

STRIDE TREGLOWN

**Pre-application
Consultation Report**

Neath Port Talbot Hospital

**Swansea Bay University
Health Board**

Stride Treglown job no.

154158

Prepared by

JPR

Checked by

CD

Date

11/05/2022

Revision

1

Revisions

Revision	Description
1	Internal Review (28/04/22)

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1. Introduction

1.1. Introduction

1.1.1 Stride Treglown Limited are appointed by Swansea Bay University Health Board to submit a planning application for a new extension on Neath Port Talbot (NPT) Hospital in order to house three additional theatre units for use in orthopaedic and spinal surgeries.

1.1.2 In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Order 2016 this Pre-application Consultation Report (PAC) includes the following:

- A copy of the site notice;
- A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
- A copy of the notice given to owners and occupiers of adjoining land;
- Copies of all notices provided to councillors, town and community councils, and specialist consultees;
- A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

1.2. Consultation

Introduction

1.2.1 The statutory consultation took place between the 25th March 2022 and the 22nd April 2022.

1.2.2 A draft copy of the planning application was made available online (<https://npthospital-planningconsultation.com/>) for the duration of the consultation period.

1.2.3 In accordance with Article 2F(2) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 the required information was made available on the above website for the timescales stated.

Stride Treglown has been commissioned by Swansea Bay University Health Board to undertake pre-application consultation in respect of proposed full planning permission for new healthcare development at Neath Port Talbot Hospital, Baglan Way, Port Talbot SA12 7BX

We give notice that Swansea Bay University Health Board are intending to submit a full planning application for the following:

Construction of extension to existing hospital to provide development of an Elective Orthopaedic & Spinal Surgical Unit for Swansea Bay University Health Board. This new centre of excellence for orthopaedic and spinal care will include 3 new state of the art Orthopaedic theatres with all ancillary accommodation, landscaping and infrastructure, at Neath Port Talbot Hospital, Baglan Way, Port Talbot SA12 7BX.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below.

Anyone who wishes to make representations about this proposed development must do so by the **22 April 2022**. We would encourage you to e-mail these to jonathanpritchard@stridetreglown.com

Stride Treglown, Treglown Court, Dowlais Road, Cardiff, CF24 5LQ.

[Download Drawings](#) [Download Reports](#) [Email feedback](#)



Site Notice

- 1.2.4 A copy of the site notice and a declaration regarding its display is included in Appendix 1. 3 site notices were displayed around the site and surrounding area. A map and photographs indicating the location of the notices (indicated by stars) is shown below.



Owner and/or occupier of adjoining land

- 1.2.5 A copy of the notice sent to owners and occupiers of adjoining land and the list of addresses consulted is included in Appendix 2. A map of the consultation zone is shown below.



Other notices

- 1.2.6 Copies of all notices provided to councillors and specialist consultees is included in Appendix 3.

2. Summary of Consultation Comments

2.1. Introduction

- 2.1.1 The following section provides a summary of all relevant issues raised in response to the statutory publicity of the draft planning application and consultation with specialist consultees.

2.2. Owners/Occupiers of adjacent land

- 2.2.1 No responses were received and data from the website indicates that the site was viewed 40 times over the consultation period.

2.3. Community Consultees

- 2.3.1 The ward members for Aberavon were consulted. No responses were received.

2.4. Specialist Consultees

- 2.4.1 Copies of all responses received from specialist consultees are included in Appendix 5.

Natural Resources Wales

- 2.4.2 The response from NRW confirmed that they have no objection to the proposed development and provided the following advice:

- We have reviewed the 'Preliminary Ecological Appraisal' (PEA) by Just Mammals Limited, dated March 2022 and we are satisfied that there will be no impacts on protected species by the proposal.
- We have reviewed our flood maps at this location and the proposed new extension will not be within the tidal or fluvial floodplain and therefore we would have no concerns in terms of flood risk.

Highway Authority

- 2.4.3 The Highway Authority advised no objection in principle to the proposals and made the following observations:

- The proposed realignment of the cycle route (NCN 4) around the adjacent building line is to be clearly annotated on plan for approval along with the associated delineation lining and annotations between pedestrian and cycle zones. A separate sign schedule for any additional or amended cycle route directional signage shall be provided. All signage shall be in compliance with the TSR and GD 2016. Where a combined pedestrian/cycleway is proposed a combined width of 3 metres is required, with an absolute minimum of 2.5 metres where existing site constraints dictate which when evidenced cannot be engineered out of the design.
- A construction method statement and a delivery method statement will be required for the construction phase of the proposed theatre block along with a traffic management plan within the curtilage of the site.
- Active Travel - Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, 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.

