

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
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Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

24

Suffix

Property Name

PLOT ADJACENT TO

Address Line 1

NO 24 CURWEN CLOSE

Address Line 2

PONTRHYDYFEN

Town/city

NEATH

Postcode

SA12 9UT

Description of site location (must be completed if postcode is not known)

Easting (x)

278785

Northing (y)

195365

Description

THE SITE IS A VACANT PLOT ADJACENT TO NO 24 CURWEN CLOSE PONTRHYDYFEN NEATH SA12 9UT.

Applicant Details

Name/Company

Title

MRS

First name

AMANDA

Surname

BOUCHER

Company Name

Address

Address line 1

LLETTY CARIARD

Address line 2

CURWEN CLOSE

Address line 3

PONTRHYDYFEN

Town/City

NEATH

Country

UNITED KINGDOM

Postcode

SA12 9UT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

MR

First name

SAMUEL

Surname

KINGSTON

Company Name

FASTNET DESIGN

Address

Address line 1

RAWCLIFFE

Address line 2

GLANYMOR ROAD

Address line 3

PEMBROKESHIRE

Town/City

GOODWICK

Country

United Kingdom

Postcode

SA640ER

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

0.06

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

CONSTRUCTION OF 2 No 3 BEDROOMED SEMI DETACHED SPLIT LEVEL DWELLINGS. CONSTRUCTED ON A INFILL VACANT SITE AT THE END OF A CUL DE SAC KNOWN AS CURWEN CLOSE IN THE HAMLET OF EFAIL-FACH PONTRHYDYFEN NEATH. ALONG WITH ASSOCIATED LANDSCAPING, SITE WORKS & SUDS DRAINAGE.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

THE SITE IS A VACANT CLEARED INFIL SITE AT THE END OF A CUL DE SAC KNOWN AS CURWEN CLOSE IN THE HAMLET OF EFAIL-FACH PONTRHYDYFEN NEATH. THE SITE HAS REMAINED VACANT FOR A NUMBER OF YEARS, WITH DWELLINGS CONSTRUCTED TO EITHER SIDE.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

THE SITE HAS STOOD IDLE AND CLEARED FOR A NUMBER OF YEARS. IT IS UNDERSTOOD THAT THE SITE HAS A EXISTING PLANNING APPROVAL OF REFERENCE NUMBER P20180098.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00

hectares

Area of greenfield land proposed for new development

0.06

hectares

Materials

Does the proposed development require any materials to be used in the build?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

THERE IS NO EXISTING MATERIALS AS THIS IS A NEW BUILD. HOWEVER THE SURROUNDING BUILDINGS ADJACENT TO THE SITE HAVE A MIX OF COMPOSITE SLATE AND CONCRETE TILE ROOF COVERINGS

Proposed materials and finishes:

BLACK/ GREY CONCRTE ROOF TILES

Type:

Vehicle access and hard standing

Existing materials and finishes:

THERE IS NO EXISTING MATERIALS AS THIS IS A NEW BUILD. HOWEVER THE SURROUNDING BUILDINGS ADJACENT TO THE SITE HAVE A MIX OF CONCRETE AND TARMACADAM DRIVES AND PATHWAYS.

Proposed materials and finishes:

IT PROPOSED THE PARKING AREAS OR DRIVEWAYS WILL BE CONSTRUCTED OF GRASS CRETE VEHICULAR PAVING UNITS TO SUPPORT THE SUDS STRATEGY. PEDESTRIAN PATHS WILL BE CONSTRUCTED OF PERMIABLE BLOCK PAVING.

Type:

Doors

Existing materials and finishes:

THERE IS NO EXISTING MATERIALS AS THIS IS A NEW BUILD. HOWEVER THE SURROUNDING BUILDINGS ADJACENT TO THE SITE HAVE A MIX OF WOOD EFFECT AND WHITE PVC DOORS

Proposed materials and finishes:

GREY PVC DOUBLE GLAZED DOORS

Type:

Walls

Existing materials and finishes:

THERE IS NO EXISTING MATERIALS AS THIS IS A NEW BUILD. HOWEVER THE SURROUNDING BUILDINGS ADJACENT TO THE SITE HAVE A MIX OF PLAIN RENDER AND FACE BRICKWORK

Proposed materials and finishes:

BLOCK WORK RENDERED ELEVATIONS, FINISHED IN WHITE TO REFLECT EXISTING SURROUNDING PROPERTIES

Type:

Windows

Existing materials and finishes:

THERE IS NO EXISTING MATERIALS AS THIS IS A NEW BUILD. HOWEVER THE SURROUNDING BUILDINGS ADJACENT TO THE SITE HAVE A MIX OF WOOD EFFECT AND WHITE PVC WINDOWS

Proposed materials and finishes:

GREY PVC DOUBLE GLAZED WINDOWS

Type:

Lighting

Existing materials and finishes:

THERE IS NO EXISTING MATERIALS AS THIS IS A NEW BUILD. HOWEVER THE SURROUNDING BUILDINGS ADJACENT TO THE SITE HAVE A MIX OF EXTEIROR LIGHTING, SUPPORTED BY LOCAL AUTHORITY STREET LIGHTING.

