

Land North of Elba Crescent, Swansea

PRE-APPLICATION CONSULTATION REPORT

JPW1863
PAC Report
V2
09/08/2022

Pre-Application Consultation Report

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Date
1	Draft First Version	RI	KG	KG	27/05/2022
2	Final Version	RI	KG	KG	24/06/2022
3	Revised Version	EA	KG	KG	09/08/2022

Approval for issue

Reviewed by	Kate Gapper	Associate Director		2022-08-10
Authorised by:	Andrew Lucas	Director		2022-08-09

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1 INTRODUCTION

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared in support of an outline planning application, by Hawkland Estate Ltd, for the residential development for up to 165 dwellings (including affordable housing), associated infrastructure, public open space and landscaping at land north of Elba Crescent in Swansea.
- 1.2 This PAC report sets out the various consultation processes undertaken following the introduction, on 1st August 2016, of legislation requiring pre-application consultation on all planning applications for 'major' development (full or outline) as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012 and applications for Development of National Significance (DNS).

Policy Context

- 1.3 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 brings into effect and provides the detail for various provisions set out in the Planning (Wales) Act 2015.
- 1.4 Detailed guidance on the requirements for pre-application consultation under Section 17 of the Planning Wales Act 2015 is contained in Annex 1 of the Welsh Governments letter to Chief Planning Officers dated 1st February 2016. In December 2021 Welsh Government also issued 'Pre-application Community Consultation: Best Practice Guidance for Developers'.
- 1.5 As set out in Annex 1, the applicant must undertake the following publicity/consultation procedures prior to the submission of an application:
- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development.
 - Write to 'any owner or occupier of any land adjoining the land to which the proposed application relates'.
 - Make the draft planning application information available publicly online.
 - Consult community and specialist consultees before applying for planning permission.
 - Consider if Environmental Impact Assessment (EIA) is required for the project.
 - Submit a pre-application consultation report (PAC) as part of the planning application.

Format and Content of the PAC Report

1.6 This PAC report follows Welsh Guidance and therefore contains:

- a) a copy of the site notice (Appendix 1);
- b) a declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days (Appendix 1);
- c) a copy of the notice given to adjoining land owners/occupiers and community councillors (Appendix 2);
- d) copies of all notices provided to specialist consultees (Appendix 3);
- e) a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed (Table 3.1); and
- f) copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer (Table 3.2).

2 CONSULTATION

Site Notice

- 2.1 RPS, on behalf of the applicants, displayed bilingual (English and Welsh) site notices (Appendix 1) at 4 locations as identified below.



- 2.2 The site notices included the dedicated website address for the proposed development where all draft application documents could be viewed. The site notices also included an email address where comments could be sent, and a telephone number should anyone wish to discuss the scheme or request hard copies of the draft application documents.
- 2.3 The site notices were put up on Thursday 24th February 2022 and photographs of the site notices in situ are shown on the next page.
- 2.4 The notices were displayed for the minimum 28 days and a declaration to this effect is contained at Appendix 1.

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Location 1



Location 2



Location 2



Location 3



Location 4

Adjoining Owner/Occupier and Community Consultees Consultation

- 2.5 A Schedule 1B Notice letter was sent out to occupiers/owners of land adjoining the development site and Community Councillors on 24 February 2022. Please see Appendix 2 for a list of those properties and Community Councillors notified together with a copy of the notices and letters sent.

