
Report:	Pre-Application Consultation Report
Document Reference:	11099 PCR
Proposed Development:	Change Of Use to Asbestos Waste Transfer Station
Prepared By:	Technia Environment and Planning Limited
Client:	ARTICO Environmental Limited
Site:	Land at Units 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Port Talbot, SA12 7BR
Date:	30th August 2022



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Document Revision

Version	Date	Author	Checked / App'd	Revision
1.0	01/07/22	CGM	SCW	APPROVED FOR PLANNING APPLICATION
1.1	30/08/22	CGM	SCW	F&RS AND HIGHWAYS CONSULTEE ADDITIONS

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Every skill and care has been taken in completing this work within the terms of the contract commissioning our services and taking into account the resources assigned to the commission in agreement with the client. Similarly, every skill and care has been taken to ensure the accuracy of the information within this document. Drawings and descriptions within this document are not intended to represent detailed design unless otherwise stated and should not be used for construction.

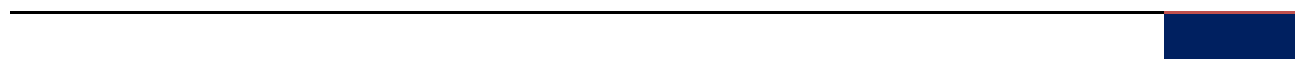


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1 INTRODUCTION

1.1 Background and Context

101 This Pre-Application Consultation Report is submitted in accordance with the requirements of Part 1A 2F(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) and accompanies an application for planning consent submitted by ARTICO Environmental Limited (the Applicant) for a development at Units 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Port Talbot, SA12 7BR. The Applicant seeks planning consent for *“Change of Use to Asbestos Waste Transfer Station”*.

102 In addition to this document, the planning application is supported by a suite of documents which include:

- Planning application form;
- Waste Planning Statement; and
- Planning application drawings.

103 This document should be read in conjunction with the associated submitted material to gain a full understanding of the proposed development. Together these documents provide comprehensive details of the proposals and their potential impacts. They demonstrate the diligent approach taken by the Applicant in their approach to delivering a safe, sustainable, efficient waste transfer station for the local network and contributes positively to Welsh Government and local waste policy.

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2 CONSULTATION ACTIVITIES UNDERTAKEN

2.1 Publicity before Applying for Planning Permission

2.1.1 Site Notice

201 On 1st June 2022, a site notice was posted on the gate adjacent to and to the west of the site, and also on a lamppost to the south of the site directly adjacent to the site access and junction with the highway.

202 In accordance with the requirements of Part 1A Article 2F(2)(b)¹, we declare that the Site Notice was displayed in accordance with the requirements of Article 2C(1)(a)(i).

203 A copy of the site notice is included in Appendix 1, along with photographs showing both Welsh and English language versions displayed as required.

2.1.2 Notice to Owners/Occupiers of Adjoining Land

204 A Schedule 1B Notice was sent by first class post to and addressed to the Owners and/or Occupiers of Adjoining Land on 1st June 2022.

205 In addition, where it was possible to identify other parties from public records (such as the Land Registry Title Register), site visits, or discussions with 3rd parties, the persons given notice included Freehold Owners and/or other Parties with a potential interest in the land.

206 In accordance with the requirements of Part 1A Article 2F(2)(c)¹, the addresses used were:

Rutherglen Centre

The Owner and/or Occupier, Hi-Speed Tyres Limited, Rutherglen Centre, Seaway Parade, Port Talbot, SA12 7BR

The Owner and/or Occupier, Celtic Vacuum Limited (t/a Celvac), Rutherglen Centre, Seaway Parade, Port Talbot, SA12 7BR1

Rowecord Holdings Limited, Units A & B, Leeway House, Leeway Industrial Estate, Newport, NP19 4SL

Units 1-3 Sirius Drive

The Owner and/or Occupier, Units 1-3 Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR

E.G Lewis Developments Limited, Tank Farm Road, Llandarcy, Neath, West Glamorgan, SA10 6EN

Unit 4a Sirius Drive

The Owner and/or Occupier, Unit 4a Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR

Unit 4b Sirius Drive

The Owner and/or Occupier, Unit 4b Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR

¹ of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

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Unit 5 Sirius Drive

The Owner and/or Occupier, Unit 5 Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR

Unit 6 Sirius Drive

The Owner and/or Occupier, Unit 6 Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR

Storage Yard to the West of the Site (with no identifiable address or post box)

RE Plant Hire Limited, Purcell Avenue, Port Talbot, SA12 7UD

Mr Michael George Tandy, Westerlys, Kenfig, Bridgend, CF33 4PU

Personal Pension Trustees Limited, The St Botolph Building, 138 Houndsditch, London, EC3A 7AW

Storage Yard to the East of the Site (with no identifiable address or post box)

Ms. Sian Eley, 5 Afandale, Port Talbot, SA12 7BN

Mr Richard Eley, 5 Afandale, Port Talbot, SA12 7BN

Alltrust Sipp Limited, Fountain House, Fountain Lane, St Mellons, Cardiff, CF3 0FB

- 207 In accordance with the requirements of Part 1A Article 2F(2)(d)¹, copies of the notice given to Owners and Occupiers of Adjoining Land in both English and Welsh are included in Appendix 2.

2.2 Notice to Community Consultees

2.2.1 County Councillor

- 208 A Schedule 1B Notice was sent to the email address (published on Neath Port Talbot County Borough Council's web site) of the following local councillors on 1st June 2022 and a hard copy sent to their published postal addresses on the same day:

Cllr. Peter D. Richards (Baglan Ward)

cldr.p.d.richards@npt.gov.uk

159 Tyn Y Twr, Baglan, Port Talbot, SA12 8YE

Cllr. Carol Clement-Williams (Baglan Ward)

cldr.c.clement-williams@npt.gov.uk

C/O Democratic Services, Civic Centre, Port Talbot, SA13 1PJ

Cllr. Susanne Renkes (Baglan Ward)

cclr.s.renkes@npt.gov.uk

Neath Port Talbot County Borough Council, Civic Centre, Port Talbot, SA13 1PJ

2.2.2 Community Council

- 209 There is no active Community Council covering the area within which the site is located. Consequently, notice could not be given to the relevant Community Council.

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2.3 Notice to Specialist Consultees

2.3.1 Selection of Specialist Consultees

210 Selection of Specialist Consultees was undertaken in accordance with Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 and having given consideration to the scale, scope and nature of the development. Based on this assessment, it was determined that notice was only required to be given to The Natural Resources Body for Wales (in accordance with Paragraph o) and the Water and Sewerage Undertaker (in accordance with Paragraph y).

2.3.2 The Natural Resources Body for Wales

211 A Schedule 1C Notice was emailed to the Planning (South West) Team of Natural Resources Wales on 1st June 2022 and a hard copy sent by first class post on the same day to the following address; Planning (South West), Maes Newydd, Llandarcy, Neath Port Talbot SA10 6JQ.

2.3.3 The Water and Sewerage Undertaker

212 A Schedule 1C Notice was emailed to the Developer Services Department of Dŵr Cymru Welsh Water on 1st June 2022 and a hard copy sent by first class post on the same day to the following address; Developer Services, Dŵr Cymru Welsh Water, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

2.3.4 The Local Highway Authority

213 A Schedule 1C Notice was emailed to Neath Port Talbot Highways on 15th July 2022 and a hard copy sent by first class post on the same day to the following address; NPT Highways, Neath Port Talbot CBC, Civic Centre, Port Talbot, SA13 1PJ.

2.3.5 The Fire and Rescue Authority

214 A Schedule 1C Notice was emailed to Mid and West Wales Fire and Rescue Service on 15th July 2022 and a hard copy sent by first class post on the same day to the following address; Mid and West Wales Fire and Rescue Service, Service Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP.

2.4 Copy of Schedule 1B/1C Notices

215 In accordance with the requirements of Part 1A Article 2F(2)(d)¹, copies of the Schedule 1B and 1C Notices issued to Specialist Consultees and Community Consultees in both Welsh and English are included in Appendix 3.