Dwr Cymru/Welsh Water

2.4.4 The response from DCWW noted that there is no objection to the proposed development and provided standing advice in respect to the following:

- Sewerage - flows can be accommodated within the public sewerage system,
- SAB - we acknowledge receipt of a 'Drainage Strategy' which indicates proposals to dispose surface water flows to a local brook and in principle offer no objection subject to applicants' consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB) and Lead Local Flood Authority (LLFA), in relation to their proposals for SuDS features.
- Sewerage Treatment – no problems are envisaged
- Water Supply - no objection

Fire Authority

2.4.5 Mid and West Wales Fire and Rescue Service advised that they have no comment to make on access for fire appliances or water supplies.

Other

2.4.6 Glamorgan and Gwent Archaeological Trust (GGAT) were also consulted. They advised that they have consulted the regional Historic Environment Record (HER) and noted the following:

The hospital is included in the National Monuments Record (NMR) and noted as being 'opened in autumn 2002, at a cost of approx. £64 million. The hospital has 270 beds and caters for patients from Neath and Port Talbot. It replaced the Neath General Hospital and Port Talbot General Hospital'. No other known sites are located within, or in close proximity to, the proposed development. Similarly a review of historic Ordnance Survey mapping depicts no archaeologically significant features or structures. Furthermore, we note that the proposed development area has already been at least partially disturbed by previous construction activities. Overall, it is unlikely that archaeological remains will be encountered during the course of the works.

2.4.7 As a result they concluded that should a similar application to the one you have outlined be submitted, they would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.

3. Response to Consultation Comments

3.1. Introduction

- 3.1.1 The following section provides confirmation on whether issues raised as part of the consultation have been addressed and if so how.

Highway Authority

- 3.1.2 The engineers drawing *C7040-RVW-ZZ-00-DR-C-301_P2_S0 - Proposed External Works Layout* illustrates how the amended pedestrian and cycle links within the site will tie into the existing provision and is clearly annotated on this plan along with the associated delineation lining and annotations between pedestrian and cycle zones.

- 3.1.3 No new or amended signs are required.

- 3.1.4 A construction method statement including traffic management plan and delivery method statement will be submitted for approval prior to the commencement of development.

Dwr Cymru/Welsh Water

- 3.1.5 No issues raised.

Mid and West Wales Fire and Rescue Service

- 3.1.6 No issues raised.

Natural Resources Wales

- 3.1.7 No issues raised.

4. Summary

- 4.1.1 The proposals have been subject to a 28 day consultation period in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 4.1.2 This Pre-application Consultation Report (PAC) has set out the notices that were displayed/issued to the relevant parties including owners and occupiers of adjoining land, councillors and specialist consultees.
- 4.1.3 The report has provided a summary of all issues raised and has set out how they have been addressed.

Appendix 1 - Site Notice & Declaration

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA").

Any subsequent planning application will be published 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: Neath Port Talbot Hospital, Baglan Way, Port Talbot SA12 7BX

I give notice that: Swansea Bay University Health Board

Is intending to apply for planning permission for the:

Construction of extension to existing hospital to provide development of an Elective Orthopaedic & Spinal Surgical Unit for Swansea Bay University Health Board. This new centre of excellence for orthopaedic and spinal care will include 3 new state of the art Orthopaedic theatres with all ancillary accommodation, landscaping and infrastructure.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at: nphospital-planningconsultation.com

And computer facilities are available to view this information online at: Sandfields Library, Morrison Road, Sandfields, Port Talbot SA12 6TG between the hours of 0930-1230 and 1400-1730 Monday, 0930-1230 and 1400-1730 Tuesday-Friday and 0930-1230 on Saturday.

Anyone who wishes to make representations about this proposed development must do so by email (jonathanpritchard@stridetreglown.com) or to Jonathan Pritchard, Stride Treglown, Treglown Court, Dowlais Road, Cardiff, CF24 5LQ by 22 April 2022

Signed:



Dated: 25 March 2022.

