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**PRE-APPLICATION CONSULTATION
REPORT**

**LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2)
FFORDD AMAZON
CRYMLYN BURROWS
SA1 8QX**

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November 2022

Ref: 16368

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Revision	Description	Originated	Checked	Reviewed	Authorised	Date
R1	PACR	CM	SP	SP	SP	03/11/22
DWD Job Number: 15228a						

1.0 INTRODUCTION

- 1.1 This Pre-application Consultation Statement has been prepared by DWD on behalf of Amazon UK Services Limited ('the Applicant') in support of an application for full planning permission for the change of use of land for temporary HGV parking in association with the operation of adjacent Amazon logistics warehouse.
- 1.2 The application site is located on land to the east of the existing Amazon Swansea site, which currently comprises of a plot of land with gravel hardstanding and soft landscaped boundaries.
- 1.3 Existing access is afforded to the north of the site providing direct access onto Ffordd Amazon.
- 1.4 The Site is bounded to the north and east by Ffordd Amazon, with the A483 situated to the south. The area predominantly characterised by warehousing / storage uses, with Dainton Self Storage and Fire Safety Direct Ltd situated to the north of the site.

Purpose of this Statement

- 1.5 The purpose of this statement is to describe the pre-application consultation process undertaken by the Applicant prior to the submission of the planning application to Neath Port Talbot County Borough Council.
- 1.6 This document sets out the applicant's consideration of the comments received during the consultation process and how the application has been amended to respond to local residents and stakeholders' comments.
- 1.7 This remainder of this report is structured as follows:
 - Section 2 – Planning Policy and Guidance;
 - Section 3 – Consultation Process;
 - Section 4 – Summary of Consultation Comments and Responses; and
 - Section 5 – Summary and Conclusions.

2.0 PLANNING POLICY CONTEXT

- 2.1 This section sets out relevant policy context and guidance which informed the consultation process.
- 2.2 From 1st August 2016, the requirement to undertake pre-application consultation is applicable to all 'major' planning applications (full or outline), as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
- 2.3 As part of this, the applicant must undertake the following publicity/consultation for a period of at least 28 days prior to the submission of the application:-
- Display a site notice in at least one place or near the land to which the proposed application relates for a period of no less of 28 days continuously;
 - Write to any owner or occupier of any land adjoining the land to which the proposed application relates;
 - Make the draft planning application information available publicly;
 - Consult 'Community' and 'Specialist' Consultees before applying for planning permission; and
 - Submit a Pre-Application Consultation (PAC) Report as part of the planning.

