



Llywodraeth Cymru
Welsh Government

Planning Department
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

Eich cyf / Your ref P2021/1193

Ein cyf / Our ref 22/SW-4592

15 March 2022

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

Former Oil Refinery Llandarcy Neath

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

I refer to your consultation of 23rd February 2022 regarding the above application. The Welsh Government as highway authority for the M4 trunk road directs that planning permission is not granted at this time.

The applicant must provide the following information to support this application or resubmit the application with the following details;

The Transport Assessment (TA) does not appear to be included within the submitted details. Please supply the TA to evidence the M4 junction 43 operates within capacity and further detail regarding queuing lengths etc. will not have an adverse effect on the Welsh Government slips and sections of infrastructure.

Details supplied to date also identify mitigation measures taking the form of physical junction improvements are to be implemented. Please supply plans to allow Welsh Governments full deliberation.

We would also be interested in the Active Travel provision / amendments to the site and if included would be grateful for the signposting of this.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Trafnidiaeth
Llywodraeth Cymru
Parc Cathays
Caerdydd
CF10 3NQ

Transport
Welsh Government
Cathays Park
Cardiff
CF10 3NQ

Ebost/Email: Lgc_development_control-south@Gov.Wales

If you have any further queries, please forward to the following Welsh Government Mailbox
Lgc_development_control-south@Gov.Wales

Yours faithfully



Richard Jones



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