2.5 Availability of Documents for Inspection

216 The drawings and documents that would be required for a subsequent planning application, in the same or substantially the same form, were made available online at <http://tepl.eu/consultations/ARTICO-1?cat=community>. Copies of the documents could also be inspected using computer facilities at Baglan Library, Laurel Avenue, Baglan, Neath Port Talbot, SA12 8PA.

217 In addition, a hard copy was made available for inspection at the offices of ARTICO Environmental Limited, Units 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Port Talbot, SA12 7BR by prior appointment from 1st June 2022 and for not less than 28 days beginning with each day on which each of the notices was given.

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3 CONSULTEE RESPONSES

3.1 Copies of Responses from Persons Notified

301 In accordance with the requirements of Part 1A Articles 2F(2)(e) and 2F(2)(f)¹, copies of responses from persons notified of the proposed application are included in Appendix 4A and summarised in the following sections.

3.2 Owners or Occupiers of Adjoining Land

An email response was received from Mr. Chris Tansey, Director on behalf of Manderwood Timber Engineering Limited, the Occupier of Unit 4a Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR on 10th June 2022. A copy of the email, with personal details redacted for Data Protection compliance, is included in Appendix 4A.

3.2.1 Unit 4a Sirius Drive - Manderwood Timber Engineering Limited

302 Mr Tansey raised the following concerns regarding the proposed development:

- *“Health and Safety of our staff, customers and visitors to our premises of airborne Asbestos dust/residues.*
- *Number of vehicle movements.*
- *Access to our factory, front and rear access.”*

303 At Mr Tansey’s request, a site meeting was arranged with the applicant and consultee.

304 On Tuesday 14th June, a representative from Manderwood Timber Engineering Limited visited the site to discuss the development on behalf of Mr Tansey.

305 The Applicant invited the representative to view the site, provided details with respect to the scale of the development and demonstrated the size of the two storage containers with reference to two existing containers located adjacent to the site that are used for secure storage of equipment.

306 The applicant explained the process for receiving and handling asbestos to the representative and how there would be no adverse visible impact as a result of the development. The applicant further explained the nature of the vehicle movements and how existing access at the site would be used.

307 At the end of the meeting, the representative stated that they would relay the information back to Mr Tansey. The Applicant indicated that Mr Tansey was welcome to discuss details of the development further and /or visit the site if he wished.

308 The Applicant’s Agent has subsequently contacted Mr Tansey and confirmed that he no longer has any concerns about the development.

3.3 Community Consultees

3.3.1 County Councillor

309 No response was received from Councillor Carol Clement-Williams, Councillor Susanne Renkes and Councillor Peter D. Richards.

3.3.2 Community Council

310 There is no active Community Council covering the area within which the site is located.

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3.4 Specialist Consultees

3.4.1 The Natural Resources Body for Wales

311 A response was received on behalf of Natural Resources Wales from Hannah Roberts, Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning, on 28th June 2022. A copy of the response is included in Appendix 4B.

312 Natural Resources Wales indicated no objection to the proposed development and in their response provided advice and information with respect to Flood Risk, Environmental Permits/Exemptions and Other Matters.

3.4.2 Water and Sewerage Undertaker

313 A response was received on behalf of Dŵr Cymru Welsh Water (DCWW) from Owain George, Planning Liaison Manager, Developer Services, on 27th June 2022. A copy of the response is included in Appendix 4B.

314 The response provided information relating to Sewerage, Surface Water and Water Supply. In terms of sewerage, the response acknowledged that the development does not propose to communicate domestic foul flows to the public sewerage system and therefore DCWW offers no objection in principle. From the perspective of Surface Water, the response referenced the need for an application to be made to Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to proposals for SuDS features. Further information was provided with respect to connecting to public sewers and stated that no problems were envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site. Finally the response provided information relating to connections to the local mains water supply.

3.4.3 The Local Highway Authority

315 A response was received from the Head of Engineering and Transport, Neath Port Talbot CBC on 26th July 2022.

316 The Local Highway Authority indicated no objection in principle to the proposal and supporting documents submitted.

317 The response acknowledged that the proposed access to the site is via the existing vehicular access off Sirius Drive. The access is located on a private road and therefore not part of the adopted public highway network. Being an industrial estate road, the types and frequency of vehicular movements associated with this type of development are already established at this location.

318 Under Highway Observations, the following supporting information was requested to be provided with any subsequent planning application:

- Proposals shall be submitted detailing the designated loading/unloading areas for the vehicular transfers to and from the asbestos storage containers within the site curtilage.
- A full operational parking layout shall be submitted. This should detail the parking provision for both the staff of the proposed transfer centre and the vehicles to be returned to the site overnight along with the locations of the loading/unloading bays.
- A swept path analysis shall be provided of the operational manoeuvres within the site to ensure all waste transfer vehicles can access manoeuvre and egress the site in a forward gear in the available area not allocated for the parking of vehicles.

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- Details of any signage (directional or otherwise) required for within or on the external public highway will need to be submitted for approval along with lumen levels should they be illuminated.

319 The response confirmed the requirement to submit a SAB Application requirement, and made reference to consideration arrangements for Active Travel.

320 A copy of the response is included in Appendix 4B.

3.4.4 The Fire and Rescue Authority

321 A response was received on behalf of Mid and West Wales Fire and Rescue Service from Mr. Martin Turley, Station Manager on 28th July 2022.

322 The Mid and West Wales Fire and Rescue Service indicated no objection to the proposed development and provided the following observations identified within the documentation received in relation to the proposed development:

- *“The application form has been ticked indicating “No Hazardous Substances”; and*
- *The site size indicated 1,043.71 Hectares rather than 1,043.71m².”*

323 A copy of the response is included in Appendix B.

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4 ACCOUNT TAKEN OF CONSULTEE RESPONSES

401 In accordance with the requirements of Part 1A Article 2F(2)(e)¹, the following sections provide confirmation of whether the issues raised by consultees have been addressed, and, if so, how.

4.1 Owners or Occupiers of Adjoining Land

402 As a result of the site visit and discussion regarding the development, the Occupiers of Unit 4a Sirius Drive are satisfied that the development will have no unacceptable impacts on their business and have no further concerns. Therefore, no changes are required as a result of this response.

4.2 Community Consultees

403 No changes are required in relation to any Community Consultee's response, as no Community Council is active within the area occupied by the site.

4.3 Specialist Consultees

404 In accordance with the requirements of Part 1A Articles 2F(2)(e) and 2F(2)(f)¹, the following sections provide an explanation of the account taken of each response received from Specialist Consultees.

4.3.1 Natural Resources Wales

405 Comments relating to Environmental Permitting are noted by the Applicant. No alteration to the scope or extent of the proposed development was required on the basis of the consultation response. The Applicant will make the necessary applications to Natural Resources Wales to vary the environmental permit for the adjacent site, or to register a new permit/exemption, as required by the prevailing legislation.

4.3.2 Dŵr Cymru Welsh Water

406 No changes to the application have been made as a result of Dŵr Cymru Welsh Water's consultation response.

407 The drainage infrastructure serving the development area will be constructed in accordance with Statutory SUDS Standards. An application will be made to the local authority in its role as SUDS Approving Body (SAB) to approve the scheme prior to the commencement of construction.

4.3.3 The Local Highway Authority

408 In response to Neath Port Talbot Highways consultation response, the following changes or additions to the submitted application documents have been made:

- Proposals shall be submitted detailing the designated loading/unloading areas for the vehicular transfers to and from the asbestos storage containers within the site curtilage.
 - Drawing 11099-000-G has been prepared to accompany the planning application and provides details of the location of the loading and unloading areas.
- A full operational parking layout shall be submitted. This should detail the parking provisions for both the staff of the proposed transfer centre and the vehicles to be returned to the site overnight, along with the locations of the loading/unloading bays.