Draft Planning Application Availability

- 2.6 A dedicated website for the proposed development was set up and was hosted at www.elba-crescent-pac.co.uk as seen on the next pages over. The website was live on the 24 February 2022.
- 2.7 The website's home page contained a description of the proposed development together with a link to the draft planning application and the various supporting documents that would accompany the application when submitted.
- 2.8 During the period 25 February to 25 March 2022 the website was visited a total of 754 times. Of this amount 91.64 % (691) stayed between 1 and 60 seconds, 7.18% (54) stayed between 1 and 10 minutes, and 1.17% (9) stayed between 10 and 30 minutes or longer than 30 minutes.
- 2.9 Of the 754 visits to the website, 84% were accessed from a desktop while 16% were accessed from a mobile device.
- 2.10 Hard copies of the draft planning application were available to any of the consultees on request. There were no requests for hard copies.
- 2.11 The website also had a 'contact us' button which allowed visitors to comment on the development proposals. Any comments submitted via the website would generate an email that would then be allocated to an appropriate person to review and respond as appropriate.



Outline Application for the Development of up to 165
Dwellings (including Affordable Housing),
Associated Infrastructure, Public Open Space
and Landscaping on Land to the
North of Elba Crescent, Swansea
PRE-APPLICATION CONSULTATION

[Home](#)

[Consultation Draft Application](#)



Pre-application Consultation (Ends 25th March 2022)

Hawkeshead Ltd plans to make a planning application to Neath Port Talbot Council for the proposed development of up to 165 dwellings (including Affordable housing), associated infrastructure, public open space and landscaping on land to the north of Elba Crescent, Swansea .

The requirement to undertake pre-consultation applies to all planning applications for 'major' development (full or outline as defined in article 2 of the Town and County Planning Development Management Procedure (Wales) Order 2012).

This website helps to fill the applicant's requirement to make available the draft application for review and comment prior to its formal submission.

The full draft application is available under the '[Consultation Draft Application](#)' tab. If you wish to comment on the application please use the email link [here](#) or at the bottom of the page. Alternatively you can write to Kate Gapper , RPS, 2 Callaghan Square, Cardiff, CF10 5AZ.

Your Views

If you would like to comment on the plans or any of the material you have seen on this website,
please email info@elba-crescent-pac.co.uk



Outline Application for the Development of up to 165
Dwellings (including Affordable Housing),
Associated Infrastructure, Public Open Space
and Landscaping on Land to the
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[Home](#)

[Consultation Draft Application](#)



Pre-Application Consultation Draft Application

(closing date for comments 25th March 2022)

The application site offers the opportunity to transform a currently under-utilised brownfield landscape into an extension to an existing residential area in order to create a new, sustainable neighbourhood for the area of Crymlyn Burrows at Elba Crescent.

This would deliver a mix of new homes to suit a range of needs as well as new, high quality green spaces for people to enjoy. New pedestrian and cycle links will help integrate the site into the surrounding active travel network providing direct links to both Swansea, Port Talbot and beyond.

The development of the site would embrace good design and placemaking principles to create an accessible, sustainable, high-quality place where people want to live. Developing the site would benefit the wider local community through the provision of a variety of house types and tenures, new recreational green spaces to promote health and wellbeing and the creation of local job opportunities during the construction phase.

The Consultation Draft Application is available for review and comment prior to its formal submission. Click on the links below to view and download the draft application material.

If you wish to comment on the application please use the email link [here](#) or at the bottom of the page. Alternatively you can write to Kate Gapper, RPS, 2 Callaghan Square, Cardiff, CF10 5AZ.

Downloads

[Draft Application Forms](#)

(Completed Draft Planning Application Forms 203kb pdf)

[Site Location Plan](#)

(Site Location Plan 413kb pdf)

Specialist Consultees Consultation

- 2.11 Developers are also required to undertake pre-application consultation with 'specialist consultees'. As such, six letters were issued on 24th February 2022 to the following:
- Natural Resources Wales (NRW)
 - Cadw
 - Dwr Cymru/ Welsh Water
 - Canal and Rivers Trust
 - Neath Port Talbot Council Highways Department; and
 - Neath Port Talbot Planning Department.
- 2.12 Copies of these letters are enclosed at Appendix 3.
- 2.13 Following the submission of the application in July, the applicant was notified that the Fire and Rescue Authority should have been consulted as even though pre-application consultation for this application was undertaken between February and March 2022, it is now a statutory requirement for all major applications submitted on or after 25 April 2022 to consult with the Fire and Rescue Service. Accordingly the Mid and West Wales Fire and Rescue Service were written to on 11 July to notify them of the application. Please refer to Appendix 4 for a copy of the letter and notice.

