



PAC REPORT

NEATH WORKING MEN'S CLUB, WIND STREET / HIGH STREET, NEATH

PROPOSED DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 36 APARTMENTS WITH CYCLE STORAGE, REFUSE STORAGE AND COMMUNAL AMENITY
AREAS



Architects Town Planners
Environmental & Urban Design

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.c2jarchitects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk

INTRODUCTION

- 1.1 In accord with the requirement of the Wales Planning Act (2015) Development Management Pre-application Consultation our Client's proposal for the 'proposed demolition of existing building and construction of residential development comprising 36 apartments with cycle storage, refuse storage and communal amenity areas' at Neath Working Men's Club, Wind Street / High Street, Neath required interested parties have been advised of this proposal.
- 1.2 The consultation period ran from 21st June to 19th July 2022.
- 1.3 This report details the parties consulted, the information available to consultees, the responses received and the Applicant's response to the comments and any variations/amendments to the scheme made by the Applicant in response to the consultee responses.

PARTIES CONSULTED

Neighbours

46 Wind Street, Neath
1 Old Market Street, Neath
2 – 3 Old Market Street, Neath
4 – 5 Old Market Street, Neath

Local Members / Local Planning Authority

- 1.4 The letters attached as Appendix 1 were sent to the Neighbours, Local Councillors and Neath Port Talbot Council's Highways Department on the 21st June 2022. The letters provide details on the proposal consultation period and opportunities for accessing available information in respect of the application and how to make comments on the proposal.

Statutory Consultees

- 1.5 The letter attached as Appendix 2 was sent to the following statutory consultees on the 21st June 2022 advising of the proposal, consultation period and opportunities for accessing available information in respect of the application and how to make comments on the proposal.

- Natural Resources Wales
- Welsh Water / Dwr Cymru

1.6 The Site Notice attached as Appendix 3 was displayed on site during the consultation period.

Responses received during the consultation period

- 1.7 During the consultation period, responses were received from NRW and Welsh Water (Appendix 4)
- 1.8 Welsh Water confirmed that flows can be accommodated within the public sewerage system. However, the site is crossed by a 930 x 620mm combined public sewer. It was recommended that the site layout is amended to take into account the location of the assets crossing the site, or alternatively, it may be possible to divert the sewer. With regards to surface water, there is no agreement to communicate surface water flows to the combined public sewerage system.
- 1.9 NRW would have no objection to the proposed development.
- 1.10 A response was received from Kevin H Jones Planning Consultant on behalf of Susan Hopkins, 1 Old Market Street, Neath. A copy of the response is found in Appendix 4 and can be summarised as follows:
- In principle, the suitability of the site of residential development was accepted.
 - Concern was raised regarding the impact of the proposals on 1 Old Market Street, a listed building and the adjoining conservation area.
 - The height, mass and scale of the proposals seem to be at odds with the listed building and conservation area.
 - Lack of any on site car parking
 - Concern raised regarding the positioning of amenity / communal garden and communal balcony at 3rd floor and the increase of noise and disturbance and potential impact on the privacy of amenity enjoyed at 1 Old Market Street.
 - Concern raised regarding the overbearing impact of the proposal.

Applicant's response to consultee responses

- 1.11 In light of the above, the Applicant notes the observations from Welsh Water and NRW. Further surveys in regards to the combined public sewer crossing the site have been undertaken, which has confirmed the line is redundant and would not require an easement/build over agreement.
- 1.12 The concerns raised from the neighbouring dwelling, No.1 Old Market Street, are acknowledged by the Applicant. The concerns raised have been fully considered from the outset of the development, and the addressed within the applicants Design and Access Statement



Appendix 1

The Owner / Occupier

46 Wind Street

Neath

C2J/22-001 PAC

21st June 2022

Dear Sir / Madam

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) AMENDMENT ORDER 2016 PRE-APPLICATION CONSULTATION

C2J Architects & Town Planners are acting on behalf of Castell Group in respect of their proposed development on land at Neath Working Men's Club, Wind Street / High Street, Neath. Please find enclosed a site location plan identifying the site. Our Client is intending to apply for planning permission for the proposed demolition of existing building. Construction of residential development comprising 37 apartments with cycle storage, refuse storage and communal amenity areas.