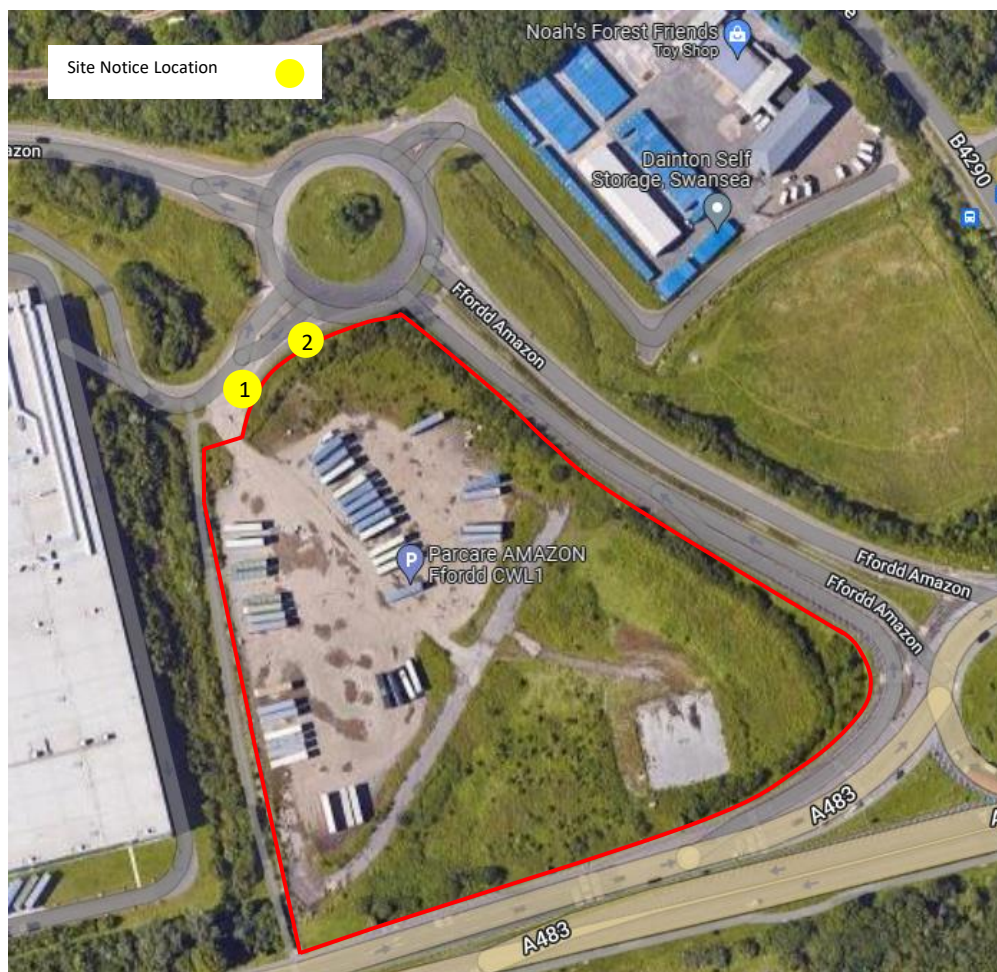
3.0 CONSULTATION PROCESS UNDERTAKEN

3.1 This section summarises the pre-application consultation undertaken by the Applicant.

Site Notices

- 3.2 A total of 4 no. laminated sites notices (in both English and Welsh) were displayed around the Site in publicly accessible locations. The 4 no. site notices were displayed on an existing gate (Point no. 1 shown in Figure 1) and a lamppost along Ffordd Amazon (Point no. 2 shown in Figure 1) for a period of 28 days, from Monday 3rd October 2022 until Monday 31st October 2022.
- 3.3 Access to the Site is not permitted by members of the public and the displayed notices were placed at the site entrances, as close to the Site as possible along public roads/footpaths where members of the public would be able to view the notices.
- 3.4 The Site Notice template is attached at Appendix 1 along with photographs of the notices in situ at Appendix 2. Figure 1 below is a map demonstrating the locations of the sites notices around the Site and its access point.

Figure 1: Site Notice Locations



Adjoining Owner/Occupier Notices

- 3.5 A total of 6 no. Schedule 1B notices (as shown in Appendix 3) were sent via post to the occupiers and owners of land adjoining the boundary of the development site and any other adjacent properties.
- 3.6 The table below sets out the organisations and addresses that received a Schedule 1B notice.

Table 1: Recipients of Schedule 1B Notice

Organisation	Address
Amazon UK Services Ltd Swansea	Ffordd Amazon, Skewen, Swansea SA1 8QX
Dainton Self Storage, Swansea	Amazon Way Llys Kearns, Amazon Way, Swansea SA1 8QL
Noah's Forest Friends	C114 Dainton Self Storage, Jersey Marine Skewen SA1 8QL
The National Assembly for Wales	C/O Director of Legal Services, Welsh Assembly Government, Crown Building, Cathays Park, Cardiff CF10 3NQ
Neath Port Talbot County Borough Council	Legal Services, The Civic Centre, Port Talbot SA13 1PJ
Faroe Investments Swansea S.A.R.L.	19 Rue Eugène Ruppert, 2453, Luxembourg

- 3.7 The accompanying letters confirmed the Applicant's intention to submit a planning application, a description of the proposed development and information on where to view the application documents and provide comments. Copies of these letters are attached at Appendix 4.