Requirement for Environmental Impact Assessment

- 2.14 The proposed development was not subject of a formal Screening Request. Various discussions have taken place regarding the proposals and it was concluded that the proposal did not require an Environmental Impact Assessment (EIA). In any event the application will get screened at the submission stage.

3 RESPONSES TO THE CONSULTATION PROCESS

Adjoining Landowner/Occupier and Community Councillors Consultation Responses

- 3.1 Of the 91 notice letters sent out to owner/occupiers of adjoining land and Community Councillors, 4 responses were received.
- 3.2 Table 3.1 on the next page provides a summary of all the matters raised from adjoining land owners/occupiers and a response to how the matters have been addressed.

Table 3.1: Summary of Representations Received from Land Owners and Community Councillors

Name, Date & Method of Communication	Summary of Representation	RPS Response
Mr & Mrs Gill Via email received on 07/03/2022	The main objections to this proposal are: Vehicle access should be to the rear of the development onto Ffordd Amazon. It is unacceptable to allow a further 300+ vehicles to use Elba Crescent. The proposed 165 properties is double the number currently here in both Crescents, which will change the dynamics of the current village status. The proposal to include flats without parking spaces will compound the problem we currently have with students parking in the road on every accessible place.	The adopted Local Development Plan (LDP) allocates the site for housing under Policy H1 (site ref: H1/LB/3). The LDP sets out the opportunities and constraints for the site including a requirement for access to be off Elba Crescent. A Transport Assessment (TA) has been undertaken to accompany the application. The TA has examined the highway and transportation issues associated with the proposed development of circa 165 residential units on the site. The TA has concluded that there are no reasons, in highway and transportation terms, why the proposed development should not receive consent. The Highway Authority have raised no objection in principle to development at this location subject to certain matters being addressed. See above comment. The proposed flats will have dedicated parking spaces in accordance with the Council's parking standards. The detailed design and layout, which will include details such as the number and location of proposed parking spaces, is something that would be considered at the Reserved Matters stage.

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	The properties fronting Elba Crescent have no rear access and so will presumably have drives at the front. This will require all the mature trees currently there to be felled, this is totally unacceptable.	This is an outline application which seeks to establish the principle of developing this site for housing. The detailed design and layout would be considered at the reserved matters stage. The illustrative layout shows how the site could be developed with only two potential vehicle access points onto Elba Crescent. Properties fronting onto Elba Crescent will not be able to access Elba Crescent directly from their drives. The proposals will not require the felling of all trees. A number of existing good quality trees will be retained and enhanced along the Elba Crescent frontage which will provide a strong entrance character into the site.
Mr C Burton Via email received on 11/03/2022	In regards to this application I would like to suggest that the boundary of trees that you have at the lower part of Elba Crescent is extended all up the crescent apart from the 2 entrances.	This is an outline application which seeks to establish the principle of developing this site for housing. Detailed matters such as siting, layout, design and landscaping would be considered at the reserved matters stage. A number of existing good quality trees will be retained and enhanced along the Elba Crescent frontage which will provide a strong entrance character into the site.
Mrs M Evans Via email received On 16/03/2022	Elba Crescent is over used at the moment. Since the university opened the crescent is in constant use with students driving up and down looking for parking as well as employees from Unit Superheaters accessing their works. Our road is not designed for the amount of traffic we are already experiencing without cars etc entering and leaving the new proposed estate. I feel that this will be an accident waiting to happen. I object to the fact the proposed entrance to the estate will be directly opposite my house. Every time someone exits the estate my living room is going to have traffic lights shining directly into it. Also the noise levels will increase especially if we have boy racers racing in and out of the estate. As this appears to be	A Transport Assessment (TA) has been undertaken to accompany the application. The TA has examined the highway and transportation issues associated with the proposed development of circa 165 residential units on the site. The TA has concluded that there are no reasons, in highway and transportation terms, why the proposed development should not receive consent. The Highway Authority have raised no objection in principle to development at this location subject to certain matters being addressed. This is an outline application which seeks to establish the principle of developing this site for housing. Detailed matters such as siting, layout, design and landscaping would be considered at the reserved matters stage. The illustrative layout shows an indicative proposed layout for the site including the internal road network and seeks to show how the site could be developed.