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- Drawing 11099-000-F has been prepared to accompany the planning application and provides details of the operational parking layout. The Applicant's vans already travel to and from site during the normal course of operations and are parked on-site overnight. As detailed in the Waste Planning Statement, these same vans will return to site with asbestos and will unload at the Waste Transfer Station. As a consequence, no changes to the existing parking provision are required.
- A swept path analysis shall be provided of the operational manoeuvres within the site to ensure all waste transfer vehicles can access manoeuvre and egress the site in a forward gear in the available area not allocated for the parking of vehicles.
 - Drawing 11099-000-G has been prepared to accompany the planning application and shows swept paths for both the delivery vehicles (the Applicant's vans) and a hook loading collection vehicle.
- Details of any signage (directional or otherwise) required for within or on the external public highway will need to be submitted for approval along with lumen levels should they be illuminated.
 - No signage is proposed. The facility is to be used predominantly by the Applicant in the course of their business as a licensed asbestos removal contractor. A small number of third-party asbestos removal contractors will be permitted to use the site on a pre-arranged basis, but it is not intended to be generally accessible to 3rd parties.

409 The consultee's comments on the requirement to submit a SAB application and Active Travel have been noted.

4.3.4 The Fire and Rescue Authority

410 While it is noted that asbestos is a hazardous substance, under PART 2,3. of The Planning (Hazardous Substances) (Wales) Regulations 2015:

"For the purposes of the PHSA —

(a) Hazardous substances are substances, mixtures or preparations—

(i) falling within a category in column 1 of Part 1 of Schedule 1 to these Regulations (hazardous substances and controlled quantities),

(ii) specified in column 1 of Part 2 of that Schedule, or

(iii) meeting the description in column 1 of Part 3 of that Schedule,

and present as raw materials, products, by-products, residues or intermediates; and

(b) the controlled quantity of a hazardous substance is the quantity specified in column 2 of Schedule 1 to these Regulations corresponding to that substance".

411 Asbestos is not classified as a hazardous substance in accordance with the regulations and as a consequence, "No Hazardous Substances" is indicated on the planning application form.

412 The comment regarding the site size indicating 1,043.71 Hectares rather than 1,043.71m² has been noted and amended on the planning application form.

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5 CONCLUSIONS

- 501 The Applicant has undertaken Pre-Application Consultation in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
- 502 Notices were issued to Owners or Occupiers of Adjoining Land, Community Consultees and Specialist Consultees in accordance with the requirements of the Orders.
- 503 A response was received from the owner of one adjacent property and substantive responses were received from all notified Specialist Consultees. Consideration has been given to these responses and as a consequence:
- No changes to the design or nature of the development have been required.
 - Additional information has been prepared for submission with the planning application. This includes drawings detailing the loading/unloading areas, parking provision and operational manoeuvres.
 - The planning application form has been updated to correct the site area.
 - Minor non-material amendments to the Waste Planning Statement and other supporting documentation have been made, for example, to correct grammatical and text errors, improve legibility of drawing annotations, etc.
- 504 The nature and scope of the proposed development remains the same as that consulted upon.

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APPENDICES

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APPENDIX 1 – SITE NOTICES

Site Notices

Photographs

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Site Notices

SCHEDULE 1B

Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

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

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

Proposed development at Land at Units 1-3, Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Neath Port Talbot, SA12 7BR

I give notice that ARTICO Environmental Limited

is intending to apply for planning permission for Change of Use to Asbestos Waste Transfer Station

You may inspect copies of:

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

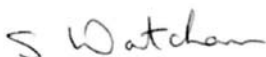
online at <http://tepl.eu/consultations/ARTICO-1?cat=community> and computer facilities are available to view this information online at Baglan Library, Laurel Avenue, Baglan, Neath Port Talbot, SA12 8PA

between the hours of Monday: 10:00-12:30 and 14:00-18:00, Tuesday: 13:30-18:00, Wednesday: Closed, Thursday: 10:00-12:30 and 14:00-18:00, Friday: 14:00- 18:00, Saturday: 09:30-13:00, Sunday: Closed

You may also view this information at ARTICO Environmental Limited, Units 1-3 Sirius Drive, Seaway Parade, Baglan Energy Park, Neath Port Talbot, SA12 7BR (by prior appointment only-please contact 02921 900400)

Anyone who wishes to make representations about this proposed development must write to the agent at planning@tepl.eu or Technia Environment and Planning Limited, Unit 1 Foxes Lane, Oakdale Business Park, Blackwood, NP12 4AB

by 28th June 2022

Signed: 

Date. ...1st June 2022.....

ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

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

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

Datblygiad Arfaethedig yn **Tir ar Unedau 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Castell-nedd Port Talbot, SA12 7BR**

Rwyf yn hysbysu ARTICO Environmental Limited

yn bwriadu gwneud cais am ganiatâd cynllunio i: **Newid defnydd i Orsaf Trosglwyddo Gwastraf Asbestos**

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn <http://tepl.eu/consultations/ARTICO-1?cat=community> ac mae cyfleusterau

cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Baglan, Laurel Avenue, Baglan, Castell-nedd Port Talbot, SA12 8PA**

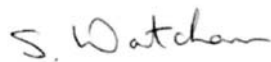
rhwng yr oriau **Dydd Llun: 10:00-12:30 a 14:00-18:00, Dydd Mawrth: 13:30-18:00, Dydd Mercher: Ar gau, Dydd Iau: 10:00-12:30 a 14:00-18:00, Dydd Gwener: 14:00-18:00, Dydd Sadwrn 09:30-13:00, Dydd Sul: Ar gau.**

Gellwch weld yr wybodaeth **ARTICO Environmental Limited, Unedau 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Castell-nedd Port Talbot, SA12 7BR**
(drwy apwyntiad blaenorol yn unig- cysylltwch 02921 900400 os gwelch yn dda)

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn **planning@tepl.eu** neu **Technia Environment and Planning Limited, Uned 1 Lon Y Llwynogod, Parc Busnes Oakdale, Coed-Duon, NP12 4AB**

erbyn **28fed Mehefin 2022**

Llofnod:

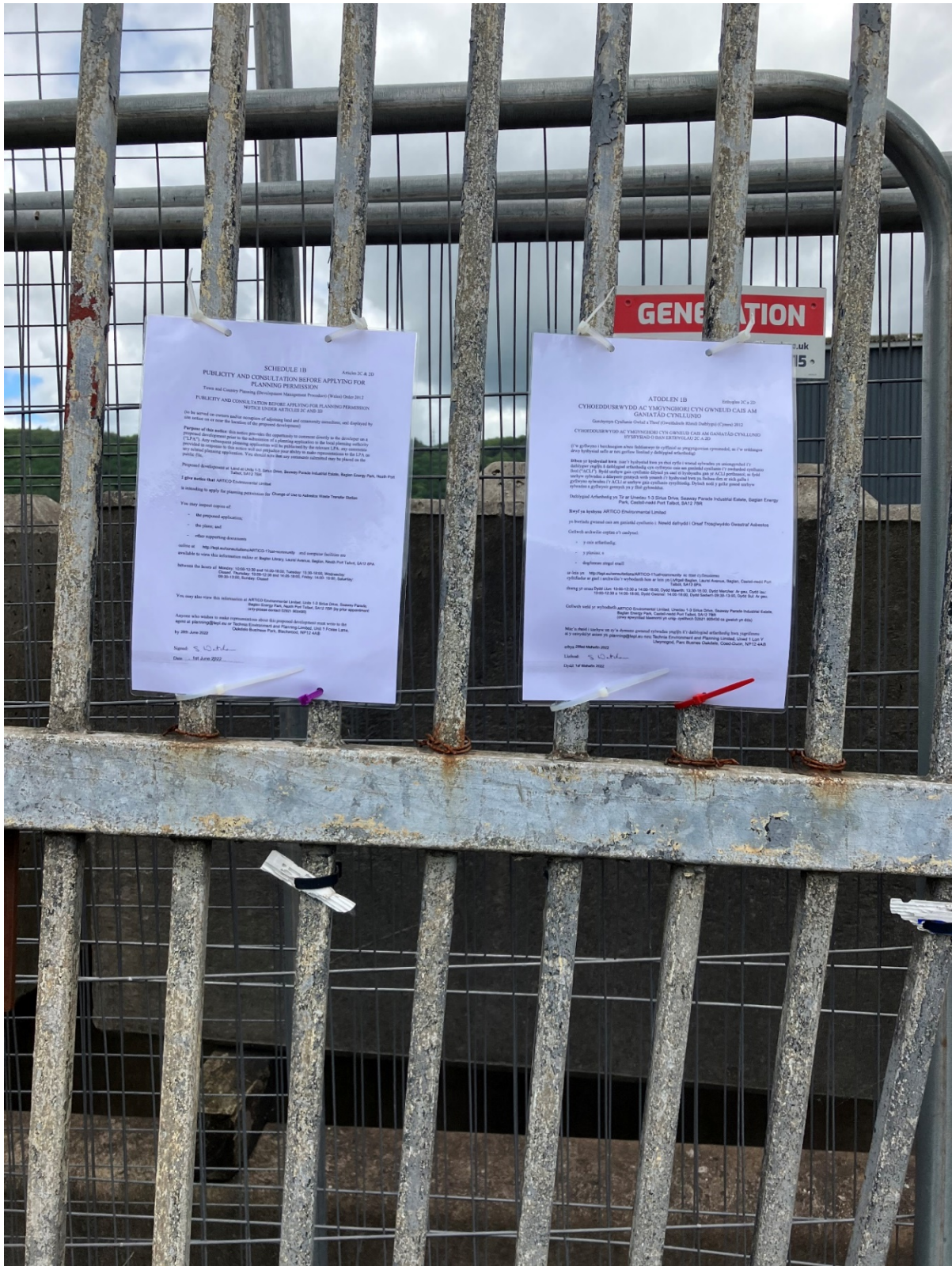


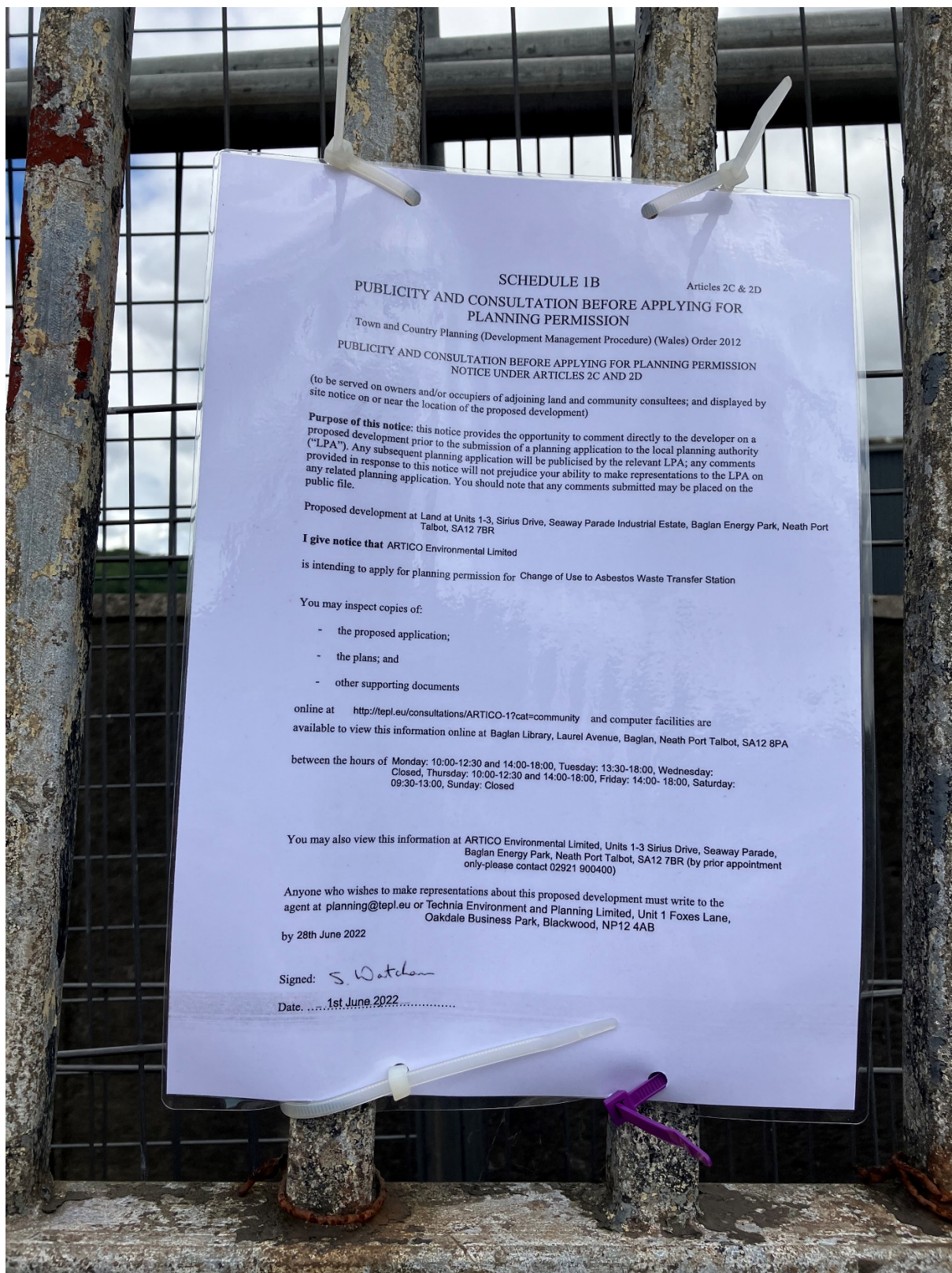
Dydd **1af Mehefin 2022**

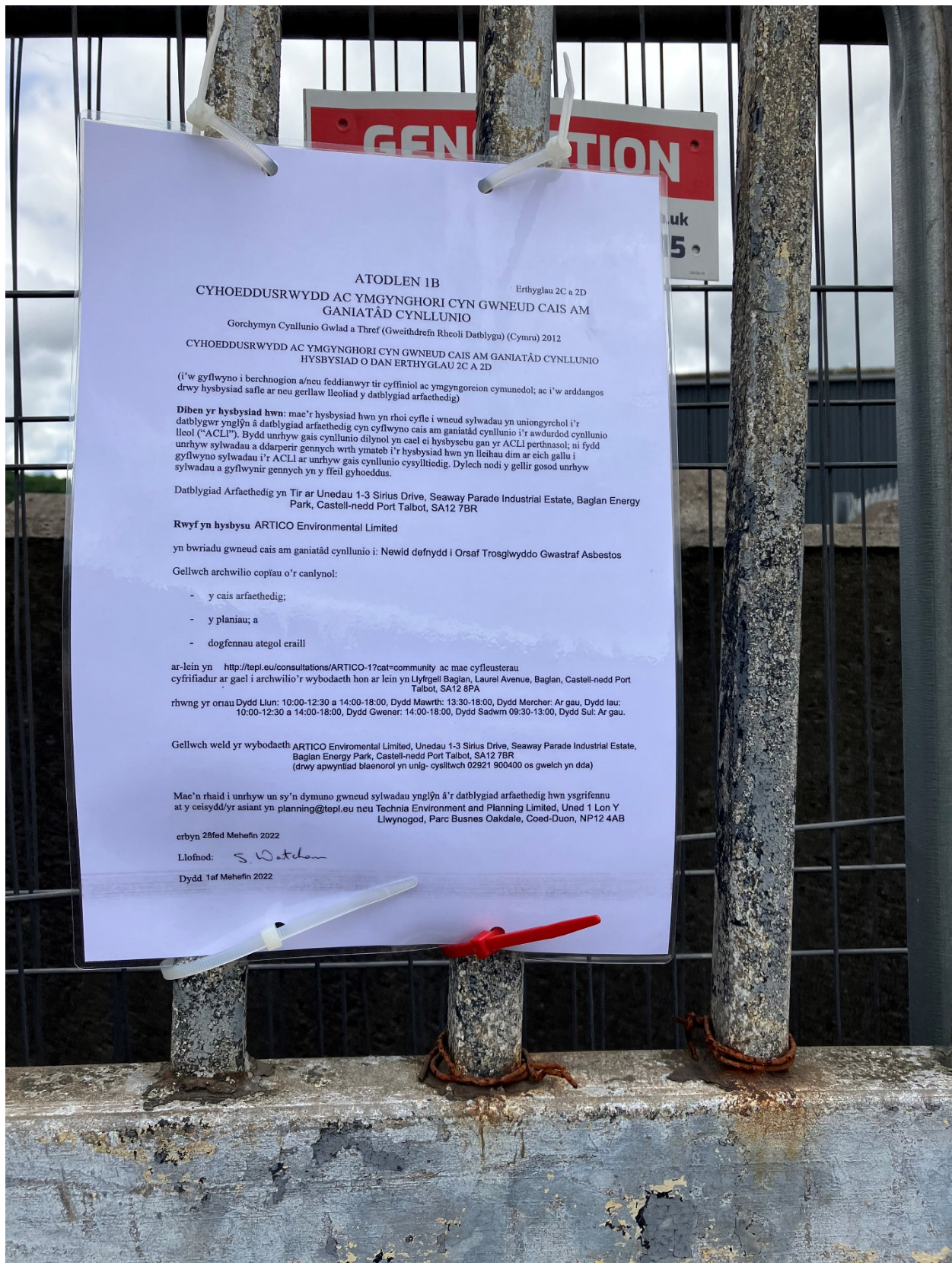
	Pre-Application Consultation Report	1.1
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Photographs