ATODLEN 1 Erthygl 4(4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: Ysbyty Castell-nedd Port Talbot, Ffordd Baglan, Port Talbot, SA12 7BX

Rwyf yn hysbysu bod Bwrdd Iechyd Prifysgol Bae Abertawe

yn bwriadu gwneud cais am ganiatâd cynllunio i:

Codi estyniad i'r ysbyty presennol er mwyn darparu Uned Llawdriniaeth Ddewisol Orthopedig ac Asgwrn Cefn i Fwrdd Iechyd Bae Abertawe. Bydd y ganolfan ragoriaeth newydd ar gyfer gofal orthopedig ac asgwrn cefn yn cynnwys 3 theatr Orthopedig o'r radd flaenaf gyda gofod ategol, tirwedd a seilwaith.

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn nphospital-planningconsultation.com

ac mae cyfleusterau cyfrifiadu'r gael i archwilio'r wybodaeth hon ar lein yn Llyfrgell Sandfields_Heol Treforys, Sandfields, Sandfields SA12 6TG rhwng yr oriau Dydd Llun 09:30-12:30 a 14:00-17:00, Dydd Mawrth - Dydd Gwener 09:30-12:30 a 14:00-17:30, Dydd Sadwrn 09:30-12:30.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn jonathanpritchard@stridetreglown.com neu Jonathan Pritchard, Stride Treglown, Treglown Llys, ffordd Dowlais, Caerdydd, CF24 5LQ erbyn 22 Ebrill 2022.

Llofnod:



Dyddiad: 25 Mawrth 2022

Site notice declaration

Site Notice Declaration

I confirm that the site notice was displayed in accordance with the statutory requirements having been displayed between the 25th March 2022 and the 22nd April 2022 on land adjacent to the site.

Signed: 

Printed: Susan Jones

Date: 11/05/2022

Addresses list

1	Curie House	Nobel Avenue	Port Talbot	SA12 6YP
2	Curie House	Nobel Avenue	Port Talbot	SA12 6YP
3	Curie House	Nobel Avenue	Port Talbot	SA12 6YP
4	Curie House	Nobel Avenue	Port Talbot	SA12 6YP
5	Curie House	Nobel Avenue	Port Talbot	SA12 6YP
6	Curie House	Nobel Avenue	Port Talbot	SA12 6YP
1	Hathaway House	Nobel Avenue	Port Talbot	SA12 6YR
2	Hathaway House	Nobel Avenue	Port Talbot	SA12 6YR
3	Hathaway House	Nobel Avenue	Port Talbot	SA12 6YR
4	Hathaway House	Nobel Avenue	Port Talbot	SA12 6YR
5	Hathaway House	Nobel Avenue	Port Talbot	SA12 6YR
6	Hathaway House	Nobel Avenue	Port Talbot	SA12 6YR
1	Joyce House	Nobel Avenue	Port Talbot	SA12 6YS
2	Joyce House	Nobel Avenue	Port Talbot	SA12 6YS
3	Joyce House	Nobel Avenue	Port Talbot	SA12 6YS
4	Joyce House	Nobel Avenue	Port Talbot	SA12 6YS
5	Joyce House	Nobel Avenue	Port Talbot	SA12 6YS
6	Joyce House	Nobel Avenue	Port Talbot	SA12 6YS
1	Keller House	Rhodes Avenue	Port Talbot	SA12 6YT
2	Keller House	Rhodes Avenue	Port Talbot	SA12 6YT
3	Keller House	Rhodes Avenue	Port Talbot	SA12 6YT
4	Keller House	Rhodes Avenue	Port Talbot	SA12 6YT
5	Keller House	Rhodes Avenue	Port Talbot	SA12 6YT
6	Keller House	Rhodes Avenue	Port Talbot	SA12 6YT
1	Nightingale House	Rhodes Avenue	Port Talbot	SA12 6YU