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	the only exit from the proposed estate it is going to make my life very uncomfortable. Why cant the entrance be placed opposite the pedestrian access to Fabian Way. That way car lights wont be directly shining into anyone's living room. Or alternatively at the top end of the estate after the houses. I have serious worries about the construction traffic working on the new site. The existing entrance is directly opposite my house and if I have heavy lorries in and out of this gate the noise and the dirt will make my life and the residents of the other houses around me unbearable. This gate was originally put there a long time ago by Fords, delivery lorries etc started using this entrance but because of so many near misses it was closed to heavy traffic. The lady who lived next door was nearly killed by one of the lorries. There is a new road on the other side of the proposed new estate, cannot that road be used. There is access to the site from that side. Lorries could enter and exit without causing disruption to people lives.	A construction management plan can be secured through planning conditions to manage any potential impact relating to issues of noise, dust, health and safety during construction. The adopted Local Development Plan (LDP) allocates the site for housing under Policy H1 (site ref: H1/LB/3). The LDP sets out the opportunities and constraints for the site including a requirement for access to be off Elba Crescent.
Coedffranc Town Council Via email received on 05/04/2022	No Objections	

Specialist Consultees Responses

- 3.3 Of the 7 notice letters sent out to the specialist consultees, four responded. Table 3.2 on the next page provides a summary of all the matters raised from statutory consultees.

Table 3.2: Summary of Representations Received from Statutory Consultees

Name, Date & Method of Communication	Representation	Response
Canal & Rivers Trust Via Email received on 14/03/2022	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.	Noted.
Neath Port Talbot CBC Head of Engineering & Transport Letter received via email on 14/03/2022	No Objection in principle to development at this location, however the following items of concern need addressing: - 1. SAB approval will be required prior to any work commencing. 2. All works to be constructed on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved. 3. All internal estate roads to be designed in accordance with Manual for Streets, the Authority's Design Guide and parking provision to be in accordance with the approved Parking Guidelines.	Noted Noted Noted. This would be dealt with at the Reserved Matters Stage.