Community Notices

- 3.8 A Schedule 1B notice (also at Appendix 3) was also sent to the two Ward Members for Coedffranc West – Councillor Helen Ceri Clarke and Councillor Cen Phillips. The letters and notices were sent via post and confirmed the Applicant's intention to submit a planning application, a description of the proposed development and information on where to view the application documents and provide comments. Copies of this letter is attached at Appendix 5.
- 3.9 No Community or Parish Councils cover the area relating to the application site.

Specialist Consultee Notices

- 3.10 Schedule 1C Notices and covering letters were sent via email to the following Special Consultees:

- Neath Port Talbot County Borough Council Highways;
- The Natural Resources Body for Wales; and
- Mid and West Wales Fire and Rescue Service.

3.11 Copies of the Schedule 1C Notices are attached at Appendix 6. The letters confirmed the Applicant's intention to submit a planning application, a description of the proposed development and information on where to view the application documents and provide comments. Copies of these letters are attached at Appendix 7.

Draft Planning Application Accessibility

3.12 In order to ensure that the draft application pack was fully accessible to consultees and members of the public, the Applicant created a pre-application consultation website that included information about the Site and proposal, and a full draft planning application as required for validation purposes. The website also includes an easy to use 'have your say' comments page for comments to be submitted. The website is freely available at the following web address:

<https://consultingyou.co.uk/temporary-hgv-parking>

3.13 All notices and letters issued clearly state where to access the draft planning application documents, how to respond and by what date.

4.0 SUMMARY OF CONSULTATION COMMENTS AND RESPONSE

- 4.1 This section sets out the comments received from members of the public, neighbouring landowners/occupiers, Ward Councillors and Specialist Consultees, together with Applicant's response.

Site Notices

- 4.2 To date, no responses have been received as a result of the site notices erected around the Site.

Adjoining Owner / Occupier Notices

- 4.3 To date, no responses have been received from any owners or occupiers of land adjoining or in close proximity to the Site.

Community Notices

- 4.4 To date, we have not received a response from Councillor Helen Ceri Clarke or Councillor Cen Phillips with regards to the development proposal.

Specialist Consultee Notices

- 4.5 Three responses were received as a result of the consultation with the Specialist Consultees, as set out in the table below. The full responses are attached at Appendix 8.
- 4.6 The Applicant's response to their comments are set out below in the table.

Table 2: Summary of Site Notice Responses

Respondent	Date	Comment	Applicant's response
Natural Resources Wales	31 st October 2022	Based on the information provided, we would have no objection to the proposed development and provide the following advice. European protected species We note that the Bat Roost Potential Assessment submitted in support of the above application (Ref. 22-1714.01 dated September 2022) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted. Flood risk The planning application proposes less vulnerable development of temporary HGV parking. Our Flood Risk Map confirms the application site lies within Zone A of the Development Advice Maps (DAM) as contained in TAN15, however according to our best available information i.e. the FMfP, the site lies partially within Zone 2/3 rivers/sea. Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals	No objection or additional comments made which require a response.

