

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

Tel **Ffôn** 01639 686868
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Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Site Details

Number	
Suffix	
Property name	Former Oil Refinery
Address line 1	Llandarcy
Address line 2	Neath
Town/city	
Postcode	SA10 6FG

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

Easting (x)	271737
Northing (y)	195953

Description	Former Oil Refinery site at Llandarcy.
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2. Applicant Details

Title	
First name	
Surname	St. Modwen Developments Ltd
Company name	St. Modwen Developments Ltd
Address line 1	Park Point
Address line 2	17 High Street
Address line 3	Longbridge
Town/city	Birmingham
Country	United Kingdom
Postcode	BS31 2UQ

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes

No

3. Agent Details

Title

First name

Nick

Surname

Matthews

Company name

Savills

Address line 1

Savills

Address line 2

Embassy House

Address line 3

Queens Avenue

Town/city

Bristol

Country

United Kingdom

Postcode

BS8 1SB

Primary number

01179102200

Secondary number

Email

NMatthews@savills.com

4. Site Area

What is the site area?

126.14

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space gained	20.83
Open space lost	0.00

5. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

5. Description of the Proposal

- ☒ Access
- ☐ Appearance
- ☐ Landscaping
- ☐ Layout
- ☐ Scale

Please describe the proposed development

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 (see attached schedule).

Has the work already been started without planning permission? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Vacant plot

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Former oil refinery

When did this use end (if known)?

Does the proposal involve any of the following?

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

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

Application advice

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

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

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	42.86

7. Materials

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

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

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

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

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

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

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

9. Vehicle Parking

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

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

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

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

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

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

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

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

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

How will surface water be disposed of?

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

12. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

Supporting information requirements

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

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

12. Biodiversity and Geological Conservation

planning authority has been submitted.

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See Drainage Strategy.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No

If you answered “yes” to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	21484	21484
Total	0	0	21484	21484

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☐ No

Existing Employees

18. Employment

Please complete the following information regarding existing employees:

Full-time	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	148
Part-time	0
Total full-time equivalent	0.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

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

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Early local resident consultation and PAC process. See PAC Report submitted with planning application.

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

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

- ☒ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Discussions over a number of months with Chris Davies and a number of other officers at NPTCBC

26. Authority Employee/Member

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

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

Do any of these statements apply to you?

☐ Yes ☒ No

27. Ownership Certificates

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

I certify/the applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were

Newspaper advert in the South Wales Evening Post which circulates in the local area.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Neath Port Talbot County Borough Council Highways
Number	
Suffix	
House Name	The Quays
Address line 1	Brunel Way
Address line 2	
Town/city	Neath
Postcode	SA11 2HZ
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	Welsh Assembly Government
Number	
Suffix	
House Name	Estates Division, Room 2-095a
Address line 1	Crown Buildings
Address line 2	Cathays Park
Town/city	Cardiff
Postcode	CF10 3NQ
Date notice served	26/11/2021

Name of Owner	Network Rail
Number	
Suffix	
House Name	1 Eversholt Street
Address line 1	
Address line 2	
Town/city	London
Postcode	NW1 2DN
Date notice served	26/11/2021

Name of Owner	National Assmebly for Wales
Number	
Suffix	
House Name	
Address line 1	Welsh Parliament
Address line 2	Cardiff Bay
Town/city	Cardiff
Postcode	CF99 1SN
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	A Weld Limited
Number	
Suffix	
House Name	Unit 8
Address line 1	Tank Farm Road
Address line 2	Llandarcy
Town/city	Neath
Postcode	SA10 6EN
Date notice served	26/11/2021

Name of Owner	Patrick Cuddy
Number	
Suffix	
House Name	
Address line 1	5A Morfa Glas
Address line 2	Glynneath
Town/city	West Glamorgan
Postcode	SA11 5RS
Date notice served	26/11/2021

Name of Owner	Michael Cuddy
Number	
Suffix	
House Name	
Address line 1	Maes-y-Gwaelod Farm
Address line 2	Crymlyn Road
Town/city	Skewen
Postcode	SA10 6NL
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	D.K.COMMERCIAL PROPERTY LIMITED
Number	
Suffix	
House Name	
Address line 1	Reflectalux House, Avondale Way
Address line 2	Avondale Industrial Estate
Town/city	Pontrhydyrun, Cwmbran
Postcode	NP44 1TS
Date notice served	26/11/2021

Name of Owner	Neath Vale Engineering Limited
Number	
Suffix	
House Name	
Address line 1	Unit 28, Lonlas Village Workshop
Address line 2	Cwmdy Industrial Estate
Town/city	Skewen
Postcode	SA10 6RP
Date notice served	26/11/2021