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NPT CBC Head of Engineering & Transport (Cont.)	4. Each dwelling shall be provided with one car parking space per bedroom up to a maximum of three in accordance with NPTCBC Parking Standards (Oct 2016) 5. Driveway car parking shall comply with the following:- (i) Single driveway shall be 3.6m wide and 6m in length, (ii) Parallel parking, the first space shall be 3.6m wide with the additional space or spaces thereafter being 2.6m (for example; parallel parking for two vehicle, the dimensions should be 6.2m wide (3.6m plus 2.6m) by 6m in length). For a third space you would add on an additional 2.6m wide. (iii) Parking in tandem for a single driveway width would require a width of 3.6m wide, together with the first space being 6m in length and then other length(s) being 4.8 metres in addition (for example; two car parking in tandem would require a width of 3.6m and a length of 10.8m (6m plus 4.8m). For a third space you would add on an additional 4.8m. 6. All driveways shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly or indirectly into the highway drainage network without the written approval of the SAB.	Noted. This would be dealt with at the Reserved Matters Stage. Noted. This would be dealt with at the Reserved Matters Stage. Noted. This would be dealt with at the Reserved Matters Stage.
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NPT CBC Head of Engineering & Transport (Cont.)	7. Active Travel must be considered (see notes). 8. The access junction(s) into the development with Elba Crescent shall be provided with visibility splay in accordance with TAN 18 within which nothing over 600mm in height shall be erected or allowed to grow, any works required to the existing highway as a consequence of this new junction shall be undertaken under the provision of a Section 278 agreement (Highway Act 1980 – see note) 9. Transport Assessment a. In reference to the Transport Assessment (December 2021) Page 21 Section 6.3 Existing Site Use Trip Generation, it is noted Traffic surveys were undertaken by 'PCC Traffic Information Consultancy' at assessment junctions J2 and J3 on Friday 19th November 2021. The surveys were undertaken over the periods between 07:00 to 10:00 (Weekday AM peak period), and 15:00 to 18:00 (Weekday PM peak period) only. The "Transport evidence bases in plan making and decision taking" government guidance document on traffic survey neutral months state it is "recommended periods of data collection are spring and autumn, which include neutral months of April, May, June, September and October" these dates of course coincide with schools and all other educational establishments being fully operational and at full capacity. The survey you have undertaken is outside the recommended neutral months. Your survey is therefore invalid.	Noted. The requirement to prepare and submit a Travel Plan to the LPA for approval prior to development commencing on site could be conditioned. Noted. This would be dealt with at the Reserved Matters Stage. Noted. The applicant will liaise with the Highway Authority and will seek to address these issues.
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NPT CBC Head of Engineering & Transport (Cont.)	b. Furthermore you have undertaken the traffic survey count for 6 hours on two days only - again this is invalid because this does not show a true reflection on weekly traffic movements/trips. Therefore the council will not accept this survey a valid data and will NOT agree with your modelling results. We would require a full 7 day traffic survey within a neutral month before making comment on the data modelling. Restrictions for COVID have now been relaxed further so more accurate data can be collated. c. No consultation or Scoping for TIA survey locations have been agreed by the Authority. d. Growth factors are predicted over 5 years we would require a minimum of 10 years. e. Whilst there is currently a MOVA system in place on Elba Crescent junction we will need to assess the impact of circa 165 dwellings on this junction to which current connects on to the major peripheral road (Fabian Way) going into Swansea City. f. Committed development will need to be considered for this assessment and this information can be given by the Local Planning Authority. 10. No development shall commence (including any site clearance), until a Demolition & Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases.	Noted. The requirement to prepare and submit a Demolition & Construction Environmental Management Plan Travel Plan to the LPA for approval prior to development commencing on site could be conditioned.
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NPT CBC Head of Engineering & Transport (Cont.)	11. Traffic Regulation Orders will need to be considered at the entrance of the development and possibly within the site due to the issues concerning indiscriminate parking associated with the University Campus. 12. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter. 13. All single garages shall have a minimum internal dimension of 3 metres width by 6 metres length or 6 metre width by 6 metre length for a double garage. 14. Unless otherwise agreed in writing by the Local Planning Authority pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.	Noted. Noted. This could be dealt with at the Reserved Matters Stage. Noted. This could be dealt with at the Reserved Matters Stage. Noted. This would be dealt with at the Reserved Matters Stage.
Dwr Cymru Welsh Water	<u>Sewerage</u> We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists at the local sewerage pumping station (SPS) 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	Noted. The applicant will liaise with Dwr Cymru.