2	Nighingale House	Rhodes Avenue	Port Talbot	SA12 6YU
3	Nighingale House	Rhodes Avenue	Port Talbot	SA12 6YU
4	Nighingale House	Rhodes Avenue	Port Talbot	SA12 6YU
5	Nighingale House	Rhodes Avenue	Port Talbot	SA12 6YU
6	Nighingale House	Rhodes Avenue	Port Talbot	SA12 6YU
1	Cavell House	Nobel Avenue	Port Talbot	SA12 6YW
2	Cavell House	Nobel Avenue	Port Talbot	SA12 6YW
3	Cavell House	Nobel Avenue	Port Talbot	SA12 6YW
4	Cavell House	Nobel Avenue	Port Talbot	SA12 6YW
5	Cavell House	Nobel Avenue	Port Talbot	SA12 6YW
6	Cavell House	Nobel Avenue	Port Talbot	SA12 6YW
1	Blair Way		Port Talbot	SA12 6YX
2	Blair Way		Port Talbot	SA12 6YX
3	Blair Way		Port Talbot	SA12 6YX
4	Blair Way		Port Talbot	SA12 6YX
5	Blair Way		Port Talbot	SA12 6YX
6	Blair Way		Port Talbot	SA12 6YX
7	Blair Way		Port Talbot	SA12 6YX
8	Blair Way		Port Talbot	SA12 6YX
9	Blair Way		Port Talbot	SA12 6YX
19	Brwyna Avenue		Port Talbot	SA12 6YY
20	Brwyna Avenue		Port Talbot	SA12 6YY
21	Brwyna Avenue		Port Talbot	SA12 6YY
22	Brwyna Avenue		Port Talbot	SA12 6YY
23	Brwyna Avenue		Port Talbot	SA12 6YY
24	Brwyna Avenue		Port Talbot	SA12 6YY
25	Brwyna Avenue		Port Talbot	SA12 6YY
26	Brwyna Avenue		Port Talbot	SA12 6YY
27	Brwyna Avenue		Port Talbot	SA12 6YY
28	Brwyna Avenue		Port Talbot	SA12 6YY
1	St. Joseph's Park		Port Talbot	SA12 6UX
2	St. Joseph's Park		Port Talbot	SA12 6UX
3	St. Joseph's Park		Port Talbot	SA12 6UX
4	St. Joseph's Park		Port Talbot	SA12 6UX
5	St. Joseph's Park		Port Talbot	SA12 6UX
6	St. Joseph's Park		Port Talbot	SA12 6UX
7	St. Joseph's Park		Port Talbot	SA12 6UX
8	St. Joseph's Park		Port Talbot	SA12 6UX
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41	St. Joseph's Park	Port Talbot	SA12 6UX
42	St. Joseph's Park	Port Talbot	SA12 6UX
43	St. Joseph's Park	Port Talbot	SA12 6UX
44	St. Joseph's Park	Port Talbot	SA12 6UX

Appendix 2 – Owners/Occupiers of Adjoining Land Notification

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

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You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at: nphospital-planningconsultation.com

And computer facilities are available to view this information online at: Sandfields Library, Morrison Road, Sandfields, Port Talbot SA12 6TG between the hours of 0930-1230 and 1400-1730 Monday, 0930-1230 and 1400-1730 Tuesday-Friday and 0930-1230 on Saturday.

Anyone who wishes to make representations about this proposed development must do so by email (jonathanpritchard@stridetreglown.com) or to Jonathan Pritchard, Stride Treglown, Treglown Court, Dowlais Road, Cardiff, CF24 5LQ by 22 April 2022

Signed:



Dated: 25 March 2022.

ATODLEN 1 Erthygl 4(4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: Ysbyty Castell-nedd Port Talbot, Ffordd Baglan, Port Talbot, SA12 7BX

Rwyf yn hysbysu bod Bwrdd Iechyd Prifysgol Bae Abertawe

yn bwriadu gwneud cais am ganiatâd cynllunio i:

Codi estyniad i'r ysbyty presennol er mwyn darparu Uned Llawdriniaeth Ddewisol Orthopedig ac Asgwrn Cefn i Fwrdd Iechyd Bae Abertawe. Bydd y ganolfan ragoriaeth newydd ar gyfer gofal orthopedig ac asgwrn cefn yn cynnwys 3 theatr Orthopedig o'r radd flaenaf gyda gofod ategol, tirwedd a seilwaith.

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn nphospital-planningconsultation.com

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn Llyfrgell Sandfields_Heol Treforys, Sandfields, Sandfields SA12 6TG rhwng yr oriau Dydd Llun 09:30-12:30 a 14:00-17:00, Dydd Mawrth - Dydd Gwener 09:30-12:30 a 14:00-17:30, Dydd Sadwrn 09:30-12:30.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn jonathanpritchard@stridetreglown.com neu Jonathan Pritchard, Stride Treglown, Treglown Llys, ffordd Dowlais, Caerdydd, CF24 5LQ erbyn 22 Ebrill 2022.