		could be acceptable, subject to the developer being made aware of the potential flood risks	
Neath Port Talbot County Borough Council Engineering and Transport	24 th October 2022	The following Highway Concerns have been identified: 1. A Transport Statement is required 2. The application letter dated 3.10.22 makes reference to the following: <i>"The relocation of HGV and bus movements to the application site will free up capacity and exert better controls over the timing of the arrival of vehicles entering the Amazon warehouse site..."</i> Where are the details concerning the bus movements? They do not appear to be annotated on any of the drawings submitted? 3. Please provide details of any entry and exit barriers and annotate their location(s) on the drawing	No objection was raised by the Engineering and Transport consultee. Accordingly, we provide a response to each of the three points below: 1. As set out in our Planning, Design and Access Statement, the application site has historically been used for temporary parking and storage of vehicles since November 2010. None of these temporary consents submitting a supporting Transport Statement and the Council deemed each application for temporary change of use as acceptable. Our application essentially seeks to re-submit previously approved details to support the operational requirements of the neighbouring Amazon unit. We note the local development plan framework has not changed since the approval of the most recent temporary consents on the site. We therefore do not consider a Transport Statement is necessary as the temporary use of the site for HGV parking has previously been deemed acceptable from this site. 2. Bus parking and usage from the site is not proposed as part of this submitted planning application. 3. No entry or exit barriers are proposed as part of this planning application.
Mid and West Wales Fire and Rescue Authority	12 th October 2022	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 following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed. 1. Please confirm the Proposal meets the water supplies for firefighting having a minimum main size 100 millimetres. All of these amenities should have a water supply	As set out in our Planning, Design and Access Statement, the application site has historically been used for temporary parking and storage of vehicles since November 2010. Our application essentially seeks to re-submit previously approved details to support the operational requirements of the neighbouring Amazon unit. No buildings are proposed which would require compliance with building standards. In the unlikely event of a fire during the temporary period sought as part of the

		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. 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 2007 version of Approved Document B (Wales).	planning application, vehicle access for firefighting purposes would be from the existing point to the north onto Ffordd Amazon.
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Draft Planning Application Accessibility

- 4.7 The project website has received a total of 6 no. views and no responses have been received to date, submitted through the 'Have Your Say' feature. No further comments have been received to date.

5.0 CONCLUSION

- 5.1 This Pre-Application Consultation Report has been prepared in support of a full planning application submitted on behalf of Amazon UK Services Limited for full planning permission for the change of use of land for temporary HGV parking in association with the operation of adjacent Amazon logistics warehouse at the Land adjacent to Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows.
- 5.2 This document outlines the pre-application consultation process, summarised the responses received and sets out the changes that have been made to the application documents in response.
- 5.3 In summary, to date we received no responses from our site notices, adjoining owner/occupiers or local Councillors. Three Specialist Consultees responded, none of which raised any objections to the proposal.
- 5.4 Accordingly, this report confirms that the applicant has undertaken the correct statutory pre-application consultation in accordance with the Development Management Procedure (Wales) Order 2012.

APPENDIX 1: SITE NOTICE

SCHEDULE 1B

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

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

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 adjacent to Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX.

We give notice that Amazon UK Services Ltd is intending to apply for planning permission for: Change of use of land for temporary HGV parking in association with the operation of adjacent Amazon logistics warehouse.

You may inspect copies of the proposed application, the plans and other supporting documents online at <https://consultingyou.co.uk/temporary-hgv-parking>.

Anyone who wishes to make representations about this proposed development must write to the applicant's agent at:

Ms Serena Page
DWD Property and Planning
6 New Bridge Street
London
England
EC4V 6AB

Or by email at the following address:

serena.page@dwdllp.com

By 30th October 2022

Signed:



30th September 2022

ATODLEN 1B

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

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

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 are ich 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 gerllaw Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

Rwyfyn hysbysu bod Amazon UK Services Limited yn bwriadu gwneud cais am gaiatâd cynllunio i newid defnydd tir ar gyfer parcio cerbyd nwyddau trwm dros dro mewn cysylltiad â gweithredu warws logisteg Amazon cyfagos

Gellwch archwilio copïau o'r canlynol y cais arfaethedig, y planiau a, dogfennau ategol eraill yn <https://consultingyou.co.uk/temporary-hgv-parking>.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at asiant yr ymgeisydd yn:

Ms Serena Page
DWD Property and Planning
6 New Bridge Street
London
England
EC4V 6AB

Neu drwy e-bost yn y cyfeiriad canlynol:

serena.page@dwdllp.com

Gan 30th Hydref 2022

Llofnodwyd:



3rd Medi 2022

APPENDIX 2: SITE NOTICE PHOTOGRAPHS

SCHEDULE 1B
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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.