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Dwr Cymru Welsh Water (Cont.)	our recommendation is that you instruct us to undertake a SPS Assessment which 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 SPS Assessment will identify solutions to ensure that your site can be accommodated within the system. We will seek to control the outcomes of the SPS Assessment via appropriate planning conditions. In the absence of known solutions to accommodate your site we will not be able to support your development through the planning process. The SPS is located on the boundary of the proposed development site along with incoming and outgoing rising mains, with their approximate positions being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the accompanying 'Illustrative Masterplan' it appears the proposed development would be situated directly above and within the protection zone of the public rising mains, measured 3m either side of the centreline, as well as the SPS. Our recommendation is that the site layout is amended to take into account the location of these assets which should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. In addition, we would advise the developer that no habitable buildings be constructed within 15m of the SPS as to minimise any effects of noise and odour nuisance. <u>Surface Water Drainage</u> 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	Noted. This is an outline application which seeks to establish the principle of developing this site for housing. The detailed design and layout would be considered at the reserved matters stage. The illustrative layout shows how the site could be developed. Noted.
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Dwr Cymru Welsh Water (Cont.)	Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems. 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. It is therefore recommended that the developer consult with the City & County of Swansea Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewer. 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. 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	Noted. Noted.
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Other Consultation Responses

- 3.5 The developer has not received any other responses from the general public who were not directly contacted as part of the consultation exercise.

4 CONCLUSIONS

- 4.1 This PAC Report provides a copy of the relevant notices as well as a summary of responses from consultees including neighbours, community consultees and specialist consultees.
- 4.2 3 objections were received as part of the PAC process, all from Members of the public. The Community Council raised no objection.
- 4.3 Statutory consultees had no objection to the proposed development subject to certain matters being addressed and suggested conditions as part of any approved decision notice on the scheme.
- 4.4 In conclusion, this report documents the way in which the Applicant has addressed the PAC requirements outlined and sets out the response to concerns raised during the pre-application process.

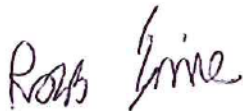
Appendix 1

Site Notice and Declaration

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I, Ross Irvine, declare that the Site Notices were displayed in accordance with the statutory requirements for a minimum of 28 days.

Signed



Date

24 June 2022

Appendix 2 Adjoining Land Owner /Occupier and Community Councillor Notice Letters

List of Owner/Occupiers and Community Councillors sent the notice and letter:

Owner/Occupier	1, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	2, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	3, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	4, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	5, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	6, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	7, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	8, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	9, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	10, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	11, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	12, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	13, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	14, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	15, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	16, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	17, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	18, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	19, Elba Crescent	Swansea	SA1 8QJ
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Owner/Occupier	22, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	23, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	24, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	25, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	26, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	27, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	28, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	29, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	30, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	31, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	32, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	33, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	34, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	35, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	36, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	37, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	38, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	39, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	40, Elba Crescent	Swansea	SA1 8QJ
Owner/Occupier	1, Baldwins Crescent	Swansea	SA1 8QE

Pre-Application Consultation Report

Owner/Occupier		2, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		3, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		4, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		5, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		6, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		7, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		8, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		9, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		10, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		11, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		12, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		13, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		14, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		15, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		16, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		17, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		18, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		19, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		20, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		21, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		22, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		23, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		24, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		25, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		26, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		27, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		28, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		29, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier		30, Baldwins Crescent	Swansea	SA1 8QE
Owner/Occupier	Steins Haulage	Elba Crescent	Swansea	SA1 8QQ
Owner/Occupier	SBS Bodyshop	Unit 2, Crymlyn Burrows	Swansea	SA1 8PX
Owner/Occupier	Deputy Dog Day Care	Chain Works	Swansea	SA1 8PX
Owner/Occupier	Corner Park Garage	Fabian Way	Swansea	SA1 8QB
Owner/Occupier	Blazers Caravan Co Ltd	Elba Crescent	Swansea	SA1 8QQ
Owner/Occupier	Welsh Dragon Fuels	1, Former Shell Oil Terminal	Swansea	
Owner/Occupier	Gower Chemicals Ltd		Swansea	SA1 8PT
Owner/Occupier	Trojan Electronics 2018 Ltd	Kings Dock, Trojan Close	Swansea	SA1 8QA
Owner/Occupier	Unit Superheater Engineering Ltd	Elba Business Park	Swansea	SA1 8QE
Owner/Occupier	Celtic Mowers	Fabian Way	Swansea	SA1 8QB
Owner/Occupier	NPT Recycling	Ffordd Amazon	Swansea	SA1 8PZ
Owner/Occupier	CWIC Scaffolding Academy	Ffordd Amazon	Swansea	SA1 8QA
Owner/Occupier	Bay Field Hospital	Ffordd Amazon	Swansea	SA1 8QA
Owner/Occupier	Safe Gas Cylinders	Fabian Way	Swansea	SA1 8QJ