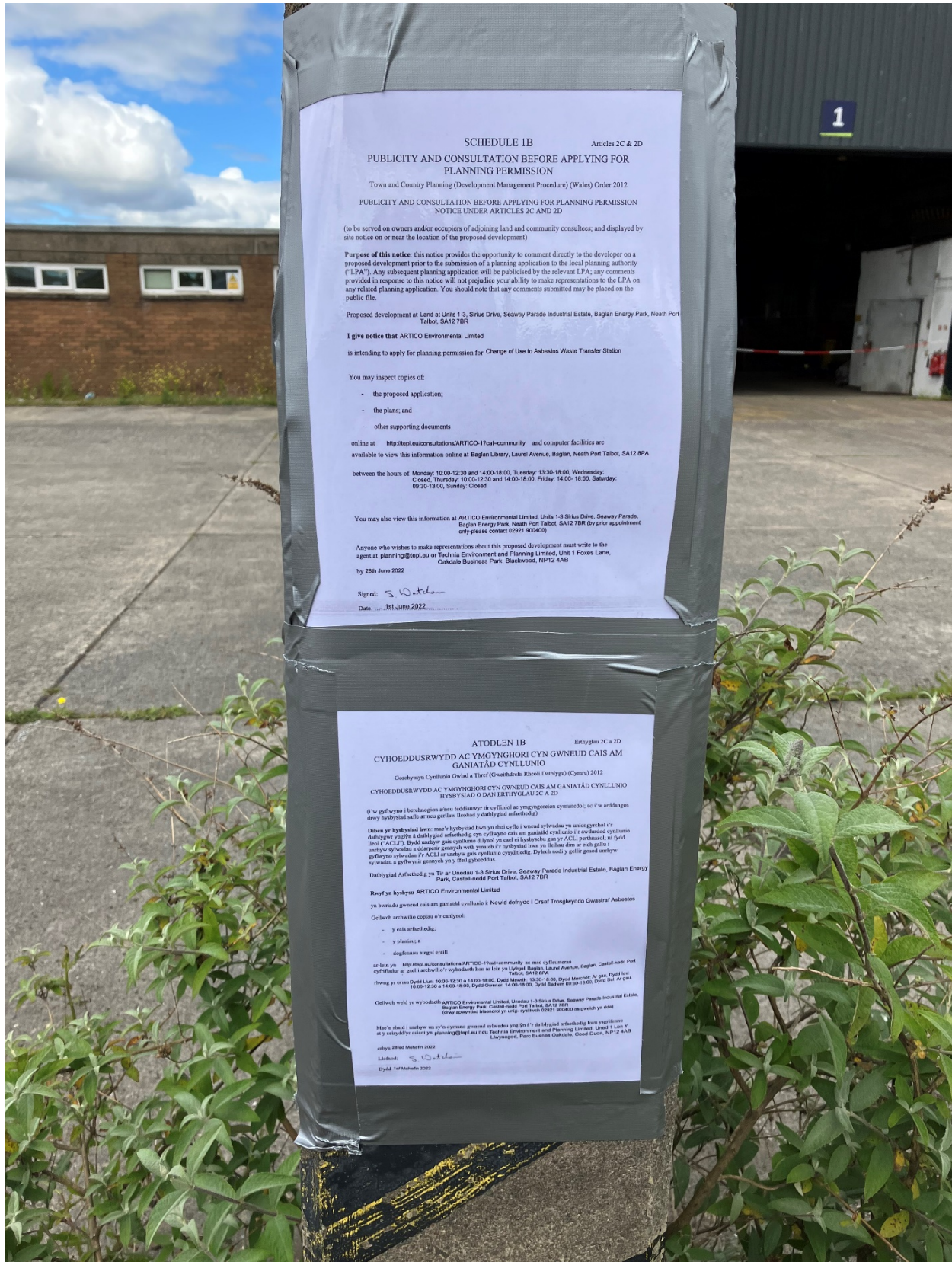
GATE ADJACENT TO AND TO THE WEST OF THE SITE:

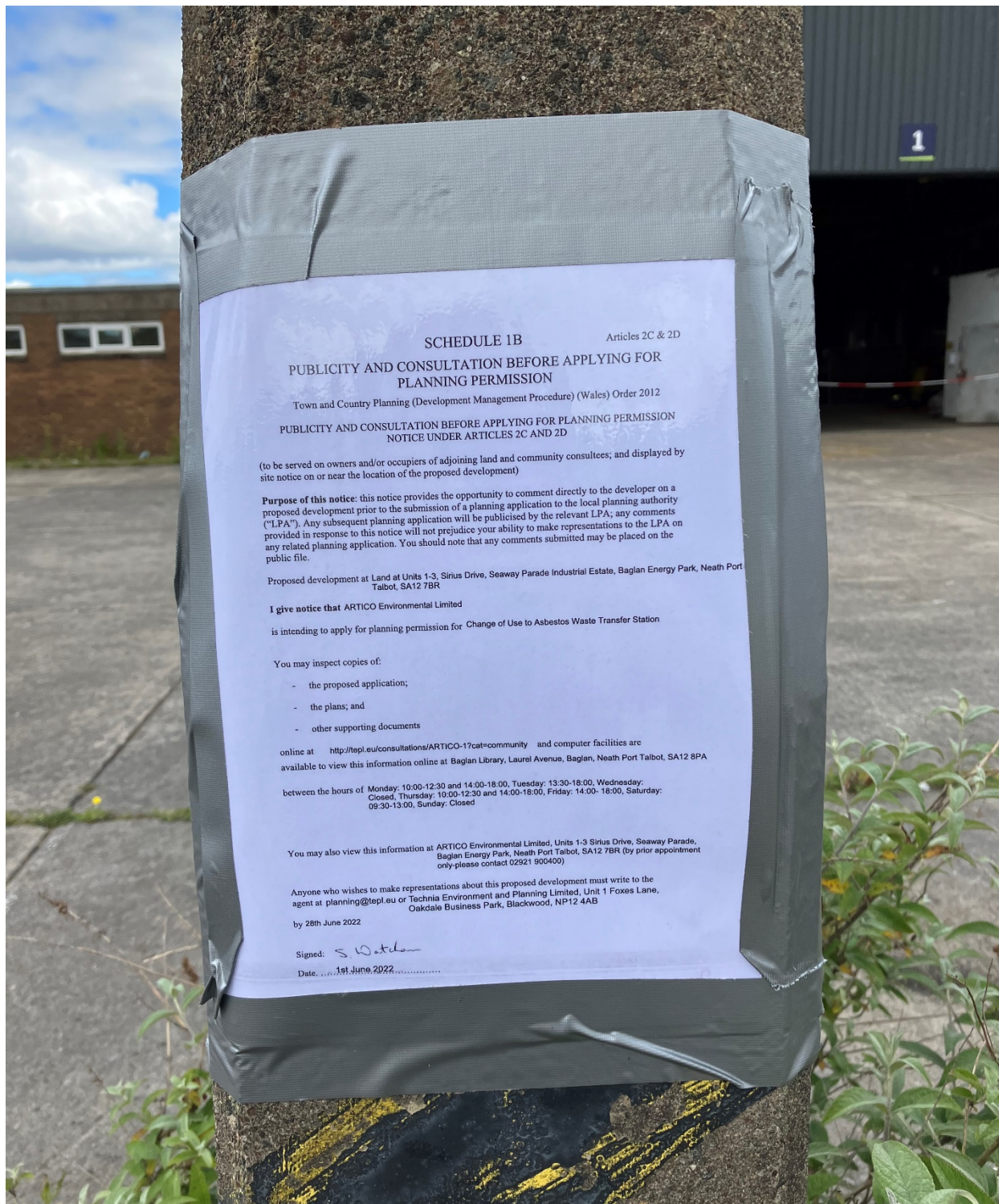
Date of photograph: 1st June 2022

Date of photograph: 1st June 2022

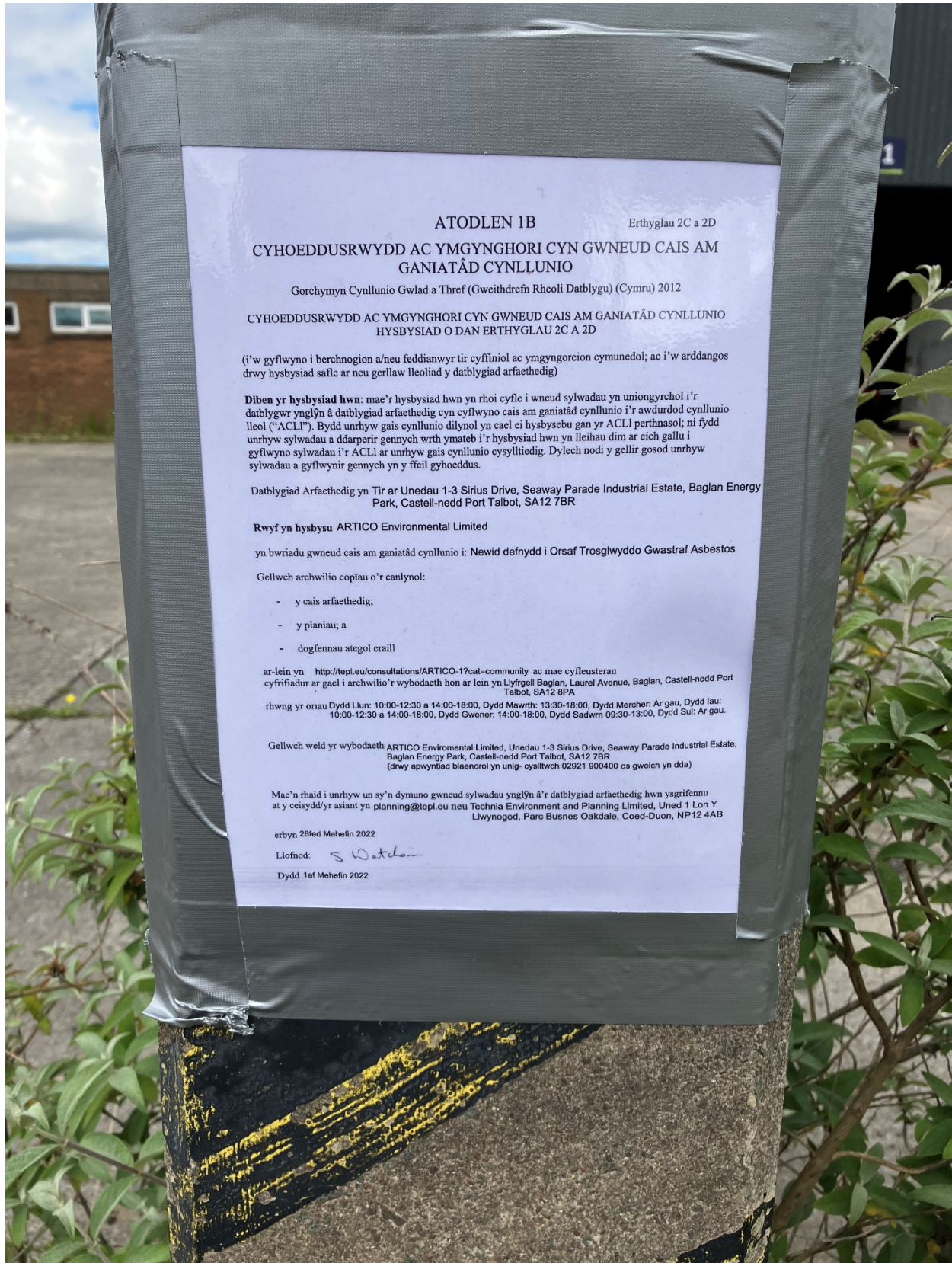


DATE OF PHOTOGRAPH: 1ST JUNE 2022

LAMPOST TO THE SOUTH OF THE SITE DIRECTLY ADJACENT TO THE SITE ACCESS AND JUNCTION WITH THE HIGHWAY.**DATE OF PHOTOGRAPH: 1ST JUNE 2022**



Date of photograph: 1st June 2022

Date of photograph: 1st June 2022

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**APPENDIX 2 – SCHEDULE 1B NOTICES ISSUED TO OWNERS OR OCCUPIERS OF ADJOINING
LAND AND COMMUNITY CONSULTEES**



SCHEDULE 1B

Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

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

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

Proposed development at Land at Units 1-3, Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Neath Port Talbot, SA12 7BR

I give notice that ARTICO Environmental Limited

is intending to apply for planning permission for Change of Use to Asbestos Waste Transfer Station

You may inspect copies of:

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

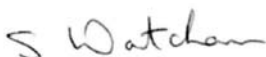
online at <http://tepl.eu/consultations/ARTICO-1?cat=community> and computer facilities are available to view this information online at Baglan Library, Laurel Avenue, Baglan, Neath Port Talbot, SA12 8PA

between the hours of Monday: 10:00-12:30 and 14:00-18:00, Tuesday: 13:30-18:00, Wednesday:
Closed, Thursday: 10:00-12:30 and 14:00-18:00, Friday: 14:00- 18:00, Saturday:
09:30-13:00, Sunday: Closed

You may also view this information at ARTICO Environmental Limited, Units 1-3 Sirius Drive, Seaway Parade, Baglan Energy Park, Neath Port Talbot, SA12 7BR (by prior appointment only-please contact 02921 900400)

Anyone who wishes to make representations about this proposed development must write to the agent at planning@tepl.eu or Technia Environment and Planning Limited, Unit 1 Foxes Lane, Oakdale Business Park, Blackwood, NP12 4AB

by 28th June 2022

Signed: 

Date. ...1st June 2022.....

ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

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

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

Datblygiad Arfaethedig yn **Tir ar Unedau 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Castell-nedd Port Talbot, SA12 7BR**

Rwyf yn hysbysu ARTICO Environmental Limited

yn bwriadu gwneud cais am ganiatâd cynllunio i: **Newid defnydd i Orsaf Trosglwyddo Gwastraf Asbestos**

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn <http://tepl.eu/consultations/ARTICO-1?cat=community> ac mae cyfleusterau

cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn **Llyfrgell Baglan, Laurel Avenue, Baglan, Castell-nedd Port Talbot, SA12 8PA**

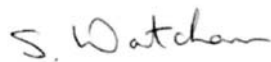
rhwng yr oriau **Dydd Llun: 10:00-12:30 a 14:00-18:00, Dydd Mawrth: 13:30-18:00, Dydd Mercher: Ar gau, Dydd Iau: 10:00-12:30 a 14:00-18:00, Dydd Gwener: 14:00-18:00, Dydd Sadwrn 09:30-13:00, Dydd Sul: Ar gau.**

Gellwch weld yr wybodaeth **ARTICO Environmental Limited, Unedau 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Castell-nedd Port Talbot, SA12 7BR**
(drwy apwyntiad blaenorol yn unig- cyslltwch 02921 900400 os gwelch yn dda)

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn **planning@tepl.eu** neu **Technia Environment and Planning Limited, Uned 1 Lon Y Llwynogod, Parc Busnes Oakdale, Coed-Duon, NP12 4AB**

erbyn **28fed Mehefin 2022**

Llofnod:



Dydd **1af Mehefin 2022**

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APPENDIX 3 – SCHEDULE 1C NOTICES ISSUED TO SPECIALIST CONSULTEES

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

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

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

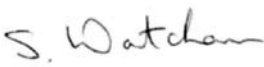
Proposed development at **Land at Units 1-3, Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Neath Port Talbot, SA12 7BR**

I give notice that ARTICO Environmental Limited

is intending to apply for planning permission for: **Change of use to Asbestos Waste Transfer Station**

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://tepl.eu/consultations/ARTICO-1?cat=specialist>

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 planning@tepl.eu by **28th June 2022**

Signed: 

Date: **1st June 2022**

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

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

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

Datblygiad arfaethedig yn Tir ar Unedau 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Castell-nedd Port Talbot, SA12 7BR

Rwyf yn hysbysu bod ARTICO Environmental Limited

yn bwriadu gwneud cais am ganiatâd cynllunio i: Newid defnydd i Orsaf Trosglwyddo Gwastraf Asbestos

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill ar gael i'w harchwilio ar lein yn <http://tepl.eu/consultations/ARTICO-1?cat=community>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad cynllunio@tepl.eu erbyn 28fed Mehefin 2022

Llofnod:



Dyddiad: 1af Mehefin 2022

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

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

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

Proposed development at **Land at Units 1-3, Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Neath Port Talbot, SA12 7BR**

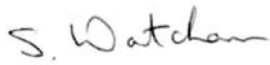
I give notice that ARTICO Environmental Limited

is intending to apply for planning permission for: **Change of use to Asbestos Waste Transfer Station**

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://tepl.eu/consultations/ARTICO-1?cat=specialist>

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 planning@tepl.eu by **11th August 2022**

Signed:



Date: **15th July 2022**

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

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

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

Datblygiad arfaethedig yn Tir ar Unedau 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Castell-nedd Port Talbot, SA12 7BR

Rwyf yn hysbysu bod ARTICO Environmental Limited

yn bwriadu gwneud cais am ganiatâd cynllunio i: Newid defnydd i Orsaf Trosglwyddo Gwastraf Asbestos

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill ar gael i'w harchwilio ar lein yn <http://tepl.eu/consultations/ARTICO-1?cat=community>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad cynllunio@tepl.eu erbyn 11fed Awst 2022

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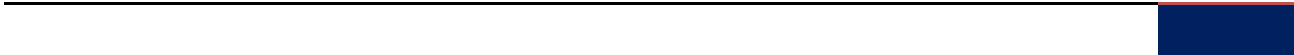


Dyddiad: 15ed Gorffennaf 2022

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APPENDIX 4A –RESPONSES FROM OWNERS OR OCCUPIERS OF ADJACENT PROPERTIES

Unit 4a Sirius Drive, Seaway Parade Industrial Park, Baglan Energy Park, Neath Port Talbot, SA12 7BR



TEPL Planning

From: [REDACTED]
Sent: 10 June 2022 08:38
To: planning@tepl.eu
Subject: Units 1-3 Sirius Drive, Baglan.

Dear Sir.

We are in receipt of your letter of the 1st June 2022 regarding a proposed planning application.

We do have a number of concerns as follows:

- 1) Health and Safety of our staff, customers and visitors to our premises of airborne Asbestos dust/residues.
- 2) Number of vehicle movements.
- 3) Access to our factory, front and rear access.

May I respectfully request a site meeting be held so your plans can be explained properly to the persons who are going to be affected.

I would be pleased if you could offer some suitable dates and times.

Regards



[Tel:- \(01646\) 600621](tel:01646600621)
[Fax:- \(01646\) 600784](tel:01646600784)
www.manderwood.co.uk

Please think of the environment before you print this email

This e-mail and any attachments are confidential and intended solely for the use of the addressee only. If you have received this message in error, you must not copy, distribute or disclose the contents; please notify the sender immediately and delete the message. This message is attributed to the sender and may not necessarily reflect the view of Manderwood Timber Engineering Ltd. Agreements binding Manderwood Timber Engineering Ltd. may not be concluded by means of e-mail communication. E-mail transmissions are not secure and Manderwood accepts no responsibility for changes made to this message after it was sent. Whilst steps have been taken to ensure that this message is virus free, Manderwood accepts no liability for infection and recommends that you scan this e-mail and any attachments.

Manderwood Timber Engineering. Registered Office: Unit 5, Great Honeyborough, Neyland, Milford Haven, Pembrokeshire, SA73 1SE.

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APPENDIX 4B –RESPONSES FROM SPECIALIST CONSULTEES

Natural Resources Wales

Dŵr Cymru Welsh Water

The Local Highway Authority

The Fire and Rescue Authority

	Pre-Application Consultation Report	1.1
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Natural Resources Wales

TEPL Planning

From: SW Planning <swplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 28 June 2022 16:32
To: planning@tepl.eu
Subject: Statutory Pre-application Consultation - Units 1-3 Sirius Drive, Baglan Energy Park - NRW Response NRW:01273238
Attachments: Stat Pre-app - Land at Units 1-3 Sirius Drive, Baglan - NRW Response.pdf

Annwyl/Dear Stuart

Please find attached our response to the above statutory pre-application consultation. If you have any queries please do not hesitate to contact me.

Cofion/Kind Regards
Hannah Roberts

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 653358
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

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

Stuart Watcham
Technia Environment and Planning Limited
292 North Road
Cardiff
CF14 3BN

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3358

28th June 2022

Annwyl / Dear Mr. Watcham,

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

BWRIAD / PROPOSAL: CHANGE OF USE TO ASBESTOS WASTE TRANSFER STATION

LLEOLIAD / LOCATION: LAND AT UNITS 1-3 SIRIUS DRIVE, SEAWAY PARADE INDUSTRIAL ESTATE, BAGLAN ENERGY PARK, PORT TALBOT, SA12 7BR

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 1st June 2022.

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

Flood Risk

Our Flood Risk Map confirms the application site lies entirely within Zone C1 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN)15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers and Sea.

Given the scale of the proposed development we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks. We refer you to our [website](#) for further advice and guidance is available. Additional guidance including the leaflet "Prepare your Property for flooding" can be found [here](#).

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found [here](#)

Other Matters

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

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

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

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

Advice for the Developer

Environmental Permit

The activity proposed in this application will require an environmental permit (SR2008 No 09) under The Environmental Permitting (England and Wales) Regulations 2016. An environmental permit must be in place before any waste activity takes place on site. Advice regarding permits and exemptions can be found at the following link:

<http://naturalresources.wales/permits-and-permissions/check-for-a-permit-licence-or-exemption/?lang=en>

Please contact Natural Resources Wales for advice regarding an Environment Permit application on 0300 065 3000.

Undertaking this proposed activity without the benefit of an Environmental Permit (or exemption) is an offence against Environmental Legislation and may result in enforcement action being taken against the operator.

Obtaining planning permission does not necessarily ensure you will be issued an environmental permit.

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

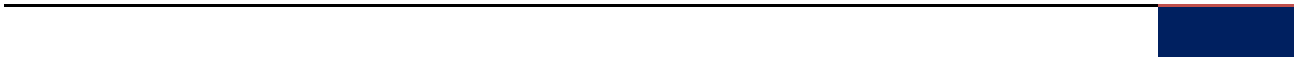
Yn gywir / Yours sincerely

Hannah Roberts

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

	Pre-Application Consultation Report	1.1
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Dŵr Cymru Welsh Water



TEPL Planning

From: donotreply@dwrcymru.com
Sent: 27 June 2022 14:47
To: planning@tepl.eu
Cc: BPMCopies@dwrcymru.com
Subject: Re.PPA0006806. Notification
Attachments: PPA0006806 - Pre-Planning Response Letter.doc; water plan PPA0006806.pdf

Dear Customer,

Please find attached important information relating to your application.

Should you wish to contact us for any reason, you must use the contact information shown on the attachment(s).

Please do not reply directly to this message.