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Anyone who wishes to make representations about this proposed development must write to the applicant's agent at:

Ms Serena Page
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6 New Bridge Street
London
England
EC4V 6AB

Or by email at the following address:

serena.page@dwdllp.com

By 30th October 2022

Signed:

30th September 2022

EN 1B
CYHOEDDUSRWYDD A GOSIAD O DAN ERTHYGLAU 2C A 2D
CYNLLUNIO (Gweithdrefn Rheoli Datblygu) (Cymru) 2011

Gorchymyn Cynllunio

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 are ich 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 gerllaw Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

Rwyfyn hysbysu bod Amazon UK Services Limited yn bwriadu gwneud cais am ganiatâd cynllunio i newid defnydd tir ar gyfer parcio cerbyd nwyddau trwm dros dro mewn cysylltiad â gweithredu warws logisteg Amazon cyfagos

Gellwch archwilio copïau o'r canlynol y cais arfaethedig, y planiau a, dogfennau ategol eraill yn <https://consultingyou.co.uk/temporary-hgv-parking>.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at asiant yr ymgeisydd yn:

Ms Serena Page
DWD Property and Planning
6 New Bridge Street
London
England
EC4V 6AB

Neu drwy e-bost yn y cyfeiriad canlynol:
serena.page@dwdllp.com

Gan 30th Hydref 2022

Llofnodwyd:



3rd Medi 2022

ATODLEN 18

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNRUD CAIS AM GANBRTAG
CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Gorchymyn Cynllunio Gwlad a Thref (Development Management Procedure) (Wales) Order 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i bobol sylwadu yn uwsgredol i'r datblygwr ynglyn â datblygiad arfaethedig cyn cyflwyno cais am ganburt agweddau i'r cynllunio beol ("ACLI"). Bydd unrhyw gas cynllunio ddiwydiol yn cael ei hysbysu gan yr ACLI i'r awdurdod. Ni fydd unrhyw sylwadau a ddarperir gan rhywun wrth ystyried i'r hysbysiad hwn yn ddilysu'r ACLI. Gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gas cynllunio ddiwydiol hwn yn ddilysu'r ACLI. Ni fydd unrhyw sylwadau a gyflwynir gan rhywun yn y ffordd gyhoeddus.

Datblygiad Arfaethedig yn tîr gerllaw Amazon Warehouse (Plot C2), Ffordd Amazon, Cymlyn Burrows SA1 8QK.

Rwyfyn hysbysu bod Amazon UK Services Limited yn bwriadu gwneud cais am ganiatogaeth i'r awdurdod ddiwydiol i'r ar gyfer parcio cerbyd masnachol, trwm ddiwydiol masnachol a'r awdurdod masnachol i'r awdurdod masnachol.

Gellwch archwilio copiâu o'r canlynol y cais arfaethedig, y planiau a, os oes, dogfenau eraill o'r cais ar <https://consultingyou.co.uk/temporary-hgv-parking>.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ymgyddio â'r awdurdod masnachol yn ymgyddio hwn.

Ms Serena Page
DWD Property and Planning
6 New Bridge Street
London
England
EC4V 6AB

Nesw drwy e-bost yn y cyfeiriad canlynol:

serena.page@dwf.co.uk

Gan 30th Hydref 2022

Llofnodwyd:



3rd Medi 2022

SCHEDULE 18

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

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

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 adjacent to Amazon Warehouse (Plot C2), Ffordd Amazon, Cymlyn Burrows SA1 8QK.

We give notice that Amazon UK Services Ltd is intending to apply for planning permission for Change of use of land for temporary HGV parking in association with the operation of adjacent Amazon logistics warehouse.