A copy of the proposed application, plans and other supporting documents can be viewed online at www.c2jarchitects.co.uk. Public computer facilities are available at your local library.

As an interested party we would welcome your views on the proposal prior to the submission of the application to the Local Authority. Should you wish to comment on the proposal a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 19th July 2022.

We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Neath Port Talbot Council
Highways Department
Civic Centre,
Port Talbot
SA13 1PJ

C2J/22-001 PAC

21st June 2022

Dear Sir / Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Councillor Andy Lodwig
cllr.a.lodwig@npt.gov.uk

C2J / 22-001PAC

19th June 2022

Dear Councillor Lodwig

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners
(also to Councillor Andy R Lockyer)



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Environmental & Urban Design

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London W1T 2PH
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Appendix 2

Natural Resources Wales
C/O Customer Care Centre
Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
southeastplanning@naturalresourceswales.gov.uk

C2J/22-001 PAC

21st June 2022

Dear Sir / Madam

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(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners



Welsh Water

Developer Services

PO Box 3146

Cardiff

CF30 0EH

Developer.services@dwrcymru.com

C2J/22-001PAC

21 June 2022

Dear Sir / Madam

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) AMENDMENT ORDER 2016
PRE-APPLICATION CONSULTATION**

C2J Architects & Town Planners are acting on behalf of Castell Group in respect of their proposed development on land at Neath Working Men's Club, Wind Street / High Street, Neath. Please find enclosed a site location plan identifying the site. Our Client is intending to apply for planning permission for the proposed demolition of existing building. Construction of residential development comprising 37 apartments with cycle storage, refuse storage and communal amenity areas.

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We look forward to hearing from you.

Yours faithfully

C2J Architects & Town Planners

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 (a) *NEATH WORKINGMEN'S CLUB, WIND ST/HIGH ST, NEATH*

I give notice that (b) *CASTELL GROUP*

is intending to apply for planning permission to (c) *DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF 37 APARTMENTS, CYCLE STORAGE, REFUSE STORAGE & COMMUNAL AMENITY*

A copy of the proposed application; plans; and other supporting documents are attached/can be
viewed online at (d) *WWW.C2JARCHITECTS.CO.UK*

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 (e) by (f).

enquiries @ c2jarchitects.co.uk by 19th JULY 2022

Signed: *A. DALLIMORE*

Date: *21.06.2022*

Insert:

- a) address or location of the proposed development
- b) applicant's name
- c) description of the proposed development
- d) address of website
- e) e-mail address of the applicant/agent
- f) date giving a period of 28 days, beginning with the date of service and publication



Appendix 3

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)

(WALES) AMENDMENT ORDER 2016

PRE-APPLICATION CONSULTATION NOTICE

PROPOSED DEVELOPMENT ON LAND AT NEATH WORKING MEN'S CLUB, WIND STREET / HIGH STREET, NEATH.

We give notice that CASTELL GROUP

Is intending to apply for planning permission for

**PROPOSED DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 37 APARTMENTS WITH CYCLE STORAGE, REFUSE STORAGE AND COMMUNAL AMENITY AREAS**

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

www.c2jarchitects.co.uk

(public computer facilities are available at your local library)

In accordance with the above Order a consultation response must be sent to C2J Architects & Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL or by email to enquiries@c2jarchitects.co.uk no later than 19th JULY 2022

C2J Architects & Town Planners

21st June 2022



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Appendix 4

Company No. 6293213 VAT Reg. No. 924 7412 26



PROPOSAL: 'PROPOSED DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF RESIDENTIAL DEVELOPMENT COMPRISING 37 APARTMENTS WITH CYCLE STORAGE, REFUSE STORAGE AND COMMUNAL AMENITY AREAS'

SITE: Neath Working Men's Club, Wind Street / High Street, Neath.

PRE-APPLICATION CONSULTATION RESPONSE:

NAME: Susan Hopkins

ADDRESS:

1, Old Market Street, Neath. SA11 3NA.

