the DCFW, further clarification was provided which addressed the previously expressed concerns of the Panel members. The DAS Part II is intended to supplement the DAS submitted with the planning application, providing more detailed coding to control the submission of future reserved matters applications. The DAS submitted with the application would provide all of the information ordinarily required to support an outline application.