You may inspect copies of the proposed application, the plans and other supporting documents online at <https://consultingyou.co.uk/temporary-hgv-parking>.

Anyone who wishes to make representations about this proposed development must write to the applicant's agent at:

Ms Serena Page
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6 New Bridge Street
London
England
EC4V 6AB

Or by email at the following address:

serena.page@dwf.co.uk

By 30th October 2022

Signed:



30th September 2022



APPENDIX 3: SCHEDULE 1B NOTICES

SCHEDULE 1B

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

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

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 adjacent to Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX.

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By 30th October 2022

Signed:



30th September 2022

ATODLEN 1B

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

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

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 are ich 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 gerllaw Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

Rwyfyn hysbysu bod Amazon UK Services Limited yn bwriadu gwneud cais am gaiatâd cynllunio i newid defnydd tir ar gyfer parcio cerbyd nwyddau trwm dros dro mewn cysylltiad â gweithredu warws logisteg Amazon cyfagos

Gellwch archwilio copïau o'r canlynol y cais arfaethedig, y planiau a, dogfennau ategol eraill yn <https://consultingyou.co.uk/temporary-hgv-parking>.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at asiant yr ymgeisydd yn:

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Gan 30th Hydref 2022

Llofnodwyd:



3rd Medi 2022

APPENDIX 4: LETTERS TO ADJOINING OWNERS/OCCUPIERS

Date: 30th September 2022
Our Ref: 16368

Amazon UK Services Ltd Swansea
Ffordd Amazon
Skewen
Swansea
SA1 8QX



6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Sir / Madam,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

We are writing to inform you that we are undertaking pre-application consultation prior to submitting an application to the LPA as required by Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. In accordance with the requirements we are making available the contents of the intended planning application for the above site in draft for consultation and comment.

As you have are a neighbouring occupier we have a duty to write to you and serve Notice of the pre-application consultation upon you. Please therefore accept this letter and the accompanying notice containing further information for the purpose of formally notifying you of the consultation period, in accordance with the requirements. We look forward to receiving your comments on the proposals.

Full details of the draft planning application have been made available at <https://consultingyou.co.uk/temporary-hgv-parking> but if you have any queries regarding this pre-application consultation then please do not hesitate to contact myself or my colleague Charlie Merry (charlie.merry@dwdllp.com / 020 7355 0337).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Serena Page'.

Serena Page BA MA (Cantab) MSc MRTPI
Partner
DWD LLP
serena.page@dwdllp.com
0207 332 2118

Partners

R J Greeves BSc (Hons) MRICS
G Bullock BA (Hons) BPL MRTPI
A Vickery BSc MRICS IRRV (Hons)
S Price BA (Hons) DipTP MRTPI

A R Holden BSc (Hons) FRICS
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B Murphy BA (Hons) MRUP MRTPI
A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI
P Roberts FRICS Cenv
T Lodeiro BA (Hons) PGDip MSc MRICS



Date: 30th September 2022
Our Ref: 16368



Dainton Self Storage, Swansea
Amazon Way Llys Kearns
Amazon Way
Swansea
SA1 8QL

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Dainton Self Storage Swansea

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

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Serena Page BA MA (Cantab) MSc MRTPI

Partner

DWD LLP

serena.page@dwdllp.com

0207 332 2118

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S Page BA MA (Cantab) MSc MRTPI
P Roberts FRICS Cenv
T Lodeiro BA (Hons) PGDip MSc MRICS



Date: 30th September 2022
Our Ref: 16368



Neath Port Talbot County Borough Council
Legal Services
The Civic Centre
Port Talbot
SA13 1PJ

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Sir / Madam,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

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Our Ref: 16368



6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Faroe Investments Swansea S.A.R.L.
19 Rue Eugène Ruppert, 2453,
Luxembourg.