INTEREST IN APPLICATION PROPOSAL (NEIGHBOUR ETC.): Neighbour

DO YOU SUPPORT THE APPLICATION PROPOSAL

☐

DO YOU OPPOSE THE APPLICATION PROPOSAL

☒

DO YOU NEITHER SUPPORT NOR OPPOSE THE APPLICATION

☐

*Please ✓ one of the options

COMMENTS ON THE APPLICATION PROPOSAL

Please see attached letter from Kevin H. Jones Planning Consultant Ltd. dated 20/07/22.

WHERE DID YOU VIEW DETAILS OF THE APPLICATION?

C2J WEBSITE

☒

OTHER

☐

PUBLIC VENUE

☐

*Please ✓ one of the options

RESPONDENT NAME/SIGNATURE

(On behalf of Susan Hopkins) Kevin H. Jones (M.R.T.P.I.) Chartered Town Planner.

DATE

21/07/22



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C2J Architects and Town Planners,
Unit 1A,
Compass Business Park,
Pacific Road,
Ocean Park,
Cardiff,
CF24 5HL.

20th July 2022.

Dear Sir,

Town and Country Planning (Development Management Procedure) (Wales) Order 2016.
Pre-application consultation for proposed development on land at Neath Working Men's
Club, Wind Street/High Street, Neath.

I write on behalf of Susan Hopkins of 1, Old Market Street, Neath who is in receipt of your recent consultation letter in respect of the above proposed development.

My client has a number of substantial concerns regarding your proposals and the significant likely affects upon her amenity. We must, therefore, register our strong objections to the current proposed development at this stage, but would welcome dialogue with you with regard to alterations/amendments which could be made in order to alleviate our concerns and mitigate for the detrimental impact.

In principle, we accept the suitability of the site for development of residential apartments, provided that you are able to justify the proposals fully in relation to the adopted LDP Policies SC2 and R2 regarding impact upon town centre vitality and viability avoiding loss of retail/community uses. We thank you for forwarding the copy of the Design and Access statement (DAS) and the additional time added to the consultation period for our response. It is noted that the policy justification given within the DAS in relation to policy SC2 of the LDP fails to fully evidence the detail of efforts to market the site for suitable community or retail uses or give detail of what alternative community uses may have been appropriate to consider.

Kevin H. Jones Planning Consultant Ltd.

Office 22, Sandfields Business Centre, Purcell Avenue, Port Talbot SA12 7PQ
T: 01639 697 170 M: 07949 173 950 E: kevinhjones@msn.com

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The supplied DAS indicates that a 'full assessment of the physical characteristics of the site in its context.....' has been undertaken. However, no mention of my clients existing residential use of her Home, 1, Old Market Street is mentioned, nor is there any indication that you have considered the importance of the Listed status of her home and as a consequence, the impact of your proposals upon the setting of the Listed Building or the adjacent conservation area. The height, mass and scale of your proposals seems at odds with the context of these existing buildings adjacent to your site to the west. As such, we suggest the scheme may greatly benefit from a proper urban design peer review with an independent body such as the Design Commission for Wales.

It is noted that your development seeks consent for 37 No. new apartments within a completely new build scheme, but without any on-site parking provision. As a new build scheme without the constraints of an existing building conversion, we do not see why the site is proposed to be over-developed in this way. The Transport Statement's justifications of this being a sustainable location and the desk-top exercise of reducing a parking requirement based upon sustainable points calculation and lower car ownership in the area, do not outweigh the reality that some residents, especially those perhaps with disabilities, may well wish, or need, to own a car. The existence of public car parks in the vicinity may suffice for some visitors to the site but cannot be relied upon for those few residents of the proposed development who will need a car.

Without any parking provision, not even a few disabled spaces, the likely result is that the development will exacerbate existing issues of unauthorised parking within the adjacent land, in particular the service courtyard adjacent the west site boundary. My client has rights of vehicular and pedestrian access over this land to the rear of her home, together with a parking space and we consider that your proposed development with no parking provision at all, will significantly intensify unauthorised activity and indiscriminate parking in this adjacent service court area.