Llofnod:



Dyddiad: 25 Mawrth 2022

Appendix 3 - Community & Specialist Consultee Notices

The following Councillors for the Aberavon ward were consulted via email:

Councillor Bamsey (cllr.s.bamsey@npt.gov.uk)

Councillor Hunt (cllr.n.t.hunt@npt.gov.uk)

Councillor Lynch (cllr.s.lynch@npt.gov.uk)

The following notice was issued:

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA").

Any subsequent planning application will be published 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: Neath Port Talbot Hospital, Baglan Way, Port Talbot SA12 7BX

I give notice that: Swansea Bay University Health Board

Is intending to apply for planning permission for the:

Construction of extension to existing hospital to provide development of an Elective Orthopaedic & Spinal Surgical Unit for Swansea Bay University Health Board. This new centre of excellence for orthopaedic and spinal care will include 3 new state of the art Orthopaedic theatres with all ancillary accommodation, landscaping and infrastructure.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at: npthospital-planningconsultation.com

And computer facilities are available to view this information online at: Sandfields Library, Morrison Road, Sandfields, Port Talbot SA12 6TG between the hours of 0930-1230 and 1400-1730 Monday, 0930-1230 and 1400-1730 Tuesday-Friday and 0930-1230 on Saturday.

Anyone who wishes to make representations about this proposed development must do so by email (jonathanpritchard@stridetreglown.com) or to Jonathan Pritchard, Stride Treglown, Treglown Court, Dowlais Road, Cardiff, CF24 5LQ by 22 April 2022

Signed:



Dated: 25 March 2022.

ATODLEN 1 Erthygl 4(4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn: Ysbyty Castell-nedd Port Talbot, Ffordd Baglan, Port Talbot, SA12 7BX

Rwyf yn hysbysu bod Bwrdd Iechyd Prifysgol Bae Abertawe

yn bwriadu gwneud cais am ganiatâd cynllunio i:

Codi estyniad i'r ysbyty presennol er mwyn darparu Uned Llawdriniaeth Ddewisol Orthopedig ac Asgwrn Cefn i Fwrdd Iechyd Bae Abertawe. Bydd y ganolfan ragoriaeth newydd ar gyfer gofal orthopedig ac asgwrn cefn yn cynnwys 3 theatr Orthopedig o'r radd flaenaf gyda gofod ategol, tirwedd a seilwaith.

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn nphospital-planningconsultation.com

ac mae cyfleusterau cyfrifiadu'r gael i archwilio'r wybodaeth hon ar lein yn Llyfrgell Sandfields_Heol Treforys, Sandfields, Sandfields SA12 6TG rhwng yr oriau Dydd Llun 09:30-12:30 a 14:00-17:00, Dydd Mawrth - Dydd Gwener 09:30-12:30 a 14:00-17:30, Dydd Sadwrn 09:30-12:30.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn jonathanpritchard@stridetreglown.com neu Jonathan Pritchard, Stride Treglown, Treglown Llys, ffordd Dowlais, Caerdydd, CF24 5LQ erbyn 22 Ebrill 2022.

Llofnod:



Dyddiad: 25 Mawrth 2022

The following specialist consultees were consulted via email:

- Natural Resources Wales
- Welsh Water
- Mid and West Wales Fire and Rescue Service
- Neath Port Talbot Highway Authority (by post)

The following notice was issued:

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

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Neath Port Talbot Hospital, Baglan Way, Port Talbot SA12 7BX

I give notice that Swansea Bay University Health Board

is intending to apply for planning permission for the:

Construction of extension to existing hospital to provide development of an Elective Orthopaedic & Spinal Surgical Unit for Swansea Bay University Health Board. This new centre of excellence for orthopaedic and spinal care will include 3 new state of the art Orthopaedic theatres with all ancillary accommodation, landscaping and infrastructure.

A copy of the proposed application; plans; and other supporting documents can be viewed online at nphospital-planningconsultation.com.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to jonathanpritchard@stridetreglown.com by 22 April 2022.

Signed: 

Dated: 25 March 2022.