Dear Sir / Madam,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

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Date: 30th September 2022
Our Ref: 16368



Noah's Forest Friends C114
Dainton Self Storage
Jersey Marine
Skewen
SA1 8QL

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Sir / Madam,

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T Lodeiro BA (Hons) PGDip MSc MRICS



Date: 30th September 2022
Our Ref: 16368



The National Assembly for Wales
C/O Director of Legal Services
Welsh Assembly Government
Crown Building
Cathays Park
Cardiff
CF10 3NQ

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Sir / Madam,

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Yours faithfully,

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serena.page@dwdllp.com
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P Roberts FRICS Cenv
T Lodeiro BA (Hons) PGDip MSc MRICS



APPENDIX 5: LETTER TO COMMUNITY CONSULTEE

Date: 30th September 2022
Our Ref: 16368



Councillor Helen Ceri Clarke
97 Crymlyn Parc
Skewen
Neath
SA10 6EF

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Councillor Clarke,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

We are writing to inform you that we are undertaking pre-application consultation prior to submitting an application to the LPA as required by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. In accordance with the requirements we are making available the contents of the intended planning application for the above site in draft for consultation and comment.

As you have are the Ward Councillor we have a duty to write to you and serve Notice of the pre-application consultation upon you. Please therefore accept this letter and the accompanying notice containing further information for the purpose of formally notifying you of the consultation period, in accordance with the requirements. We look forward to receiving your comments on the proposals.

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Yours sincerely,

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Serena Page BA MA (Cantab) MSc MRTPI
Partner
DWD LLP
serena.page@dwdllp.com
0207 332 2118

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A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI
P Roberts FRICS Cenv
T Lodeiro BA (Hons) PGDip MSc MRICS



Date: 30th September 2022
Our Ref: 16368



Councillor Cen Phillips
C/O Port Talbot Civic Centre
Port Talbot
SA13 1PJ

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Councillor Phillips,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

We are writing to inform you that we are undertaking pre-application consultation prior to submitting an application to the LPA as required by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. In accordance with the requirements we are making available the contents of the intended planning application for the above site in draft for consultation and comment.

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Yours sincerely,

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Partner
DWD LLP
serena.page@dwdllp.com
0207 332 2118

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T Lodeiro BA (Hons) PGDip MSc MRICS



SCHEDULE 1B

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

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

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 adjacent to Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX.

We give notice that Amazon UK Services Ltd is intending to apply for planning permission for: Change of use of land for temporary HGV parking in association with the operation of adjacent Amazon logistics warehouse.

You may inspect copies of the proposed application, the plans and other supporting documents online at <https://consultingyou.co.uk/temporary-hgv-parking>.

Anyone who wishes to make representations about this proposed development must write to the applicant's agent at:

Ms Serena Page
DWD Property and Planning
6 New Bridge Street
London
England
EC4V 6AB

Or by email at the following address:

serena.page@dwdllp.com

By 30th October 2022

Signed:



30th September 2022

APPENDIX 6: SCHEDULE 1C NOTICES

SCHEDULE 1C
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLE 2D

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 adjacent to Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX.

We give notice that Amazon UK Services Ltd is intending to apply for planning permission for: Change of use of land for temporary HGV parking in association with the operation of adjacent Amazon logistics warehouse.

You may inspect copies of the proposed application, the plans and other supporting documents online at <https://consultingyou.co.uk/temporary-hgv-parking>.

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:

Ms Serena Page
DWD Property and Planning
6 New Bridge Street
London
England
EC4V 6AB

serena.page@dwdllp.com

By 30th October 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'S' followed by a large 'X' or 'Z' shape.