In addition to our concerns over the rear access courtyard adjacent to your site, we are also deeply concerned in relation to the positioning of amenity provision shown in your proposals in the form of the communal garden at ground level and in the form of raised communal balcony areas at 3rd floor level. We note within your DAS that the design objectives are to provide 'outdoor areas to encourage interaction between residents'. Yet the positioning of these facilities on the west of the proposed building will contribute to increased noise and disturbance to my client, especially during warm summer evenings and lighter nights. It should be noted that the existing working men's club use contains all of its activities within its building envelope and therefore my clients small existing rear garden courtyard is a private, undisturbed and in the evenings, a quiet space. Active use of the proposed communal garden area in the evenings by a number of future residents would result in an uncontrolled source of noise and disturbance. This will be a significant noticeable and detrimental change upon my client's current level of amenity. This proposed ground level communal garden area sited adjacent to the rear service courtyard will also encourage future residents and visitors unauthorised use of that service area.

The raised communal 'potential amenity space' balconies shown in your plans at 3rd floor level will have a commanding view over rooftops of many surrounding buildings and will

seriously affect the privacy and amenity of my client in her home, 1, Old Market Street. Future residents of the proposed scheme could be able to look into the rear windows and private rear garden courtyard from such an elevated communal balcony position. From the limited information given, individual apartment windows and individual balconies from 2nd and 3rd floor flats may also have views over the existing wall to the rear of 1, Old Market Street, allowing people to see into my client's home and rear garden area. It is unclear that the Local Planning Authority pre-application response already given has fully considered such detrimental overlooking impacts and loss of privacy.

We do not agree with the Councils initial assessment that there would be no overbearing impact due to the off-set between the proposed development and my client's home. The proposed 3 and 4 storey building within such close proximity to the rear boundary of 1, Old Market Street will dwarf my client historic home.

It is our hope that you will give serious consideration to the objections we raise and look to redesign aspects of your proposals. We would be happy to discuss our concerns further and any amendments you could make to mitigate for the adverse impact upon my client, Susan Hopkins and her home at 1, Old Market Street, Neath.

Yours sincerely,



Kevin H. Jones (M.R.T.P.I.)
Chartered Town Planner.



C2J Architects
Unit 1 Compass Business Park,
Ocean Park,
Cardiff
CF24 5HL

Date: 30/06/2022
Our Ref: PPA0006861

Dear Sir/Madam,

Grid Ref: 275436 197701
Site Address: Neath Working Mens Club, Wind Street, Neath
Development: 2D - Construction of Residential Development

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, we would offer concerns to any forthcoming planning application for the development:

SEWERAGE

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

However, the site is crossed by a 930 x 620mm combined public sewer with the approximate position 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. Having regard to the accompanying 'Proposed Site Plan' (Drawing No. AL1001), it appears the proposed development would be situated directly above and within the protection zone of the combined public sewer measured 4.5 metres either side of the centreline.



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Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991, albeit may prove unviable for the purposes of this development, given the size of the sewer, and therefore we recommend the proposed development is repositioned to accommodate for the required protection zone. In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. The submitted 'Engineering Plan' (Drawing No. 10327-101) indicates proposals to discharge surface water flows to the combined public sewerage system and we would advise there is no agreement to communicate such flows. 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 consultation and with respect to the current drainage strategy, we would have to object to any forthcoming SAB application. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

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



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 Waste Water Treatment Works for the treatment of domestic discharges from this site.

POTABLE WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 5" diameter CI watermain in 275442, 197679 location. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



A handwritten signature in blue ink, reading 'Owain George'.