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

ATODLEN 1C Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN
ERTHYGL 2D**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn: Ysbyty Castell-nedd Port Talbot, Ffordd Baglan, Port Talbot, SA12 7BX

Rwyf yn hysbysu bod Bwrdd Iechyd Prifysgol Bae Abertawe

yn bwriadu gwneud cais am ganiatâd cynllunio i

Codi estyniad i'r ysbyty presennol er mwyn darparu Uned Llawdriniaeth Ddewisol Orthopedig ac Asgwrn Cefn i Fwrdd Iechyd Bae Abertawe. Bydd y ganolfan ragoriaeth newydd ar gyfer gofal orthopedig ac asgwrn cefn yn cynnwys 3 theatr Orthopedig o'r radd flaenaf gyda gofod ategol, tirwedd a seilwaith.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn nphospital-planningconsultation.com

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at jonathanpritchard@stridetreglown.com erbyn 22 Ebrill 2022..

Llofnod:



Dyddiad: 25 Mawrth 2022

Appendix 4 - Specialist Consultee Responses

Mr Jonathan Pritchard
Stride Treglown
Treglown Court,
Dowlais Road,
Cardiff
CF24 5LQ

Date: 13/04/2022
Our Ref: PPA0006602

Dear Mr Pritchard

Grid Ref: 275463 190538

Site Address: Neath Port Talbot Hospital, Baglan Way, Neath Port Talbot

Development: 2D - Elective Orthopaedic & Spinal Surgical Unit

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission 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. 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.

Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we acknowledge receipt of a 'Drainage Strategy' which indicates proposals to dispose surface water flows to a local brook and in principle offer no objection subject to applicants' consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB) and Lead Local Flood Authority (LLFA), in relation to their proposals for SuDS features.

Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation; for completeness, no amount of surface water flows will be permitted to connect to the public sewerage system. 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.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

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

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.



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.

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@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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.

Mr Jonathan Pritchard
Stride Treglown
Treglown Court,
Dowlais Road,
Cardiff
Cardiff
CF24 5LQ

Date: 14/04/2022
Our Ref: PPA0006602

Dear Mr Pritchard

Grid Ref: SS754904 275463 190538

Site: Neath Port Talbot Hospital, Baglan Way, Neath Port Talbot

Development: 2D - ELECTIVE ORTHOPAEDIC & SPINAL SURGICAL UNIT

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

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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.

Treglown Court,
Dowlais Road,
Cardiff,
CF24 5LQ

JonathanPritchard@stridetreglown.com

Gofynner am/
Please ask for:

Rhif Est/Extn. No.

E-bost/E-mail:

Fy Nghyf/My Ref:

Eich Cyf/Your Ref:

Dyddiad/Date:

Temporary Station Manager
D R Lloyd

6615

DRL/JS/00105131

26th April 2022



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Dear Sir

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

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES

RE: NEATH PORT TALBOT HOSPITAL, BAGLAN WAY, PORT TALBOT SA12 7BX

APPLICATION NUMBER: N/A.

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

<https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

<https://www.ukfrs.com/index.php/promos/16847>

Prif Swyddog Tân
Chief Fire Officer
Chris Davies QFSM MBA

Y Pencadlys,
Heol Llwyn Pisgwydd,
Caerfyrddin,
Sir Gâr,
SA31 1SP
post@tancgc.gov.uk

Headquarters,
Lime Grove Avenue,
Carmarthen,
Carmarthenshire,
SA31 1SP
mail@mawwfire.gov.uk

Facs | Fax:

01267 220562

Ffôn | Tel:

0370 60 60 699

HOFFI DILYN RHANNU
You Tube f t i
LIKE FOLLOW SHARE
Ein Negeseuon
Diogelwch
Our Safety
Messages

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.

Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

We welcome calls in Welsh and English.

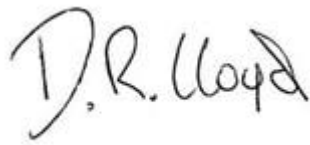


www.tancgc.gov.uk
www.mawwfire.gov.uk

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D.R. Lloyd'. The signature is written in a cursive, slightly stylized font.

Temporary Station Manager D R Lloyd
Authorised Fire Safety Inspecting Officer
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc.