30th September 2022

APPENDIX 7: LETTERS TO SPECIAL CONSULTEES

Date: 30th September 2022
Our Ref: 16368



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

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Sir / Madam,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

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Serena Page BA MA (Cantab) MSc MRTPI

Partner

DWD LLP

serena.page@dwdllp.com

0207 332 2118

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P Roberts FRICS Cenv
T Lodeiro BA (Hons) PGDip MSc MRICS



Date: 30th September 2022
Our Ref: 16368



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

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Neath Port Talbot Highways,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

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T Lodeiro BA (Hons) PGDip MSc MRICS



Date: 30th September 2022
Our Ref: 16368



The Natural Resources Body for Wales (South West)
NRW Analytical Services (NRWAS)
2nd Floor, Faraday Tower
Swansea University
Singleton
SA2 8PP

6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

Dear Natural Resources Body for Wales,

NOTICE OF PRE-APPLICATION CONSULTATION FOR DEVELOPMENT AT LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), Ffordd Amazon, Crymlyn Burrows SA1 8QX

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APPENDIX 8: CONSULTEE RESPONSES



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-202284-M7K4
Eich cyf/Your ref: 16368

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

DWD Property and Planning,
6 New Bridge Street
London,
England,
EC4V 6AB

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

31/10/2022

Annwyl Syr/Madam / Dear Sir/Madam,

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

**BWRIAD / PROPOSAL: CHANGE OF USE OF LAND ADJACENT TO AMAZON
WAREHOUSE (PLOT C2) FOR TEMPORARY HGV PARKING IN ASSOCIATION WITH
THE OPERATION OF ADJACENT LOGISTICS WAREHOUSE.**

**LLEOLIAD / LOCATION: AMAZON, FFORDD AMAZON, NEATH PORT TALBOT, SA1
8QX.**

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 03/10/22.

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

European protected species

We note that the Bat Roost Potential Assessment submitted in support of the above application (Ref. 22-1714.01 dated September 2022) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted.

Flood risk

The planning application proposes less vulnerable development of temporary HGV parking. Our Flood Risk Map confirms the application site lies within Zone A of the Development Advice Maps (DAM) as contained in TAN15, however according to our best available information i.e. the FMfP, the site lies partially within Zone 2/3 rivers/sea.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks

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

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



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

DWD Property and Planning
6 New Bridge Street
London
EC4V 6AB

FAO: Serena Page

*Gofynner am/
Please ask for:*

Watch Manager G. Morgan

Rhif Est/Extn. No.

2277

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My Ref:

GM/KDT/00340435

Dyddiad/Date:

12 October 2022

Dear Madam,

**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: 16368

**APPLICATION NUMBER: Land Adj. to Amazon Warehouse (Plot C2), Ffordd Amazon, Crymlyn
Burrows SA1 8QZ**

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 following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.
1. Please confirm the Proposal meets the water supplies for firefighting having a 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.

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 2007 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 'G. Morgan', is written over a light blue rectangular background.

Watch Manager G Morgan
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.

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/3/22/0010/00
APPLICANT: MS SERENA PAGE
LOCATION: AMAZON WAREHOUSE (PLOT C2) FFORDD
AMAZON, CRYMLYN BURRROWS SA1 8QX
PROPOSAL: CHANGE OF USE OF LAND FOR TEMPORARY
HGV PARKING IN ASSOCIATION WITH THE
OPERATION OF ADJACENT MAZON LOGISTICS
WAREHOUSE

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:-

The following Highway Concerns have been identified:

1. A Transport Statement is required
2. The application letter dated 3.10.22 makes reference to the following:

The relocation of HGV and bus movements to the application site will free up capacity and exert better controls over the timing of the arrival of vehicles entering the Amazon warehouse site, avoiding queuing on the highway and the parking up of vehicles on streets in the local area, thereby resulting in improvements to congestion levels on the local highway network during peak periods.

Where are the details concerning the bus movements? They do not appear to be annotated on any of the drawings submitted?

3. Please provide details of any entry and exit barriers and annotate their location(s) on the drawing

SIGNED: DA Thomas DATE: 24/10/2022
pp HEAD OF ENGINEERING & TRANSPORT

PAC REF: N322001000 - AMAZON WAREHOUSE (PLOT C2)