Name of Owner	John Cuddy
Number	
Suffix	
House Name	
Address line 1	Bryn Dewi
Address line 2	Longford
Town/city	Neath
Postcode	SA10 7AJ
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	Western Power Distribution
Number	
Suffix	
House Name	
Address line 1	Avonbank
Address line 2	Feeder Road
Town/city	Bristol
Postcode	BS2 0TB
Date notice served	26/11/2021

Name of Owner	Bally Property Company Limited
Number	
Suffix	
House Name	
Address line 1	210 Petts Hill
Address line 2	Northolt
Town/city	Norhtolt
Postcode	UB5 4NP
Date notice served	26/11/2021

Name of Owner	Andrew Vaughan Rees & Melanie Baker Rees
Number	
Suffix	
House Name	
Address line 1	33 Ascot Drive
Address line 2	Baglan
Town/city	Port Talbot
Postcode	SA12 8YL
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	Ivor Benjamin Thomas
Number	
Suffix	
House Name	
Address line 1	202 Cefn Road
Address line 2	
Town/city	Bonymaen
Postcode	SA1 7JE
Date notice served	26/11/2021

Name of Owner	Cemx UK Operations Limited
Number	
Suffix	
House Name	Cemex House
Address line 1	Evreux Way
Address line 2	
Town/city	Rugby
Postcode	CV21 2DT
Date notice served	26/11/2021

Name of Owner	EG Lewis Developments Limited
Number	
Suffix	
House Name	Celtic Works
Address line 1	Tank Farm Road
Address line 2	Llandarcy
Town/city	Neath
Postcode	SA10 6EN
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	Southern Electric Power Distribution
Number	
Suffix	
House Name	
Address line 1	43 Forbury Road
Address line 2	
Town/city	Reading
Postcode	RG1 3JH
Date notice served	26/11/2021

Name of Owner	David Jones
Number	
Suffix	
House Name	
Address line 1	119 Old Road
Address line 2	Skewen
Town/city	Neath
Postcode	SA10 6AT
Date notice served	26/11/2021

Name of Owner	Kenneth Priday
Number	
Suffix	
House Name	
Address line 1	13 Brookville Road
Address line 2	Skewen
Town/city	Neath
Postcode	SA10 6SR
Date notice served	26/11/2021

27. Ownership Certificates

Name of Owner	Raymond Davies
Number	
Suffix	
House Name	
Address line 1	40 Drummau Park
Address line 2	Skewen
Town/city	Neath
Postcode	SA10 6QL
Date notice served	26/11/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

South Wales Evening Post

On the following date (which must not be earlier than 21 days before the date of the application)

16/12/2021

Person role

- ☐ The applicant
☒ The agent

Title

First name

Portia

Surname

Banwell

Declaration date

06/01/2022

☒ Declaration made

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

Agricultural land declaration - you must select either A or B

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

Person role

☐ The applicant ☒ The agent

Title

First name

Portia

Surname

Banwell

Declaration Date

06/01/2022

☒ Declaration made

29. Declaration

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

Date (cannot be pre-application)

06/01/2022

Coed Darcy Application Form Annex

Detailed Description of Development

Use Class	Use Description	Quantum
C2 / C3	Residential	Up to 2,000 dwellings on 40ha net residential area
D1	Land for Education. The application proposals include land for a two form entry primary school with additional 'flexible' land which could be used to deliver either a through school or residential development and open space.	2.6ha for education with a further 4.4ha of flexible land for education. The maximum floorspace for a primary school is 2,500sq.m. and the maximum for a through school is 15,000sq.m. <i>[Note: should the authority take up the option of the Through School this would reduce the quantum of land available for residential development by 1.7ha]</i>
	Land for commercial purposes to be provided within the 'Flexible Mixed Use' zone on the Land Use Parameter Plan. There are two such areas:	
A1 / A2 / A3 / B1 / D1 / D2	(1) in the neighbourhood centre	Up to 1,134 sq.m. GIA within the mixed use core of the proposals. This floorspace may be integrated within buildings which also contain residential dwellings. It is proposed that a maximum of 750 sq.m. GIA floorspace within this area is for A1 Retail use and that this quantum will be controlled by condition.
A3 / D1 / D2	(2) the conversion of existing buildings (known as Britannic House, Heritage House and William Knox House) close to the eastern boundary of the site	Either residential dwellings (within the maximum parameter of 2,000 dwellings specified above) and / or up to 4,550sq.m. floorspace from the converted buildings.
B2 / B8	Extension to Darcy Business Park	Up to 800 sq.m. GIA on 0.22ha of land