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

2.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/22/0005/00
APPLICANT: MR JONATHAN PRITCHARD – STRIDE TRGLOWN
LOCATION: NEATH PORT TALBOT HOSPITAL
BAGLAN WAY PORT TALBOT SA12 7BX
PROPOSAL: CONSTRUCTION OF ORTHOPEADIC & SPINAL
SURGICAL UNIT

The Highway/Drainage 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	☐
SAB Required	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

No highway objection in principle to the proposals submitted within the pre application drawing pack and documents as part of this pre application consultation process. This PAC submission follows substantive pre application advice to the applicant by Neath Port Talbot County Borough Council Planning and Engineering and Transport sections. These comments however, are subject to any subsequent planning application submission being compliant with the following documents and inclusive of the guidance information below:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Planning Policy Wales Technical Advice Note 18: Transport
- Traffic Signs Regulations and General Directions (2016)
- 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

Highway Observations

There are no new highway vehicular access points required to facilitate the new theatre block. With the area to be accessed and serviced via the existing internal road network within the curtilage of the site. Any proposed new or amended pedestrian or cycle links within the site shall tie into the existing approved provision.

The proposed realignment of the cycle route (NCN 4) around the adjacent building line is to be clearly annotated on plan for approval along with the associated delineation lining and annotations between pedestrian and cycle zones. A separate sign schedule for any additional or amended cycle route directional signage shall be provided. All signage shall be in compliance with the TSR and GD 2016. Where a combined pedestrian/cycleway is proposed a combined width of 3 metres is required, with an absolute minimum of 2.5 metres where existing site constraints dictate which when evidenced cannot be engineered out of the design.

A construction method statement and a delivery method statement will be required for the construction phase of the proposed theatre block along with a traffic management plan within the curtilage of the site, which shall detail:-

- i. The construction/delivery route through the 'live' trafficked internal road layout accessed from the adopted highway network.
- ii. Delivery schedule and timings, predicted heavy goods vehicle movement numbers for material deliveries and removal of any debris from site.
- iii. The parking of vehicles of site operatives and visitors.
- iv. Loading and unloading of plant and materials
- v. Storage of plant and materials used in constructing the development.
- vi. The erection and maintenance of security hoarding including contractor contact details display where appropriate.
- vii. Wheel cleaning facilities
- viii. Measures to control the emission of dust and dirt during construction.

SAB Application Requirement

It is noted that a SAB pre application has been submitted for this development and is currently under assessment by the SUD's Approving Body Ref: SP 2022/0005.

Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. You can search the Authority's web site for further information using the link <https://www.npt.gov.uk/17534> or contact the Highway Development Control Section using hdc@npt.gov.uk or 01639 686850.

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, 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.

SIGNED: 

DATE: 12th April 2022

pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N422000500 - NPT HOSPITAL NEW THEATRE BLOCK, PORT TALBOTJW

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Jonathan Pritchard
Stride Treglown Ltd
Treglown Court
Dowlais Road
Cardiff
CF24 5LQ

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

22 April 2022

Annwyl / Dear Mr Pritchard,

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

**BWRIAD / PROPOSAL: CONSTRUCTION OF EXTENSION TO EXISTING HOSPITAL
TO PROVIDE DEVELOPMENT OF AN ELECTIVE ORTHOPAEDIC & SPINAL
SURGICAL UNIT FOR SWANSEA BAY UNIVERSITY HEALTH BOARD. THIS NEW
CENTRE OF EXCELLENCE FOR ORTHOPAEDIC AND SPINAL CARE WILL INCLUDE
3 NEW STATE OF THE ART ORTHOPAEDIC THEATRES WITH ALL ANCILLARY
ACCOMMODATION, LANDSCAPING AND INFRASTRUCTURE**

**LLEOLIAD / LOCATION: NEATH PORT TALBOT HOSPITAL, BAGLAN WAY, PORT
TALBOT, SA12 7BX**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 25 March 2022.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

European Protected Species

We have reviewed the 'Preliminary Ecological Appraisal' (PEA) by Just Mammals Limited, dated March 2022 and we are satisfied that there will be no impacts on protected species by the proposal.

Flood Risk

We have reviewed our flood maps at this location and the proposed new extension will not be within the tidal or fluvial floodplain and therefore we would have no concerns in terms of flood risk.

Other Matters

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

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

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Ashley Bosomworth

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
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