Pre-Application Consultation Report

Owner/Occupier	First GB Logistics Ltd, Unit 1	Bay Studios Business Park	Swansea	SA1 8QB
Owner/Occupier	Bay Studios	Fabian Way	Swansea	SA1 8QB
Owner/Occupier	Cyden Limited, Office Block A	Bay Studios Business Park	Swansea	SA1 8QB
Owner/Occupier	Corner Park Garage	Fabian Way	Swansea	SA1 8QB
Owner/Occupier	A T Morgan & Son, Shell Oil Terminal	Elba Crescent	Swansea	SA1 8QQ

Cllr Helen Clarke Coedffranc West Ward
Clerk to Town Council Coedffranc Town Council

Appendix 3 Specialist Consultee Letters

List of specialist consultees sent the notice and letter in February 2022:

- Cadw
- Natural Resources Wales
- Canal and Rivers Trust
- Dwr Cymru Welsh Water
- Neath Port Talbot Council Highways Department
- Neath Port Talbot Council Planning Department

Appendix 4 Letter and Notice Sent to the Fire & Rescue Authority

Our Ref: JPW1863 Notice 1C Ltr



Date: 11th July 2022

2 Callaghan Square
Cardiff
CF10 5AZ
T +44 2920 668 662

Mid and West Wales Fire and Rescue Service
Southern Division
Service Headquarters
Lime Grove Avenue
Carmarthen
SA31 1SP

Dear Sir/Madam,

**Notice of Publicity and Consultation Before Applying for Planning Permission
Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**Hysbysiad o Cyhoeddusrwydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

In accordance with the above please find enclosed a Notice relating to a proposed planning application. Yn unol â'r uchod, amgaeaf Hysbysiad i ymwneud a cais cynllunio arfaethedig.

Should you require any clarification please do not hesitate to contact me. Os bydd angen eglurhad arnoch mae croeso i chi gysylltu â mi.

Yours faithfully / Yr eiddoch yn gywir
for RPS Group Limited / i Grwp RPS Cyfyngedig

Kate Gapper
info@elba-crescent-pac.co.uk

Enc: As above / Fel uchod

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order
2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country
Planning (Development Management Procedure) (Wales) Order 2012

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

Proposed development at **Land North of Elba Crescent, Swansea**

I give notice that **Hawkland Estates Ltd**

is intending to apply for planning permission for: **the development of up to 165 dwellings (including affordable housing), associated infrastructure, public open space and landscaping.**

A copy of the proposed application; plans; and other supporting documents can be viewed online at

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 the agent:

Kate Gapper
RPS
2 Callaghan Square
Cardiff
CF10 5AZ
gapperk@rpsgroup.com

By: 8th August 2022

Signed:

K. E. Gapper

Date: 11th July 2022

ATODLEN 1C Erthygl 2D
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn 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 **Land North of Elba Crescent, Swansea**

Rwyf yn hysbysu bod **Hawksland Estates Ltd**

yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

datblygu hyd at 165 o anheddau (gan gynnwys tai fforddiadwy), seilwaith cysylltiedig, mannau agored cyhoeddus a thirlunio.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn www.elba-crescent-pac.co.uk

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at:

Kate Gapper
RPS
2 Sgwar Callaghan
Caerdydd
CF10 5AZ
gapperk@rpsgroup.com

Erbyn **08/08/2022**

Llofnod:

K. E. Gapper

Dyddiad: 11/07/2022