Owain George
Planning Liaison Manager
Developer Services

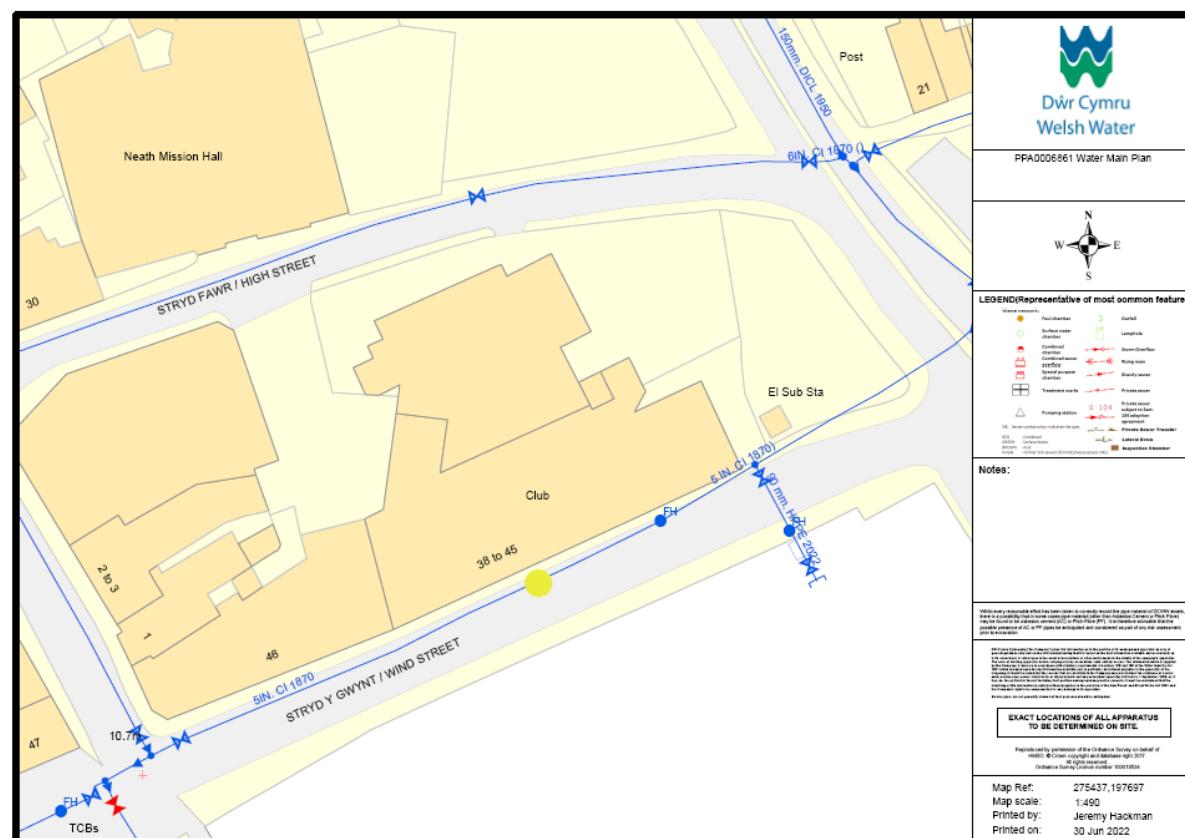
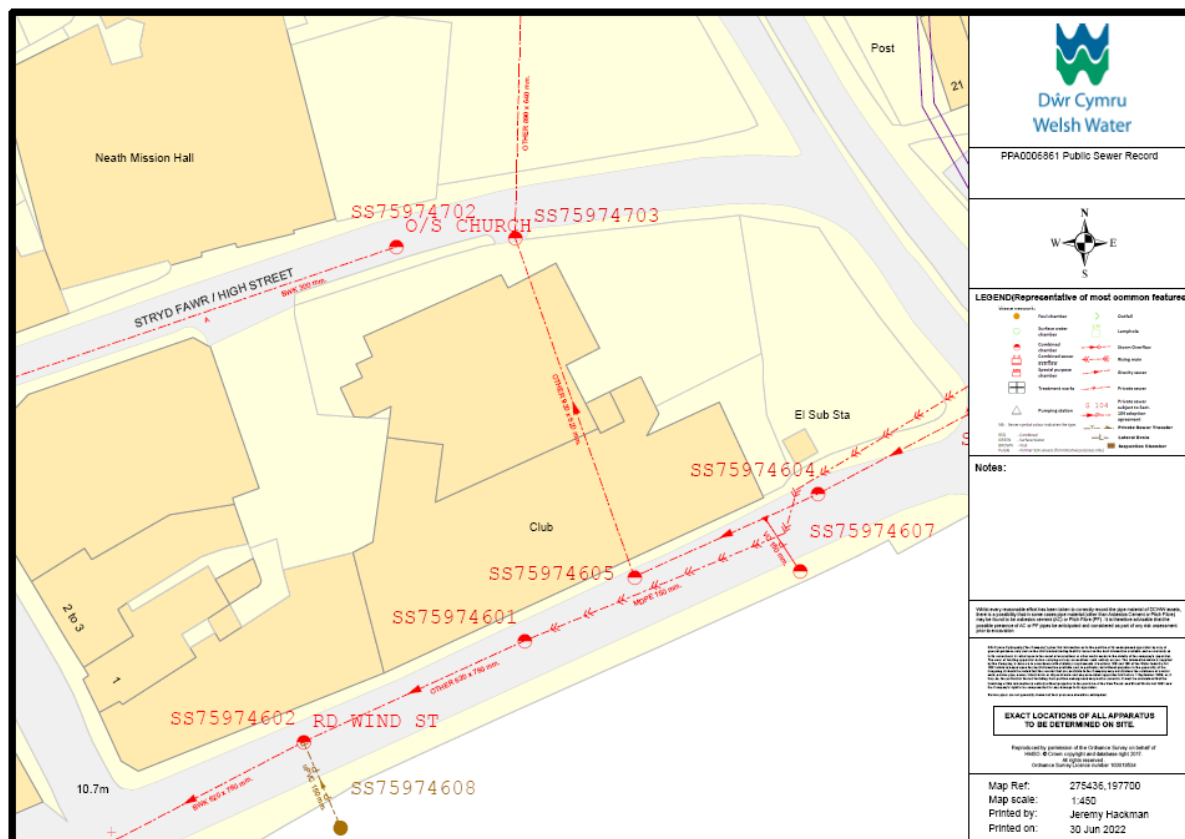
Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Environmental & Urban Design