Proposed materials and finishes:

DESCREET REQUIRED ACCESS LIGHTING WORKING ON LOW ENERGY UTILISING PIR ACTIVATION.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

THERE ARE 6 FOOT TIMBER FENCES TO BOTH SIDE BOUNDARIES, THE REAR BENIFITS FROM THE NEIGHBOURS EXISTING LAUREL HEDGE. THE FRONT ACCESS HAS NO BOUNDARY TREATMENTS.

Proposed materials and finishes:

IT IS PROPOSED TO RETAIN EXISTING SIDE FENCES TO BOUNDARIES AND TO ERRECT A 6 FOOT MATCHING FENCE TO THE REAR IN SUPPORT OF THE EXISTING OFF BOUNDARY LAUREL HEDGE. THE FRONT ACCESS WILL HAVE LANDSCAPE PLANTERS AND THE GRASSCRETE PAVING BUT NO BOUNDARY TREATMENT MORE THAN PAVING KERB.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

- FDL DESIGN AND ACCESS STATEMENT.
- FDL AB 1021 001 SITE LOCATION.
- FDL AB 1021 002 SITE LAYOUT.
- FDL AB 1021 003 SITE LANDSCAPE.
- FDL AB 1021 004 FLOOR PLANS.
- FDL AB 1021 005 FRONT & REAR ELEVATIONS.
- FDL AB 1021 006 SIDE ELEVATIONS.
- FDL AB 1021 009 PHOTO MONTAGE

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

- FDL SuDs pre planning application.
- FDL AB 1021 001 SITE LOCATION.
- FDL AB 1021 002 SITE LAYOUT.
- FDL AB 1021 003 SITE LANDSCAPE.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

EACH OF THE 2 PROPOSED DWELLINGS WILL HAVE INDEPENDANT CONTAINED STORAGE ENCLOSURES / SHEDS TO HOUSE LOCAL AUTHORITY RECYCLING CONTAINERS AND WHEELIE BINS. POSITIONED TO THE SIDE WITH EASY ACCESS AND CONSTRUCTED OUT OF TREATED TIMBERS SOURCED FROM A SUSTAINABLE SUPPLIER, THESE PROVIDE EASY UTILISATION WITH THE ABILITY TO CONTAIN OUT OF SIGHT ANY RECYCLING DURING STORAGE PERIOD REQUIRED. THESE WILL ALSO REMOVE THE POSSIBILITY OF HIGH WINDS BIRDS & SMALL ANIMALS FROM CAUSING THE RECYCLED MATERIALS FROM LITTERING THE SURROUNDING AREAS. PLEASE SEE LANDSCAPE DRAWING FDL AB 1021 003 FOR LOCATIONS

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☒ Yes
☐ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:

Ground/water/air heat pumps

Energy capacity:

0.02 Megawatts

Renewable energy type:

Solar

Energy capacity:

0.01 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

THE PROPOSAL HAS BEEN SHARED WITHIN A WHATSAPP GROUP ESTABLISHED TO ALLOW THE CLIENT TO MANAGE THE DESIGN AND PROPOSED CONSTRUCTION STAGE.
THE CLIENT HAS ALSO HAD ON SITE DISCUSSIONS WITH THE ADJACENT NEIGHBOURS PRIOR AND DURING THE DESIGN PHASE.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Q2021/0222

Date (must be pre-application submission)

25/10/2021

Details of the pre-application advice received

PLEASE FIND ATTACHED REPLY TO PRE PLANNING APPLICATION RECEIVED FROM NICOLA LAKE PLANNER OFFICER DATED 09 DECEMBER 2021.

FOLLOWING THIS A DETAILED FURTHER SUBMISSION ADDRESSING THE ITEMS RAISED WAS FORWARDED BY FDL ON 28 JANUARY 2022.

ALSO ATTACHED

IS A 2ND REPLY BY COURTESY OF NICOLA LAKE RECEIVED 5TH AUGUST 2022.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
☐ The Agent

Title

MRS

First Name

AMANDA

Surname

BOUCHER

Declaration Date

09/01/2023

☒ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
☐ The Agent

Title

MRS

First Name

AMANDA

Surname

BOUCHER

Declaration Date

09/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

SAMUEL KINGSTON

Date

25/01/2023