Best regards,

Developer Services
Dwr Cymru Welsh Water

Dwr Cymru Welsh Water is firmly committed to water conservation and promoting water efficiency. Please log on to our website www.dwrcymru.com/waterefficiency to find out how you can become water wise. Mae Dwr Cymru Welsh Water wedi ymrwymo i warchod adnoddau dwr a hyrwyddo defnydd dwr effeithiol. Mae cyngor i' ch helpu i ddefnyddio dwr yn ddoeth yn www.dwrcymru.com/waterefficiency

***** This email and any file attached is confidential. If you are not a named recipient or believe you may have received this email in error please delete from your system and promptly inform the sender. Dwr Cymru Cyf (trading as Welsh Water) is a company registered in England and Wales, number 02366777, registered office Linea, Fortran Road, St Mellons, Cardiff CF3 0LT. Mae'r neges e-bost yma ac unrhyw ffeil sydd ynghlwm wrthi'n gyfrinachol. Os nad chi yw'r derbynnydd a enwir, neu os ydych chi'n credu eich bod wedi derbyn y neges yma ar gam, dylech ei dileu o'ch system ar unwaith a hysbysu'r anfonwr. Cwmni sydd wedi ei gofrestru yng Nghymru yw Dŵr Cymru Cyf (yn masnachu fel Dŵr Cymru), ei rif cofrestredig yw 02366777, ,, ac mae ei swyddfa gofrestredig yn Linea, Heol Fortran, Llaneirwg, Caerdydd, CF3 0LT. *****

TepI
Unit 1 Foxes Lane
Oakdale Business Park
Blackwood
Caerphilly
NP12 4AB

Date: 27/06/2022
Our Ref: PPA0006806

Dear Sir/Madam,

Grid Ref: 274367 192379

Site Address: Land at Units 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park, Neath
Development: 2D - Change of use to Asbestos Waste Transfer Station

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 acknowledge that the application does not propose to communicate domestic foul flows to the public sewerage system and therefore we offer no objection in principle.

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

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) which indicates proposals to dispose surface water flows into a soakaway system and in principle we offer no objection subject to consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB).

Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation; for completeness, no amount of surface water flows will be permitted to connect to the public sewerage system. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

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.

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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

	Pre-Application Consultation Report	1.1
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The Local Highway Authority

TEPL Planning

From: Claire Eckersley <c.eckersley@npt.gov.uk> on behalf of HDC <hdc@npt.gov.uk>
Sent: 26 July 2022 13:43
To: planning@tepl.eu
Cc: Joanna Weeks
Subject: PAC Response to Land at Units 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park
Attachments: N422000800 - Land at Unit 1-3 Sirius Drive.docx

Hi

Please find attached our response to the PAC at Units 1-3 Sirius Drive, Seaway Parade Industrial Estate, Baglan Energy Park.

If you have any queries, please get in touch.

Many thanks

SAB & Highways Development Control

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: 01639 686868

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni



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Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn mewn camgymeriad, dylech hysbysu'r person a anfonodd yr e-bost ar unwaith. Hefyd, sylwer nad oes unrhyw sicrwydd nad yw'r e-bost hwn neu unrhyw ymgysylltiad yn rhydd o firws ac nad yw chwaith wedi'i ryng-gipio na'i newid.

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NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/22/0008/00
APPLICANT: TECHNIA ENVIRONMENT & PLANNING LTD
LOCATION: LAND AT UNITS 1-3, SIRIUS DRIVE, SEAWAY
PARADE INDUSTRIAL ESTATE, BAGLAN ENERGY
PARK, NEATH PORT TALBOT, SA12 7BR
PROPOSAL: CHANGE OF USE TO ASBESTOS WASTE TRANSFER
STATION

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

No highway objection in principle to the proposals submitted on drawing number 1109-000-C Proposed Site Layout and the supporting documents submitted as part of this pre application consultation process. These comments however, are 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

Highway Observations

The proposed access to the site is via the existing vehicular access off Sirius Drive, Baglan Energy Park, which at this location is a private road, and is the responsibility of the owner (s) managing the road and is not part of the adopted public highway network. However, being an industrial estate road the types and frequency of vehicular movements associated with this type of development are already established at this location.

Proposals shall be submitted detailing the designated loading/unloading areas for the vehicular transfers to and from the asbestos storage containers within the site curtilage.

A full operational parking layout shall be submitted. This should detail the parking provision for both the staff of the proposed transfer centre and the vehicles to be returned to the site overnight along with the locations of the loading/unloading bays.

A swept path analysis shall be provided of the operational manoeuvres within the site to ensure all waste transfer vehicles can access manoeuvre and egress the site in a forward gear in the available area not allocated for the parking of vehicles.

Details of any signage (directional or otherwise) required for within or on the external public highway will need to be submitted for approval along with lumen levels should they be illuminated.

SAB Application Requirement

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 Highway Development Control service acting in its SuDS Approving Body (SAB) role 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.

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

SIGNED:  DATE: 26th July 2022
pp HEAD OF ENGINEERING & TRANSPORT
PAC Ref: N422000800 - LAND AT UNIT 1-3 SIRIUS DRIVEJW

	Pre-Application Consultation Report	1.1
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The Fire and Rescue Authority

TEPL Planning

From: Building Regulations (Central) <bregs@mawwfire.gov.uk>
Sent: 28 July 2022 12:48
To: TEPL Planning
Cc: Turley Martin H.Q.
Subject: FAO: Stuart Watcham RE: Land at Units 1-3 Sirius Drive, Seaway Parade Ind. Pk., Port Talbot SA12 7BR
Attachments: CFR8DEE.docx

Good Afternoon,

Please see our letter attached.

Kind Regards,

Kay Thomas

Gweinyddwraig Rheoliadau Adeiladu
Building Regulations Administrator

Lleihau Risg yn y Gymuned
Community Risk Reduction

(Mewnol/Internal: Ext. 3302 / 5548)

(Allanol/External: 07788 241558)

* E-Bost/E-Mail: bregs@mawwfire.gov.uk

: Gwefan/Website: www.mawwfire.gov.uk

Cadwch yn ddiogel  **Stay Safe**



Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg / We welcome calls in Welsh and English.

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

Mae'r e-bost ac unrhyw ffeiliau a drosglwyddir gydag ef yn breifat ac wedi'u bwriadu ar gyfer defnydd yr unigolyn neu'r endid y maent yn cael sylw. Os nad chi yw'r derbynnydd y bwriedid y E-bost ac unrhyw ffeiliau wedi cael eu trosglwyddo i chi mewn camgymeriad, rhowch wybod i'r anfonwr ar unwaith a dinistrio y deunydd a storio ar gyfrifiadur neu fel arall; yn ogystal, bydd unrhyw ddefnydd gopïo, dosbarthu neu eraill y wybodaeth geir ynddynt yn gwahardd yn llym. Dim gweithiwr Canolbarth a Gorllewin Cymru Gwasanaeth Tân ac Achub yn cael ei awdurdodi i ddod i'r casgliad unrhyw gytundeb cyfrwymol ar ran yr awdurdod gydag unrhyw barti arall yn unig gan y defnydd o e-bost - Canolbarth a Gorllewin Cymru Gwasanaeth Tân ac Achub. Gall E-bost adael y Canolbarth a Gorllewin Cymru Gwasanaeth Tân ac Achub yn cael ei logio, ei monitro a / neu ei chofnodi am resymau cyfreithiol.

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Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

TEPL
292 North Road
Cardiff
CF14 3BN

FAO: Stuart Watcham

*Gofynner am/
Please ask for:*

Station Manager M Turley

Rhif Est/Extn. No.

1185

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My Ref:

MT/KDT/00104866

Dyddiad/Date:

15 July 2022

Dear Sir,

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

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

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

RE: Land at Units 1-3 Sirius Drive, Seaway Parade Industrial Park, Port Talbot SA12 7BR

APPLICATION NUMBER: 11099

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

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

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.
- The following observations have been identified, within the documentation received, in relation to the proposed developments:
 1. The application form has been ticked indicating “No Hazardous Substances”
 2. The site size indicates 1,043.71 Hectares rather than 1,043.71m²

Y Pencadlys, Heol Llwyn Pisgwydd, Caerfyrddin, Sir Gâr, SA31 1SP
Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP

post@tancgc.gov.uk
mail@mawwfire.gov.uk
0370 60 60 699

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

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

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 current version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'MT', with a long, sweeping horizontal stroke extending to the right.

Station Manager Martin Turley
Authorised Fire Safety Inspecting Officer
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

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

1.7. CONCLUSION

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

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

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