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London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk





Ein cyf/Our ref: CAS-191980-C9N6
Eich cyf/Your ref: C2J/22-001 PAC

Maes Newydd,
Llandarcy,
Neath Port Talbot,
SA10 6JQ

C2J Architects & Town Planners
Unit 1A Compass Business Park,
Pacific Road,
Ocean Park,
Cardiff,
CF24 5HL

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

18/07/2022

Annwyl Syr/Madam / Dear Sir/Madam,

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

BWRIAD / PROPOSAL: PROPOSED DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF RESIDENTIAL DEVELOPMENT COMPRISING 37 APARTMENTS WITH CYCLE STORAGE, REFUSE STORAGE AND COMMUNAL AMENITY AREAS

LLEOLIAD / LOCATION: LAND AT FORMER NEATH WORKING MEN'S CLUB, 38 – 42 WIND STREET, NEATH, SA11 3HA

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 22nd June 2022.

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

Flood Risk

The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). Our [Flood Map for Planning](#) (FMfP) shows that the flood extent does not appear to encroach onto the site boundary. Therefore, we would not require a Flood Consequences Assessment (FCA) at this location.

European Protected Species

We note that the bat report submitted in support of the above application ('*Bat Survey Report for Castell Group – Neath Workingmen's and Social Club, 38-42 Wind Street, Neath, Neath Port Talbot, SA11 3HA*' by I & G Ecological Consulting, dated 22/06/2022, report reference: IG2022NeathWorkingmen'sClub, Version 1) has identified that bats were

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

not using the application site. We therefore have no comments to make on the application as submitted with respect to bats.

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](#).

Advice for the Developer

Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste during the construction phase. You should take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must be carried out in accordance with GPP5, 'Works and maintenance in or near water' and PPG6, 'Working at construction and demolition sites' which is available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-qpps-full-list/>

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

Yn gywir / Yours faithfully

A Fracchiolla

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales