

PRE-
APPLICATION
CONSULTATION
REPORT

**Former Gwaun Cae
Gurwen Primary
School, Water Street,
Neath Port Talbot**

February 2022



Summary

Proposal:

Full planning permission for proposed residential development and associated works to land former Gwaun Cae Gurwen Primary School.

Location:

Former Gwaun Cae Gurwen Primary School, Water Street, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot, SA18 1HA

Date:

February 2022

Project Reference:

S21.262

Client:

Cartrefi D&D Homes

Product of:

Asbri Planning Limited
Suite d, 1st Floor
220 High Street
Swansea
SA1 1NW

Prepared by:

Steffan Baker | Planner

Approved by:

Richard Bowen | Director

Disclaimer:

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Introduction

- 1.1 Asbri Planning have been instructed by *Cartrefi D&D Homes* to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed *full planning permission for proposed residential development and associated works to land former Gwaun Cae Gurwen County Primary School*.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) copies of all responses received from community and specialist consultees.
- 1.6 The statement confirms how the consultation has been publicised at

section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the *19th January 2022* to the *16th February 2022* inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of *Cartrefi D&D Homes* that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the *19th January 2022* until the *16th February 2022* inclusive.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at *Gwaun Cae Gurwen Library* between the hours of *Wednesday and Saturday 10:00-12:00*. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Proposed Floor Plans and Elevations – Plots 1 and 2	845.01
Proposed Floor Plans and Elevations – Plots 3,4,5 and 6	845.02
Proposed Floor Plans and Elevations – Plots 7,8,9 and 10	845.03
Proposed Site plan with Topographical Survey	845.04.B
Proposed Site Plan	845.04.B
Proposed Site Plan and Site Sections	845.05.B
Site Block Plan and Location Plan	845.06
Schedule of Landscaping Details	845.07
Drainage Layout	845.08
External Works Layout	845.09
Soft Landscape Proposals	1135.01

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Planning, Design and Access Statement	Asbri Planning
Welsh Language Impact Assessment	Asbri Planning
Landscape Management Plan	DP Landscape Architecture
Soakaway Results	Blackburn Griffiths
Ecology Survey	I&G Ecological Consulting Ltd
Bat Survey Report	I&G Ecological Consulting Ltd
Tree Report	ArbTS

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 16th February 2022.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Ward Member	Cllr. Sonia Reynolds
Community Council	Cllr. Mike Harrison
Community Council	Cllr. Nia Treharne
Community Council	Cllr. Helen Baker
Community Council	Ffion Lewis – Clerk to Council

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- Health and Safety Executive
- Trunk Road Agency
- The Coal Authority
- NRW
- CADW
- Dwr Cymru Welsh Water
- Neath Port Talbot Local Highway Authority
- Mid and West Wales Fire and Rescue

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power

- Wales and West Utilities
- Glamorgan Gwent Archaeological Trust
- Secure by Design

3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 1 response was received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	0
Neither object nor support	0
Object	1
Total	1

- 4.4 The nature of the response totalled 0 in support, 0 persons of neutral opinion, and 1 objection. The contents of these responses is summarised as follows:

Comments in objection

- 4.5 The following comments were made:

Comments	Response
• Access off Water Street will replace parking	The Local Highway Authority were consulted and did not have parking concerns.
• Concerns that cars coming in and out of proposed driveways and parked cars will cause obstruction and increase highway risk	The Local Highway Authority were consulted and did not object to the proposal. The new junction onto Water Street will provide an adequate visibility splay of 2.4m by 43m in accordance with Manual for Streets, this will be annotated on a plan. Nothing over 600mm in height shall be erected or allowed to grow. Pedestrian

	visibility splays of 2.4m by 2.4m (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600m in height will be erected or allowed to grow. Ensuring sufficient visibility splays.
• Suggestion of mirroring the design of the semi-detached dwellings to the rear of the proposed site with an access road running to the back and having gardens facing Water Street – This design would be supported by local residents and is an easy and fair compromise for both parties.	Whilst this is an innovative suggestion the proposal has aimed to ensure a road frontage is retained replicating the existing arrangement on Water Street. Additionally, a private drive leading to the dwellings can only accommodate a maximum of 5 dwellings, the suggested layout would be in excess of this.

Response to the community consultees

- 5.1 No response was received from community consultees.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

The Coal Authority

No Objection

Comment The Coal Authority checked the site location plan against their coal mining information and confirmed whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and/or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add the Coal Authority's Standing Advice on any planning permission granted.

Response Comments welcomed and noted. No response required.

Mid and West Wales Fire and Rescue Service

No Objection

Comment Mid and West Wales Fire and Rescue Service are not responding to consultation requests under the new Town and Country Planning (Development Procedure) (Wales) Order 2012 ("DMPWO") or The Developments of National Significance (Procedure) (Wales) Order 2016 ('DNSPWO') as there is no statutory requirement on their behalf. This will become the statutory requirement from the 24th January 2022.

The site plan has been examined by the Fire and Rescue Authority and would wish the following comments to be brought to the attention of the committee/applicant.

It is important these matters are dealt with early on in any proposed development.

"The developer should consider the need to provide adequate water supplies for fire fighting purposes on the site and general guidance on this matter is given in the attached Appendix.

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)."

Response	Comments noted, adequate water supplies for firefighting purposes to be included on site.
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Neath Port Talbot Highways Department
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No Objection, Concerns Identified
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Comment	No objection in principle to development at this location, however the following items of concern need addressing.
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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.
3. All 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
4. A scheme shall be submitted detailing the upgrading of the highway known as Water Street. The scheme shall allow for the following:
 - (i) The widening of the carriageway to provide an overall width 5.5m fronting the development site.

- (ii) The provision of a 2m footway fronting the development.
 - (iii) Upgrading/alteration to the highway drainage system as a consequence of the improvement works.
 - (iv) Alterations/upgrading to the public lighting system as a consequence of the highway improvement works.
5. The new junction onto Water Street shall be provided with an adequate visibility splay of 2.4m by 43m in accordance with Manual for Streets which need to be annotated on a plan, within which nothing over 600mm in height shall be erected or allowed to grow.
6. A Construction Method Statement needs to be submitted to and approved. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:
- (i) The parking of vehicles of site operatives and visitors
 - (ii) Loading and unloading of plant and materials
 - (iii) Storage of plant and materials used in constructing the development
 - (iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) Wheel washing facilities
 - (vi) Measures to control the emission of dust and dirt during construction
 - (vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) Scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions.
 - (ix) The Construction Method Statement shall be signed by a competent person(s)
7. Each dwelling shall be provided with one car parking spaces per bedroom up to a maximum

of three in accordance with NPTCBC Parking Standards (Oct 2016)

8. 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 vehicles, 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.
9. 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
10. Active Travel must be considered
11. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.

12. 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.
13. 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
14. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9 to be 4.5m wide have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.
15. No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.
16. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
17. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.

18. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
19. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
20. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

Response The below provides a response to the points outlined within the Local Highway Authority's PAC response:

1. It is accepted that SAB approval will be required prior to any work commencing.
2. Roads will be subject to Road Safety Audits.
3. All roads will 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.
4. The scheme will include the widening of the carriageway to provide an overall width 5.5m fronting the development site. There will be provision for a 2m footway fronting the development. The upgrading/alteration to the highway drainage system and alterations/upgrading to the public lighting system are requested to be conditioned as part of any planning permission granted.
5. The new junction onto Water Street will provide an adequate visibility splay of 2.4m by 43m in accordance with Manual for Streets, this will be annotated on a plan. Nothing over 600mm in height shall be erected or allowed to grow.

6. The submission of a Construction Method Statement can be conditioned as part of any planning permission granted.
7. Parking will be in accordance with NPTCBC Parking Standards (Oct 2016) whilst having regard to Appendix F: Sustainability.
8. Parking will comply with the measurements outlined. The scheme illustrates for parallel parking therefore, the first space will be 3.6m wide and the additional space will be 2.6m wide with a 6m length.
9. All driveways will be hard surfaced in porous asphalt or permeable block paving.
10. The site does not allow for active travel to be included within the site. Notwithstanding, there is a public footpath to the south of the site running from Water Street to Gron Road. There is also a footpath to the north of the site running from Water Street to Quarry Place. Future active travel networks have received Ministerial approval on 27th February 2021 which indicate an integrated cycling network running along the A474.
11. There are no gates proposed.
12. There are no garages proposed.
13. Pedestrian visibility splays of 2.4m by 2.4m (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600m in height will be erected or allowed to grow. This will be annotated on any forthcoming plan.
14. The shared drive serves 4 dwellings therefore below the maximum threshold of 5 and do not have a gradient exceeding 1 in 9 and will be 4.5m wide. It will also have visibility splays of 2.4m by 2.4m (behind footway). Whilst the shared drive does exceed 30m in length (carrying distance for bins) a refuse collection area will be included within the scheme.

15. No trees will be planted within the footway or 2m back of the footway unless a suitable root barrier is placed along the back of the footway.
16. Should any springs or ground water seepage be encountered the on-site, works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the LPA. No ground water will be discharged into the proposed drainage scheme.
17. There will be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
18. Foul water and surface water discharges will be drained separately from the site.
19. No surface water or land drainage run-off will connect, either directly or indirectly to the public sewerage system unless otherwise approved by the LPA.
20. Adequate provision will be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

CADW

No Comments

Comment CADW records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. They therefore have no comments to make on the proposed development.

Response Comments welcomed and noted. No response required.

Dwr Cymru Welsh Water (DCWW)

No Objection

Comment Sewerage

DCWW have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. Notwithstanding this, the site is crossed by a 9" foul water public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, DCWW 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. 04 Rev. B), it appears the proposed development will be situated outside the protection zone of the public sewer, measured 3 metres either side of the centreline and therefore acceptable in principle.

Nonetheless it is still recommended that the developer ascertain the distance and relationship of the sewer to the proposed development on-site and should be referred to in the 'Proposed Site Plan' for the purposes of any forthcoming planning application.

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 drainage systems'. DCWW acknowledge receipt of a 'Drainage Layout' which would appear to indicate proposals to dispose surface water flows indirectly to the foul water public sewer. DCWW would object to any proposal to communicate surface water flows to the public sewerage system, particularly to a foul water sewer. It is therefore recommended the applicants consult the Neath Port Talbot County Borough Council, in relation to an alternative surface water runoff destination. In addition, no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Sewerage Treatment

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

Water Supply

A water supply can be made available to service this proposed development. The cost of providing new on-

site watermain can be calculated upon the receipt of detailed site layout plans.

Response The distance and relationship of the sewer to the proposed development on-site will be ascertained and referred to in the proposed site plan.

Having regard to the comments on surface water, DCWW were consulted on the previous outline permission and offered no objection to the development at PAC and Application stage.

The drainage layout shows surface water will drain from the rear of each plot to the front and then be disposed of by soakaways below the permeable drives of each plot.

Trunk Road Agency

No Objection

Comment The Trunk Road Agency had no objection or further comments on trunk road grounds.

Response Comments welcomed and noted. No response required.

National Resources Wales (NRW)

No Objection

Comment NRW have concerns with the application as proposed. However, they are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition: Construction Environmental Management Plan (CEMP)

No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- *Construction methods: details of materials, how waste generated will be managed;*
- *General site management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, approximately sized buffer zones between storage areas (of spoil, oils, fuels,*

concrete mixing and washing area) and any watercourse or surface drain.

- *Biodiversity Management: details of tree and hedgerow protection; invasive species management, species and habitats protection, avoidance and mitigation measures.*
- *Soil management: details of topsoil strip, storage and amelioration for re-use.*
- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.*
- *Traffic Management: details of site deliveries, plant on site, wheel washing facilities*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.*
- *Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Having regard to European Protected Species, NRW note the ecological reports submitted in support of the application have identified that European Protected Species were not using the application site and therefore have no comments to make regarding this matter.

Response Comments welcomed and noted. A CEMP will be submitted as part of an application for full planning permission.

Health and Safety Executive

No comment

Comment The development does not intersect a pipeline or hazard zone. HSE Planning Advice does not have an interest in the development

Response Comments welcomed and noted. No response required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix G.

Secure by Design Officer

No Objection

Comment The Secure by Design Officer is generally pleased with the site layout. All vehicle parking on the development is within curtilage/overlooked. The rooms overlooking the parking should be rooms in the homes that are mainly occupied e.g. living rooms, kitchens etc.

The only concern he has in respect of this development is the footpath that runs adjacent to plot 10 to Quarry Place. Ideally this would be designed out as such paths in other areas have lead to crime and anti-social behaviour occurring.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooking, lit and well used. They should not undermine the defensible space of neighbourhoods as this path does. Routes should not ideally be segregated from one another or provide access to rear or side gardens as such paths have been proven to generate crime. Paths ideally should be 3 metres wide (to allow people to pass without infringing personal space), with at least a 2 metre verge on either side.

Response Comments are noted and welcomed. Having regard to the reference to the footpath, there are no proposed footpaths within the site, therefore, it is thought the Designing out Crime Officer is referring to the existing footpath which links Water Street and Quarry Place.

The footpath is existing and is located outside of the development site and not under the ownership of the applicant. It is therefore not within the realms of the applicant to resolve concerns raised.

Glamorgan Gwent Archaeological Trust (GGAT)

No Objection

Comment GGAT consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area. A review of historic Ordnance Survey mapping shows the development of the school, although the modern structure has a much-altered plan. GGAT also note from the submitted information and modern aerial photography that the structure has now been demolished. As a result, it is unlikely that any significant archaeological remains will be encountered during the course of the proposal.

Therefore, should a similar application be submitted GGAT would be unlikely to recommend any pre-determination works or that any archaeological conditions are attached to any consent.

Response Comments welcomed; no response required.

Conclusion

- 8.1 Asbri Planning have been instructed by Cartrefi D&D Homes to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed full planning permission for residential development and associated works at land former Gwaun Cae Gurwen Primary School, Water Street, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot, SA18 1HA.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Date: 19th January 2022

Our Ref: S21.262

Suite D

1st Floor

220 High Street

Swansea

SA1 1NW

SITE NOTICE

Tel: 01792480535

www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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 publicised 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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen, Water Street, Gwaun-Cae-Gurwen.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Gwaun-Cae-Gurwen Library. The identified library is open as follows;

Monday: Closed

Tuesday: Closed

Wednesday: 10:15-11:45

Thursday: Closed

Friday: Closed

Saturday: 10:15-11:45

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by the of 16th February 2022.

Dyddiad: 19 Ionawr 2021
Ein cyf: S21.262

Swit 2 Llawr Cyntaf
220 High Street
Abertawe
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

HYSBYSIAD SAFLE

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl 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.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio ar gyfer datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

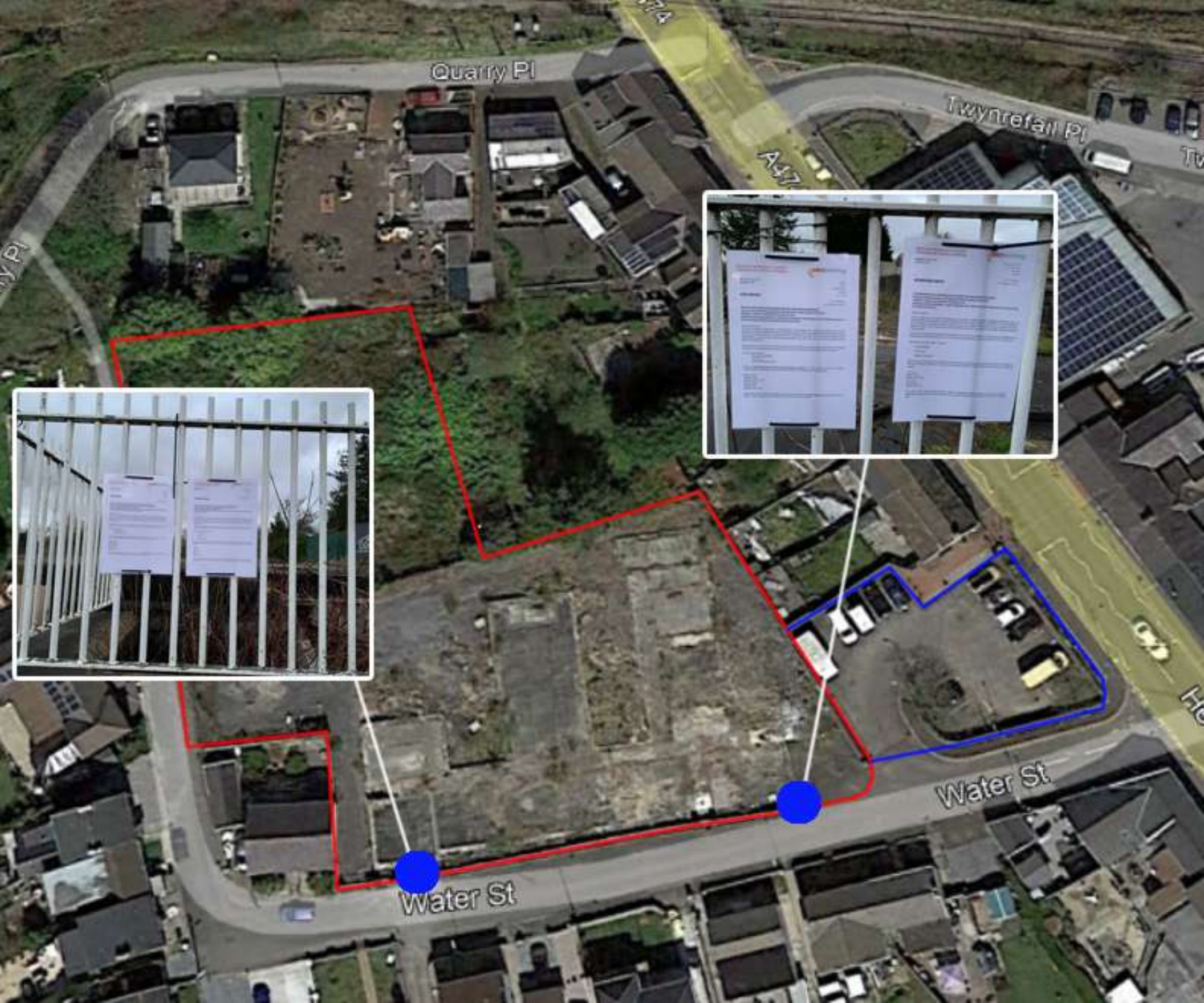
Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn Llyfrgell Gwaun-Cae-Gurwen. Oriau agor fel a ganlyn:

Llun: Ar Gau
Mawrth: Ar Gau
Mercher: 10:15-11:45
Iau: Ar gau
Gwener: Ar Gau
Sadwrn: 10:15-11:45

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Swit D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.



Quarry Pl

Twynrefall Pl

A47

Water St

Water St

Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

Number/Name	Street	Locality	County
3	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
4	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
5	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
7	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
9	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
10	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
11	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
12	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
14	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
15	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
16	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
17	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
18	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
22 (Maesgwyn)	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
25	Water Street	Gwaun Cae Gurwen	Neath Port Talbot
17	Heol Cae Gurwen	Gwaun Cae Gurwen	Neath Port Talbot
19	Heol Cae Gurwen	Gwaun Cae Gurwen	Neath Port Talbot
21	Heol Cae Gurwen	Gwaun Cae Gurwen	Neath Port Talbot
23	Heol Cae Gurwen	Gwaun Cae Gurwen	Neath Port Talbot
1	Quarry Place	Gwaun Cae Gurwen	Neath Port Talbot
2	Quarry Place	Gwaun Cae Gurwen	Neath Port Talbot

Appendix C - Screenshot of the Asbri Planning Website

GWAUN CAE GURWEN SCHOOL / YSGOL GWAUN CAE GURWEN

Home » Consultations » Statutory Pre-Application Consultation » Gwaun Cae Gurwen School / Ysgol Gwaun Cae Gurwen

GWAUN CAE GURWEN SCHOOL / YSGOL GWAUN CAE GURWEN



Asbri Planning Ltd. has been commissioned by Cartrefi D&D Homes Ltd to undertake pre-application consultation in respect of a full planning application for a proposed residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

We give notice that Cartrefi D&D Homes Ltd are intending to submit a full planning application for the following development;

Proposed residential development and associated works at land formerly part Gwaun-Cae-Gurwen School, Gwaun-Cae-Gurwen.

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. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

Anyone who wishes to make representations about this proposed development must do so by the **16th February 2022**. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached](#) form, and send them to;

Asbri Planning Ltd, Suite d 1st Floor, 220 High Street, Swansea, SA1 1NW.

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Westacres Ltd i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn a datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Uwchradd Olchfa, Ffordd Aneurin, Abertawe.

Rydym yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer y datblygiad canlynol:

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, bydd y cais yn destun ymgynghoriad.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopi o'r wybodaeth hon drwy anfon ebost at mail@asbriplanning.co.uk neu drwy ffonio 02920 732652.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglyn a'r datblygiad arfaethedig wneud erbyn **16 Chwefror 2022**. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r ffurflen [atodol](#) a'u gyrru at:

Asbri Planning Ltd, Suite d 1st Floor, 220 High Street, Swansea, SA1 1NW

Mae croeso i chi gyfathrebu â ni yn y Gymraeg / You are welcome to communicate with us in Welsh.

Reports

[Application Forms](#)

[Planning Design and Access Statement](#)

[Welsh Language Impact Assessment](#)

[Soakaway Results](#)

[Ecology Survey](#)

[Bat Survey Report](#)

[Tree Report](#)

Plans

[Proposed Floor Plans and Elevations - Plots 1 and 2](#)

[Proposed Floor Plans and Elevations - Plots 3,4,5 and 6](#)

[Proposed Floor Plans and Elevations - Plots 7,8,9 and 10](#)

[Proposed Site Plan with Topographical Survey](#)

[Proposed Site Plan](#)

[Proposed Site Plan and Site Sections](#)

[Site Block Plan and Location Plan](#)

[Schedule of Landscaping Details](#)

[Drainage Layout](#)

[External Works Layout](#)

[Soft Landscape Proposals](#)

[Landscape Management Plan](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 19th January 2022

Our Ref: S21.262

Local Member
Cllr. Sonia Reynolds
Cllr.s.h.reynolds@npt.gov.uk

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

Dear Sir/madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Proposed full planning permission for residential development and associated works at land formerly part of
Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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 publicised 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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Gwaun-Cae-Gurwen Library. The identified library is open as follows; Monday: Closed, Tuesday: Closed, Wednesday: 10:15-11:45, Thursday: Closed, Friday: Closed, Saturday: 10:15-11:45.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the of 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Local Member

Cllr. Sonia Reynolds

Cllr.s.h.reynolds@npt.gov.uk

Swit D Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Tel: 01792480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio ar gyfer datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau ar gael yn Llyfrgell Gwaun-Cae-Gurwen. Oriaiau agor fel y ganlyn: Llun, Mawrth, Iau a Gwener – Ar Gau, Mercher a Sadwrn – 10:15-11:45.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Swit D , Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Cynllunydd
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Local Member
Cllr. Mike Harrison
Cllr.M.Harrison@gcgcc.org.uk

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

Dear Sir/madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Proposed full planning permission for residential development and associated works at land formerly part of
Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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 publicised 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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Gwaun-Cae-Gurwen Library. The identified library is open as follows; Monday: Closed, Tuesday: Closed, Wednesday: 10:15-11:45, Thursday: Closed, Friday: Closed, Saturday: 10:15-11:45.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the of 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Local Member

Cllr. Mike Harrison

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Swit D Llawr Cyntaf

220 High Street

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Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen

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Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio ar gyfer datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
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Yn gywir,



Steffan Baker - Cynllunydd
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Local Member
Cllr. Helen Baker
Cllr.h.baker@gcgcc.org.uk

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1st Floor
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Tel: 01792480535
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Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Proposed full planning permission for residential development and associated works at land formerly part of
Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

Purpose of this notice:

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Yn gywir,



Steffan Baker - Cynllunydd
Asbri Planning Ltd

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Our Ref: S21.262

Local Member
Cllr Nia Treharne
Cllr.N.Treharne@gcgcc.org.uk

Suite D
1st Floor
220 High Street
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PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
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Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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 publicised 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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Gwaun-Cae-Gurwen Library. The identified library is open as follows; Monday: Closed, Tuesday: Closed, Wednesday: 10:15-11:45, Thursday: Closed, Friday: Closed, Saturday: 10:15-11:45.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the of 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Local Member

Cllr Nia Treharne

Cllr.N.Treharne@gcgcc.org.uk

Swit D Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Tel: 01792480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio ar gyfer datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau ar gael yn Llyfrgell Gwaun-Cae-Gurwen. Oriau agor fel y ganlyn: Llun, Mawrth, Iau a Gwener – Ar Gau, Mercher a Sadwrn – 10:15-11:45.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Swit D , Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Cynllunydd
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Local Member
Ffion Lewis - Clerk to Council
clerk.ff.lewis@gcgcc.org.uk

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

Dear Sir/madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Proposed full planning permission for residential development and associated works at land formerly part of
Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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 publicised 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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Gwaun-Cae-Gurwen Library. The identified library is open as follows; Monday: Closed, Tuesday: Closed, Wednesday: 10:15-11:45, Thursday: Closed, Friday: Closed, Saturday: 10:15-11:45.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the of 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Local Member

Ffion Lewis - Clerk to Council

clerk.ff.lewis@gcgcc.org.uk

Swit D Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Tel: 01792480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio ar gyfer datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar rhan o'r tir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau ar gael yn Llyfrgell Gwaun-Cae-Gurwen. Oriau agor fel y ganlyn: Llun, Mawrth, Iau a Gwener – Ar Gau, Mercher a Sadwrn – 10:15-11:45.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Swit D , Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Cynllunydd
Asbri Planning Ltd

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 19th January 2022

Our Ref: S21.262

CADW

amadminplanning@gov.wales; cadwplanning@gov.wales

Suite D

1st Floor

220 High Street

Swansea

SA1 1NW

Dear Sir/Madam

Tel: 01792480535

www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

CADW

amadminplanning@gov.wales; cadwplanning@gov.wales

Swit D

Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Annwyl Syr/Madam

Tel: 01792480535

www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Bwriad yr hysbysebiad:

Mae'r hysbysebiad yma'n gais ffurfiol am ymateb i ymgynghoriad cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad preswyl a gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae Gurwen.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod:

www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Dwr Cymru
developer.services@dwrcymru.com

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Dear Sir/Madam

Tel: 01792480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Dwr Cymru

developer.services@dwrcymru.com

Swit D

Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Annwyl Syr/Madam

Tel: 01792480535

www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Bwriad yr hysbysebiad:

Mae'r hysbysebiad yma'n gais ffurfiol am ymateb i ymgynghoriad cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad preswyl a gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae Gurwen.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod:

www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwrch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

NRW

swplanning@cyfoethnaturiolcymru.gov.uk

Suite D

1st Floor

220 High Street

Swansea

SA1 1NW

Dear Sir/Madam

Tel: 01792480535

www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 16th February 2022.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Steffan Baker'.

Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

NRW

swplanning@cyfoethnaturiolcymru.gov.uk

Swit D

Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Annwyl Syr/Madam

Tel: 01792480535

www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Bwriad yr hysbysebiad:

Mae'r hysbysebiad yma'n gais ffurfiol am ymateb i ymgynghoriad cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad preswyl a gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae Gurwen.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod:

www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

NPT Highways
environment@npt.gov.uk

Dear Sir/Madam

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

NPT Highways
environment@npt.gov.uk

Annwyl Syr/Madam

Swit D
Llawr Cyntaf
220 High Street
Abertawe
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Bwriad yr hysbysebiad:

Mae'r hysbysebiad yma'n gais ffurfiol am ymateb i ymgynghoriad cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad preswyl a gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae Gurwen.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod:

www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwrch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Coal Authority
planningconsultation@coal.gov.uk

Dear Sir/Madam

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 16th February 2022.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Steffan Baker'.

Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Coal Authority
planningconsultation@coal.gov.uk

Swit D
Llawr Cyntaf
220 High Street
Abertawe
SA1 1NW

Annwyl Syr/Madam

Tel: 01792480535
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad preswyl arfaethedig a'r gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae-Gurwen.

Bwriad yr hysbysebiad:

Mae'r hysbysebiad yma'n gais ffurfiol am ymateb i ymgynghoriad cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Limited yn hysbysu bod Cartrefi D&D Homes Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad preswyl a gwaith cysylltiedig ar dir a arferai fod yn safle Ysgol Gwaun-Cae-Gurwen, Stryd Dwr, Gwaun-Cae Gurwen.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod:

www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwrch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16 Chwefror 2022.

Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Dear Sir/Madam

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

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.

Asbri Planning Ltd. gives notice that Cartrefi D&D Homes Ltd is intending to apply for full planning permission for residential development and associated works.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite d, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 16th February 2022.

Yours Sincerely,



Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Trunk Road Agency

LGC_Development_Control-South@gov.wales

Swit D

Llawr Cyntaf

220 High Street

Abertawe

SA1 1NW

Annwyl Syr/Madam

Tel: 01792480535

www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Bwriad yr hysbysebiad:

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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod:

www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

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Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

HSE

Via web app

Dear Sir/Madam

Suite D

1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792480535

www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

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Purpose of this notice:

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Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Steffan Baker'.

Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

HSE

Via web app

Swit D

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220 High Street

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Annwyl Syr/Madam

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www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwrch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

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Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Date: 19th January 2022

Our Ref: S21.262

Fire and Rescue
bregs@mawwfire.gov.uk

Dear Sir/Madam

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

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

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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.

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Yours Sincerely,

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Steffan Baker - Planner
Asbri Planning Ltd

Dyddiad: 19 Ionawr 2022

Ein cyf: S21.262

Fire and Rescue
bregs@mawwfire.gov.uk

Swit D
Llawr Cyntaf
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CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad oes gennych fynediad i'r we ac fe hoffech dderbyn copi o'r dogfennau, ebostiwch mail@asbriplanning.co.uk neu ffoniwch 01792 480535.

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Yn gywir,



Steffan Baker - Planner
Asbri Planning Ltd

Appendix F - Responses received from specialist consultees

Asbri Planning Ltd

By email: mail@asbriplanning.co.ukEich cyfeirnod
Your reference

S21.262

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

8 February 2022

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Thank you for your letter of 19 January inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

This planning application is for a residential development at Land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

There are no scheduled monuments or other designated historic assets of concern located within a 1km buffer of the application area.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk



Yours sincerely,

Laura Cooper
Policy and Protection

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the



determination of a planning application.



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

For the attention of Steffan Baker - Planner
Asbri Planning Ltd

[By email: mail@asbriplanning.co.uk]

21 January 2022

Dear Steffan

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Proposed full planning permission for residential development and associated works at land formerly part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Thank you for your notification of 19 January 2022 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Standing Advice on any planning permission granted.

I trust that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Asbri Planning
Suite D
1st Floor
220 High Street
Swansea
SA1 1 NW

Gofynner am/
Please ask for:

Watch Manager Deiniol Rhys
Lloyd

Rhif Est/Extn. No.

6615

E-bost/E-mail:

bregs@mawwfire.gov.uk

FAO: Steffan Baker
mail@asbriplanning.co.uk

Fy Nghyff/My Ref:

DRL/AK/00249141

Eich Cyff/Your Ref:

S21.262

Dyddiad/Date:

20th January 2022



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

RE: Land Formerly Part of Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

APPLICATION NUMBER: S21.262

We acknowledge receipt of your application and our response will be under the current Town and Country Planning Act 1990. We are not responding to consultation requests under the new The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 ("DMPWO") or The Developments of National Significance (Procedure) (Wales) Order 2016 ('DNSPWO') as there is no statutory requirement on our behalf. This will become the statutory requirement from the 24th January 2022.

The site plan 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 committee/applicant. It is important that these matters are dealt with early on in any proposed development.

The developer should consider the need to provide adequate water supplies for fire fighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following link:

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

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 has been retained for record purposes but will be returned if you so request.

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 o
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.

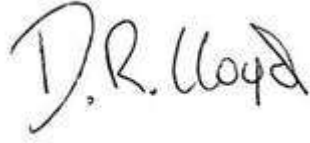
We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

We welcome calls in Welsh and English.



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

Yours faithfully

A handwritten signature in black ink, appearing to read 'D.R. Lloyd'. The signature is written in a cursive style with a large initial 'D' and a stylized 'L'.

Watch 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.

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 fire-fighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

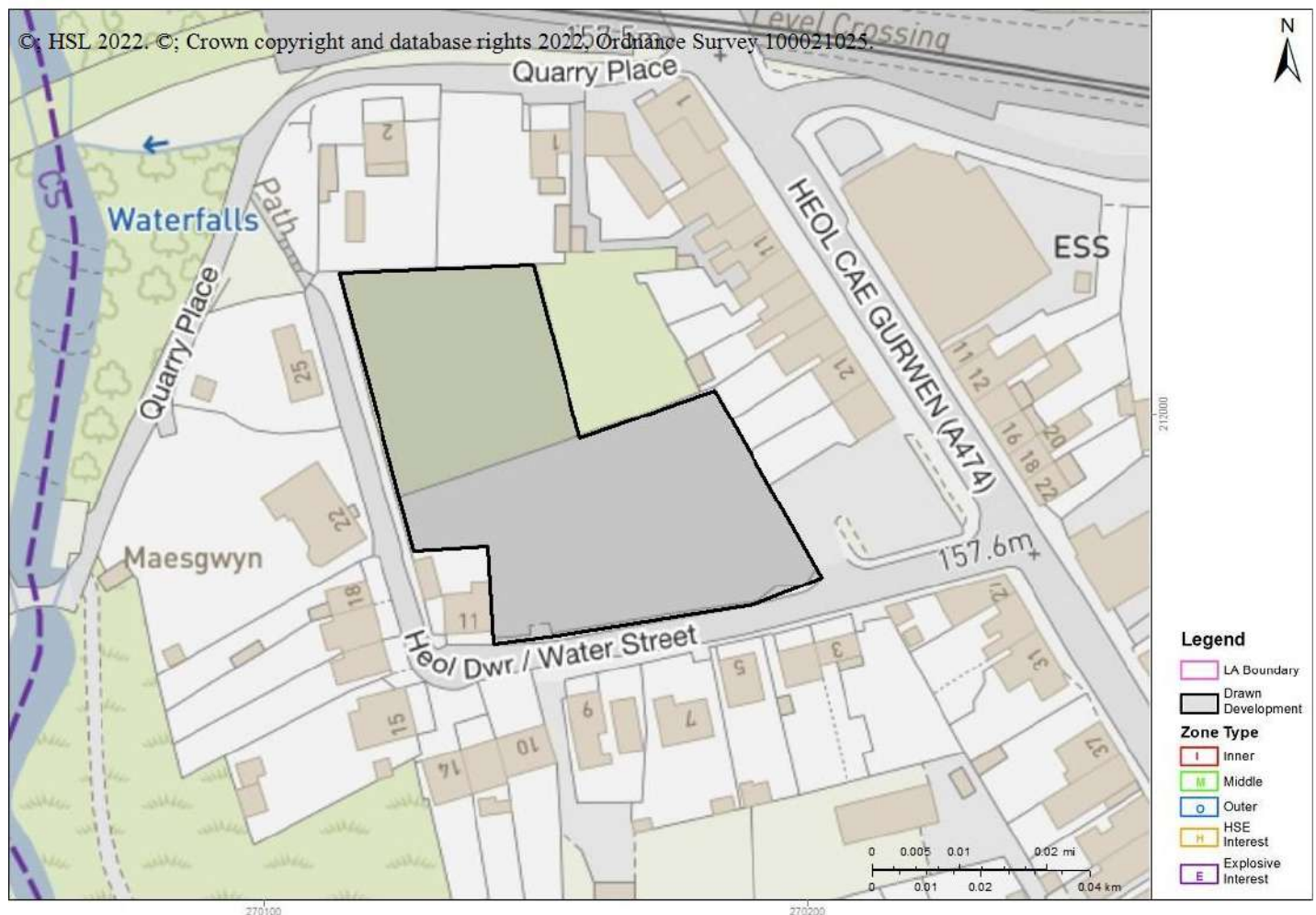
Cardiff
CF56 8RS

Advice : HSL-220222101442-744 Does Not Cross Any Consultation Zones

Your Ref: S21.262

Development Name: GCG School

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 22 February 2022.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/3/22/0001/00
APPLICANT: ASBRI PLANNING
LOCATION: FORMER GWAUN CAE GURWEN SCHOOL,
WATER STREET, SA18 1HA
PROPOSAL: RESIDENTIAL DEVELOPMENT & ASSOCIATED
WORKS

The Highway 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	☐

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

No Objection in principle to development at this location, however the following items of concern need addressing and is subject to any subsequent planning application submission being compliant with the following documents and inclusive of the guidance conditions below:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport
- 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

:

1. SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3

of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab

It is noted that a SAB pre-application has been submitted and is currently under review.

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 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.
4. A scheme shall be submitted detailing the upgrading of the highway known as Water Street. The scheme shall allow for the following:
 - (i) The widening of the carriageway to provide an overall width 5.5m fronting the development site
 - (ii) The provision of a 2m footway fronting the development
 - (iii) Upgrading/alteration to the highway drainage system as a consequence of the improvement works
 - (iv) Alterations/upgrading to the public lighting system as a consequence of the highway improvement works
5. The new junction onto Water Street shall be provided with an adequate visibility splay of 2.4m by 43m in accordance with Manual for Streets which need to be annotated on a plan, within which nothing over 600mm in height shall be erected or allowed to grow.
6. A Construction Method Statement needs to submitted to and approved. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.

- (ix) The Construction Method Statement shall be signed by a competent person(s).
7. 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)
8. 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.
9. 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
10. Active Travel must be considered
11. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.
12. 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.
13. 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
14. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9 to be 4.5m wide have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives

should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.

15. No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.
16. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
17. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
18. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
19. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
20. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTES TO APPLICANT

1. 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.
2. Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in

accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010.

These systems must be approved by the Council's SAB & Highway Development Control Section **before construction work begins**. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

3. Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.
4. Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.
5. Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

(i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.

(ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.

(iii) Give not less than 10 working days notice in writing of the date of commencement of the works.

As part of this process you are advised that only certain contractors are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section.

These observations are provide without prejudice and are based upon the information provided at the preliminary stage. However, should further or additional information be submitted thereafter, our observations may change to reflect this information.

SIGNED:..... DATE: ...28.01.2022.....
pp HEAD OF ENGINEERING & TRANSPORT

PAC REF: N322000100 - FORMER GCG SCHOOL

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

Asbri Planning
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

16 February 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: RESIDENTIAL DEVELOPMENT

**LLEOLIAD / LOCATION: GWAUN-CAE-GURWEN SCHOOL, WATER STREET,
GWAUN-CAE-GURWEN, NEATH PORT TALBOT, SA18 1HA**

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 19 January 2022.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition: Construction Environmental Management Plan (CEMP)

Please note, without this condition, we would be likely to object to the planning application. Further details are provided below.

Pollution Prevention

Given the proximity of the proposed site to an ordinary watercourse which has a hydrological link to the Garnant Stream, all appropriate pollution control measures must be adopted during site clearance and construction to ensure the integrity of controlled waters.

We advise that the developer produce a CEMP detailing all necessary management measures for the development. We are satisfied that this aspect can be included as a condition on any permission issued by the Local Planning Authority.

Condition

No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

European Protected Species

We note that the ecological reports submitted in support of the above application ('Bat Survey Report' by I & G Ecological Consulting, dated 17 December 2021 and 'Ecological

Appraisal Report' by I & G Ecological Consulting, dated December 2021) have identified that European protected Species were not using the application site. We therefore have no comments to make regarding this matter.

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
Cyfoeth Naturiol Cymru / Natural Resources Wales

Steffan Baker

From: Emma Box
Sent: 16 February 2022 09:34
To: Steffan Baker
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Hi Stef,

This has come in.

Thanks
Em

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working hours are Monday to Thursday 9.30-2.30pm



Swansea | Cardiff



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From: Richard.Jones7@gov.wales <Richard.Jones7@gov.wales>
Sent: 15 February 2022 15:19
To: Emma Box <EmmaB@asbriplanning.co.uk>
Cc: LGC_Development_Control-South@gov.wales
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

FAO Asbri Planning,

No objection or further comments on trunk road grounds.

Regards

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Cathays Park
Caerdydd / Cardiff

From: Emma Box <EmmaB@asbriplanning.co.uk>

Sent: 19 January 2022 17:03

To: LGC Development Control (South) <LGC_Development_Control-South@gov.wales>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working hours are Monday to Thursday 9.30-2.30pm



Swansea | Cardiff



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Checked for spam and viruses

<http://www.canit.akauk.net/>

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. Checked for spam and viruses

<http://www.canit.akauk.net/>

Mr Steffan Baker
Asbri Planning
Suite D 1st Floor,
220 High Street,
Swansea
SA1 1NW

Date: 08/02/2022
Our Ref: PPA0006400

Dear Mr Baker

Grid Ref: 270154 211990

Site Address: Gwaun Cae Gurwen School, Water Street, Gwaun Cae Gurwen, Neath

Development: 2D - 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 submitted, we 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. Notwithstanding this, the site is crossed by a 9" foul water 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. 04 Rev. B), it appears the proposed development will be situated outside the protection zone of the public sewer, measured 3 metres either side of the centreline and therefore acceptable in principle.

Nonetheless, it is still recommended that the developer ascertain the distance and relationship of the sewer to the proposed development on-site and should be referred to in the 'Proposed Site Plan', for the purposes of any forthcoming planning application.

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 Layout' which would appear to indicate proposals to dispose surface water flows indirectly to the foul water public sewer. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and would object to any proposal to communicate surface water flows to the public sewerage system, particularly to a foul water sewer. It is therefore recommended the applicants consult with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to an alternative surface water runoff destination. 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 Wastewater Treatment Works for the treatment of domestic discharges from this site

WATER SUPPLY

A water supply can be made available to service this proposed development. 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.



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.

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

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.

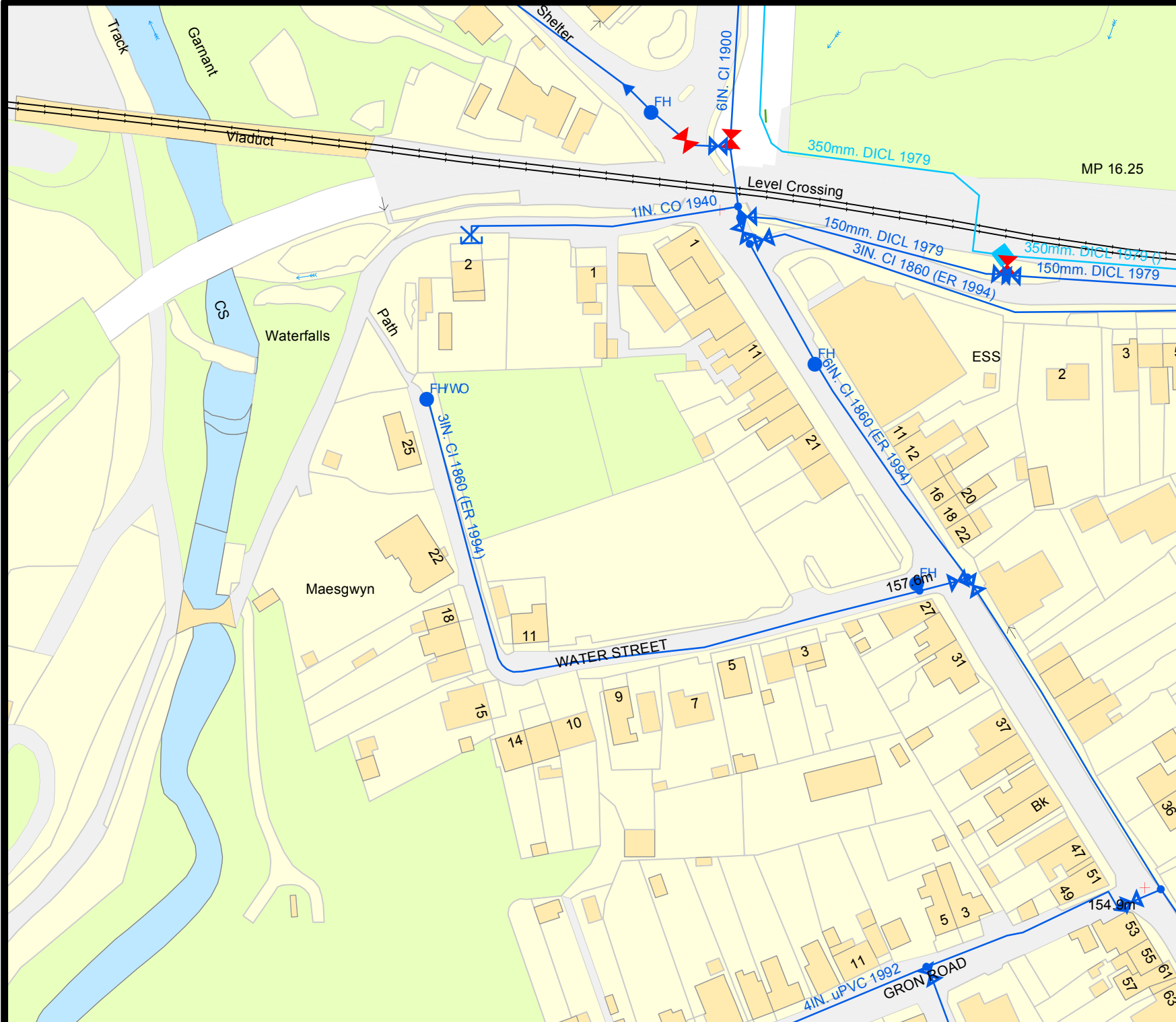
Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Enc. Water plan
Sewer plan

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.



PPA0006400



LEGEND

Clean network:	Sluice valve	Stop tap
	Pressure reducing valve	Water Treatment Works
	Meter	Water Pumping Station
	Bulk meter	Existing main
	Hydrant	Non-operational main
	Cap end	Raw Water
	Air valve	

NB: Water main symbol colour indicates the type:

LIGHT BLUE	- Trunk
DARK BLUE	- Distribution
YELLOW	- Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of locating apparatus makes carrying out any excavations made entirely on your. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 155 and 156 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of water mains, service pipes, sewer, water or gas pipes and any associated apparatus and fixtures. In September 1998, or if that is, the potential threat of contamination and pollution may be so accurate. It must be considered that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's rights to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 270153,211991
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 08 Feb 2022

Appendix G - Responses received from 'other' consultees

Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**
Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**
Website: www.south-wales.police.uk

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028
Michael.Harvey2@south-wales.pnn.police.uk

27th January 2022

Asbri Planning

Dear Sir/Madam

Re: Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen.

With reference to the above proposed development I would have the following observations to make:-

(i). Site layout.

I am generally pleased with the site layout. All the vehicle parking on the development is within curtilage/ overlooked. The rooms overlooking the parking should be rooms in the homes that are mainly occupied e.g. living rooms, kitchens etc.

The only concern I have in respect of this development is the footpath that runs adjacent to plot 10 to Quarry Place. Ideally this would be designed out as such paths in other areas have lead to crime and anti social behaviour occurring.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They should not undermine the defensible space of neighbourhoods as this path does. Routes should not ideally be segregated from one another or provide access to rear or side gardens as such paths have been proven to generate crime. Paths ideally should be 3 metres wide (to allow people to pass without infringing personal space), with at least a 2 metre verge on either side.

(ii). Lighting.

Lighting on the estate should meet the British Standard 5489.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English.
Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



(iii). Boundary identification.

Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, should be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.

There should be a change of surface, i.e. colour or texture to identify public areas from private or semi-private areas e.g. the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

(iv). Landscaping and planting.

Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There should be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

(v). Side and rear boundaries.

The walls/fencing and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath such as at plot 10). To prevent it being climbed the perimeter security must be of a suitable design.

Gates should be lockable with a key both sides, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

(vi). Vehicle parking.

All parking bays should be within curtilage and must be overlooked (as per drawings). Rooms in the properties that are usually occupied should overlook the parking bays e.g. living rooms, kitchens.

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South Wales Police welcomes receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

(vii). Garden sheds.

Garden sheds should be sited away from the rear fencing or walls to prevent assisting people in climbing over them.

(viii). Bin stores.

Bins must be kept in secure areas.

(ix). Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

(x). Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches, or alternatively PIR detectors. The lighting must protect the rears and sides of the homes, the parking bays and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness by appropriate lighting.

(xi). Drainpipes.

If the drainpipes are not within the fabric of the buildings they should be designed so that they do not offer an assist to climbing.

(xii). Public utilities.

If smart meters are not installed meter boxes should be fixed to, or as near to, the front building lines of the properties as possible.

(xiii). Blank walls.

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' should be created.

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(xiv). Door security.

All external doors in the properties should meet the Secured by Design (SBD) standard PAS 24 2016 or equivalent and be third party tested and certificated.

Glass in door panels or adjacent to door panels must be laminated.

Doors in recesses of more than 600mm must be avoided.

(xv). Window security.

All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, should meet the SBD standard i.e. PAS 24 2016 or equivalent and be third party tested and certificated. They should also have key operated window locks fitted.

(xvi). Intruder alarm system.

A 13 amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

(xvii). Identification of properties.

Property numbers and street names must be clearly displayed.

Further more detailed information can be found by visiting the Secured by Design website www.securedbydesign.com.

If you or the developer wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey

Designing out Crime Officer

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Steffan Baker

From: Emma Box
Sent: 24 January 2022 11:02
To: Steffan Baker
Subject: FW: Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Hi Stef,

Response Below.

Thanks
Em

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working hours are Monday to Thursday 9.30-2.30pm



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From: Rob Dunning <Rob@ggat.org.uk>
Sent: 24 January 2022 10:55
To: Emma Box <EmmaB@asbriplanning.co.uk>
Subject: RE: Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Dear Emma,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area. A review of historic Ordnance Survey mapping shows the development of the school, although the modern structure had a much altered plan. We also note from the submitted information and modern aerial photography that the structure has now been demolished. As a result it is unlikely that any significant archaeological remains will be encountered during the course of the proposal.

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

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

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From: Emma Box <EmmaB@asbriplanning.co.uk>

Sent: 19 January 2022 17:03

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Gwaun-Cae-Gurwen School, Water Street, Gwaun-Cae-Gurwen

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working hours are Monday to Thursday 9.30-2.30pm



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