

PRE-APPLICATION CONSULTATION REPORT

Heol Crwys, Cwmafan

April, 2023



Summary

Proposal:

Demolition of existing structures and construction of 43no. residential dwellings with associated infrastructure works

Location:

Heol Crwys, Cwmafan

Date:

April, 2023

Project Reference:

S22.101

Client:

Tai Tarian

Product of:

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

Prepared by:

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Approved by:

Richard Bowen | Director

Disclaimer:

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Appendix A

Copy of Site Notice and map showing their location

Appendix B

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

Appendix C

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

Appendix D

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

Appendix E

Responses received from specialist consultees

Appendix F

Responses received from 'other' consultees

Introduction

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

responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:

- Displaying a site notice for a period of no less than 28 days from the 13th December 2022 to the 17th January 2023 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Tai Tarian that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from the 13th December 2022 to the 17th January 2023 inclusive.
- Computer facilities were identified to view the application at Cwmafan Library between the hours of 10:00am-17:30pm on a Monday and Wednesday; 2:00pm-5:30pm on Tuesdays, 9:30am-5:30pm on Friday and Saturday; 10:00am-12:30pm. The following plans and documents were made available for inspection;

Table 1: list of proposed plans	
Plan title	Drawing reference
Site Layout	00(03)100 Rev A
Site Location Plan	00(03)101
House Type 211 - Floor Plans	211(02)200
House Type 211 - Elevations	211(02)300
House Type 211 - Perspective Drawing	2575-211A(02)500
House Type 212 - Floor Plans	212(02)200
House Type 212 - Block Ground Floor Plan	212(02)201
House Type 212 - Block First Floor Plan	212(02)202
House Type 212 - Elevations	212(02)300
House Type 212 - Block Elevations	212(02)301
House Type 212 - Block Elevations	212(02)302
House Type 212 - Perspective Drawing	2575-212(02)500
House Type 213 - Floor Plans	213(02)200
House Type 213 - Elevations	213(02)300
House Type 213 - Perspective Drawing	2575-213B(02)500
House Type 321 - Floor Plans	321(02)200
House Type 321 - Elevations	321(02)300
House Type 321 - Perspective Drawing	2575-321(02)500

House Type 322 - Floor Plans	322(02)200
House Type 322 - Elevations	322(02)300
Drainage Strategy Plan	2575-500 Rev A
Engineering Appraisal	2575-505 Rev B
Highway Works Plan	2575-550
Site Sections	2575-630

Table 2: list of Documents

Document	Prepared by
Application Forms	Asbri Planning Ltd
Planning, Design and Access Statement	Asbri Planning Ltd
Preliminary Ecological Appraisal and Protected Species Survey	Hawkeswood Ecology
Tree Report and Constraints Plan	Treescene
Coal Mining Risk Assessment	Integral Geotechnique
Ground Investigation Report	Integral Geotechnique
Hydraulic Model Assessment Report	Dwr Cymru Welsh Water

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 17th January 2023.

Consultation before applying for planning permission

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

Community Consultees (Schedule 1B)

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

Table 3: Community Consultees	
Consultee	
Local Member	Cllr. Charlotte Galsworthy
Local Member	Cllr. Rhidian Mizen
Local Member	Cllr. David Whitelock

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

Specialist Consultees (Schedule 1C)

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

- CADW
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- Local Highway Authority
- Mid and West Wales Fire and Rescue Service

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

Other consultees

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

- Glamorgan-Gwent Archaeological Trust
- National Grid
- Neath Port Talbot Council Ecology Officer
- Neath Port Talbot Council Public Right of Way Officer
- Neath Port Talbot Council Tree Officer
- Secure by design officer
- Wales and West Utilities

- 3.7 Due to the Christmas holiday and associated bank holidays, the above consultees were given notice that the responses were required within 35 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 6 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table:

Consultation Response	Number of Response
Support	0
Neither object nor support	1
Object	5
Total	6

- 4.4 The nature of the response totalled 5 people who objected to the proposal. The contents of the responses are summarised as below:

Comments	Response
<u>Neither Support nor Object Resident 1</u> I note that there is plan to build a housing block on the main road below as well. May I suggest this is built before knocking down the properties on Heol Crwys. This would enable those living on the road above, who have been long term residents, to remain in the area and move with minimum disruption. The bungalows were originally built for old age pensioners in the days before everyone had a car. There is not enough off-road parking for those currently living there, which means, if most of the cars are parked up, it is almost impossible for ambulances and fire engines to navigate along the road. That is without the additional cars bringing daily carers several times	➤ Tai Tarian (the applicant) have carried out tenant consultation with the leaseholders of the existing bungalows with regard to temporarily relocating the residents whilst the development is under construction. It is anticipated that the appointed contractor in liaison with Tai Tarian will explore the option of a phased approach to the construction works in order to fully develop one part of the site prior to continuing onto the next. This will ensure that residents can remain in the area with minimum disruption.

a day as well as 'meals on wheels deliveries'. The site must provide sufficient off-road parking. Secondly, the path that leads through the site must be protected and remain open during the construction phase as it is the main access for shoppers from the estate above to the chemist, co-op, etc. Can you confirm building on Heol Crwys will be confined within the boundaries of the present site?	➤ The layout proposed ensures that adequate parking provision is provided in the form of off-road courtyards. For the 43 units proposed, a total of 50 parking spaces will be provided for residents which is an over provision and a significant betterment on the current level of parking. ➤ Discussions are currently ongoing with the Council's Public Rights of Way team to ensure that the footpath which intersects the site remains open during construction. It is expected that as part of the detailed construction environmental management plan (CEMP) to be approved by the LPA, matters relating to the footpath in question to ensure that it is made secure from any adjacent construction works to ensure it is safe to use will be required. ➤ Other than the block of flats on the lower plateau which front onto Heol Jiwbili, the development on the upper plateau will be confined within the boundaries of the present site.
<u>Objector 1</u> I am writing to voice some concerns over the plans detailed above. I own The Copper House opposite a number of the current Rofton bungalows. We do not have a "rear" garden, our side garden is planned to become our "back garden" for our, as yet, completed barn/lodge conversion and future business. That is the sole reason we bought this property. We have plans to put a hot tub and outdoor sauna in for ourselves and future short-term tenants, however the	➤ Asbri Planning held a virtual meeting to discuss the concerns raised, which was then discussed with the design team to see if the concerns could be rectified. Unfortunately, the layout of the development is significantly constrained by the topographical nature of the site, as the southern section comprises undevelopable land. The layout as proposed

building of 2 x first floor structures opposite totally removes any privacy for my garden and impacts my business plans. This is obviously causing me some stress and concerns that I hope we can work together to rectify. <u>Objector 2</u> 1. The area furthest north is a well-used recreation area for children in the street and Waun Wen below. We (and various neighbours) have ball games and picnics here. During Jubilee, we used the North area and the front of the bungalows as our street party area; as it is our nearest accessible green space that is big enough. People also enjoy exercising their dogs around the area to the side and front of Rofton bungalows. It has an abundance of wildlife surrounding this patch such as slow worms, lizards, butterflies, hedgehogs and foxes living in the undergrowth and an un-obscured view of the mountains. This is one of our accessible green spaces and we feel it should not be built on. 2. There is a well-used path running from the top of the development to Waun Wen (passes a fruit tree). I would like to see this kept accessible and protected as my children and many others use this regularly for over 40 years. 3. The council and Tai Tarian have previously told occupants and tenants in the street that the front of Rofton Bungalows is "Green Belt Land" (I assume they meant 'green space'). Stating that they could not provide parking spaces to accommodate the disabled residents, their carers and nurses. I see that the new bungalows are being brought forward to the roadside which will incorporate this "Green Belt Land" and be directly looking into our home across a narrow road, completely invading our privacy and	maximises density whilst providing sufficient amenity space for future residents and onsite car parking. It would therefore be impracticable to alter the layout of the scheme without impacting density, which is already at a shortfall. ➤ The land to the north is owned by the applicant, Tai Tarian, and the area is not designated as protected open space within the Local Development Plan. It is anticipated that a financial contribution through a S106 to improve off-site public open space facilities will be requested by the LPA. ➤ The application is accompanied by an Ecology Report which confirms that that the site supports a strong population of slow worms. Appropriate enhancement and mitigation measures have been proposed in order to protect the species onsite. ➤ The public right of way which intersects the site will remain accessible throughout the construction period and thereafter. ➤ The proposed dwellings in question are single storey in nature and will be separated by a residential road. It is therefore considered that the proposed bungalows will
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spoiling our views. If they were taken back further, it wouldn't be so bad, but our windows are large and we would feel heavily encroached upon. I will be appalled if this belt in front of Rofton Bungalows is built upon, as we have had parking challenges and emergency service access problems for over 10 years and some said they sought to have disabled parking but efforts had been rejected. My efforts were also rejected. Could these bungalows be receded? At the right time of year and being less managed last year, we see species such as early purple orchids on this belt of land, it should still be preserved and managed for pollinators. 4. Congestion and road parking has always been an issue outside this area. The road is too narrow to allow double parked cars and has resulted in ambulances and other large vehicles getting stuck. This is not a problem down the other end of due to lay-bys. I think there are too many occupancies planned for this section. I can see a problem where many people will naturally park as close to their entrance as possible - on the roadside. They will also need parking for carers and visitors. I am concerned that it will become difficult to park outside my home, an even more hazardous area for congestion, crossing safely and children playing. <u>Objector 3</u> My mother isn't happy about the amount of disruption in the street that this works will cause for example: • dust in the area • traffic disruption • constant noise • pollution in the area while works are ongoing • having a building site on your door step for the duration of works. My mother having Huntington's	have a negligible impact on privacy of the adjacent two-storey properties. ➤ The layout of the development is significantly constrained by the topographical nature of the site, as the southern section is undevelopable land. Therefore, in order to maximise density without compromising parking and amenity for the residents, it would be unfeasible to recede the bungalows any further. ➤ The layout proposed ensures that adequate parking provision is provided in the form of off-road courtyards. For the 43 units proposed, a total of 50 parking spaces will be provided for residents which is an over provision and a significant betterment on the current level. Therefore, by virtue of the off-road parking being provided as part of the proposal, it will improve the level of congestion along Heol Crwys. ➤ Tai Tarian and their construction partners will endeavour to ensure that any disruption is minimised over the duration of the development. It would be expected that any planning permission granted by the Local Planning Authority (LPA), would require the appointed contractor in liaison with Tai Tarian to provide a detailed
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disease finds changes extremely difficult and this would be a massive change outside her house. If this project is to go ahead I would assume you would be attending all residents in the area before any work commences to run through everything with them so they have some sort of understanding of what will be going ahead and a considerable amount of compensation would be offered as a good will gesture due to the massive affect and disruption this will have on all resident living in the area and have lived there for the majority of their lives. <u>Objector 4</u> I am concerned about losing the view from my property that my later mother loved so dearly and is one of my last memories of her admiring that view. I am also highly concerned about the noise, mess and access to the road whilst construction is ongoing. Due to the nature of my job which is based on my car I believe it will cause issues and extra expenses as I am required to keep my to car to a certain standard. I am also concerned as I have a young child that the dirt, pollution and noise caused by construction so close to my property will have a detrimental effect on him and us as well as the rest of the	construction environmental management plan (CEMP) to be approved by the LPA which would seek to address matters relating to possible traffic disruption as a result of deliveries and construction traffic, noise and dust generation and any other construction related impacts. Any CEMP would provide contact details of those on site who can be contacted in relation to any concerns, issues thus providing the local community with a direct point of contact. ➤ The intention is to demolish sub-standard dwellings which are no longer fit for their intended purpose and to create modern new energy efficient dwellings. Construction will be a short-term impact and the residential end-use is fully compatible with the surrounding area. It is therefore advised that no compensation is warranted or justified. ➤ Loss of view is not considered a material planning consideration. ➤ Noise, dirt and access will be short-term impacts during construction. Considerate construction methods will be incorporated, and it is expected that the LPA will impose relevant conditions on any planning permission granted. ➤ Tai Tarian and their construction partners will endeavour to ensure that any disruption is minimised over the duration of the
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street. <u>Objector 5</u> This is causing stress and worry for myself and neighbours, as this has come out of the blue. We currently live in a calm, quiet street which has a lot of parking, traffic congestion at the moment. To have all these works on our doorstep is not worth thinking about. Lorries skips, demolition machines etc equals headaches...the area is mostly elderly and this will make them ill. Not only that, any views will vanish, resulting in lower house value. To say we object is an understatement. Is there any way we can officially object to the works? What about compensation? The hassle this will cause with all the mess, dust, parking and noise will be unbelievable.	development. It would be expected that any planning permission granted would require a detailed CEMP to be approved by the LPA which would seek to address matters relating to possible traffic disruption as a result of deliveries and construction traffic, noise and dust generation and any other construction related impacts. ➤ Loss of view and devaluation of property is not a material planning consideration. ➤ As stated previously, construction will be a short-term impact and the residential end-use is fully compatible with the surrounding area. It is therefore advised that no compensation is warranted or justified. ➤ It is anticipated that residents adjoining the site will have the opportunity to voice concerns direct to the LPA upon the submission of the application by Tai Tarian.
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Response to the community consultees

- 5.1 No responses were received from community consultees.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix E.

CADW

No Objection

Comment Advice

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

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

GM054 Buarth y Gaer, Mynydd y Gaer

GM055 Mynydd y Gaer (Lower) Camp

GM098 Pen-y-Castell

GM263 Craig Ty-Isaf Camp

GM279 Foel Fynyddau Round Cairn

GM289 Cwm-Clais Castle Mound

GM358 Plas Baglan

GM393 Pont Fawr Aqueduct / Viaduct

GM428 Ruins of St Baglan's Church

GM551 Deserted Rural Settlement North of Foel

Fynyddau

GM566 Cwmafan copper works flue

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them except for GM098 Pen-y-Castell and GM566 Cwmafan copper works flue. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than GM566 Cwmafan copper works flue.

The proposal is located some 925m northwest of scheduled monument GM098 Pen-y-Castell which comprises the remains of an Iron Age hillfort located on the summit of a small steep-sided hill. It measures 65m long from east to west by 30m wide enclosing 0.2 hectares and is defended by a bank following the contours of the hill. The bank is 0.3m high internally but with an outer scarp nearly 3m high. At the eastern end is a simple entrance 4.5m wide. Outside the bank is a berm 6-7m wide, followed by a second rampart. This is missing on the north-eastern and along the eastern half of the northern side; along the western half of the north side, it is visible as a bank 3m wide and 0.6m high. It is best preserved across the western end where it is 6m wide and nearly a metre high; along the southern side it forms a scarp fading into the natural slope. The entrance is on the east and is 14m wide; outside it is traces of an approach road winding up the hill.

The hillfort appears to have been located to control access along the Afan Valley and therefore the significant views from it are to the northwest in an arc from west to northeast.

The proposal is located some 450m south of scheduled monument GM566 Cwmafan copper works flue which comprises GM566 Cwmafan copper works flue. This comprises the remains of the Cwmafan copper works flue and stack.

Copper smelting was established in Cwmafan in 1835, when the foundation stone of the original works was laid. At the time, the Swansea district was the centre of the copper industry. The works first produced copper in 1838 and continued under several different ownerships until it was abandoned in 1906. The flue was constructed to combat the effects of the pollution caused by the works and comprised a culvert that climbed the slope to the west of the works, culminating in a stack situated on the summit. An essay by the Rev John Rowlands (1853) describes the works: *"The works were sited at the foot of the Foel mountain, a culvert (flue) being constructed from them to its summit, noxious copper smoke, which threatened the health of the inhabitants of Cwmafan being drawn through it, eventually dispersing into the atmosphere. This culvert is a mile long, if we take note of the sections of it which run to various parts of the works,*

being arched with stones through its entire length. Its internal width is 15ft and its height is 10 ½ ft. A strongly built and attractively designed stack about 30ft high stands at the Foel's summit, the copper smoke from the works dispersing from it into the atmosphere after being sucked through the culvert".

The stack was intentionally destroyed in 1940 as it was felt to be a navigational aid to the Luftwaffe during their bombing raids on Swansea; it now survives as rubble-strewn foundations.

As an industrial structure the flue was located to remove the fumes from the copper works to the stack at the top of Foel Fynyddau. As such views to and from the site were not contributory features in its location and whilst the stack would have been a local landmark its destruction has removed this visual aspect of its setting. The setting of the monument is therefore its topographical location and the link between the sites of the copper works and the stack.

The proposal is for a residential development consisting of the demolition of existing bungalows at the application site and the construction of 43 dwellings: a mixture of two-storey apartments and one-storey bungalows along with car parking and associated infrastructure. There are five different house designs, all will be rendered with brick detailing, have UPVC windows and slate roofs.

The proposal will be visible in views from both scheduled monuments and is within the identified significant view from GM098 Pen-y-Castell. However, the application site already holds residential development and the demolition and replacement with new dwellings will not alter the character of the site greatly; any change will be seen within the context of other residential development surrounding the site. As noted above views from the GM566 do not form part of its setting and regarding GM098 whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the settings of scheduled monuments GM098 or GM566.

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

Response Comments noted, no response required.

Dwr Cymru Welsh Water

No Objection

Comment **SEWERAGE**

The foul flows only from the proposed development can be accommodated within the public sewerage system.

You are 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that 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

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the '3 inch' diameter water mains. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Response Comments noted, no response required.

Health and Safety Executive

No Objection

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

Response Comments noted - no response required.

Local Highway Authority

No Objection

Comment **Concerns**

1. Clarification required on the amount parking spaces proposed.
2. Visibility splays have not been provide for all entrances/junctions to the site, details on which are listed below.

No Highways Objection providing that:

1. One vehicular parking space per bedroom up to a maximum of 3 bedrooms is provided for each dwelling. 50 have been illustrated on the 'Highways Plan' and 'Site Layout' drawings provided.
2. Visibility splays shall be provided for parking bays P1 & P2, P10 & P11 off Heol Crwys and for both parking bays for units 40-43 off Heol Jiwbili. These shall be measured at 43 metres in either direction, set back at 2.4 metres. These would need to be added for the full application submission.
3. Vehicle parking spaces for:
 - Plots P3-P8, and P13-P39 shall be constructed to a minimum of 2.6 metres (width), by 4.8 metres (length).

- Plots P1-P2 shall be constructed to a minimum of 3.6 metres (width), by 6 metres (length) for each space.
 - Plots P10-P11 shall be constructed to a minimum of 3.6 metres (width), by 10.8 metres (length) for each dwellings space (two vehicles in tandem)
 - Plots P40-P43 shall be constructed to a minimum of 3.6 metres (width), by 6 metres (length) for each space.
4. Swept path analysis of the movements within the parking court that serves plots P14 and P15 will need to be submitted with full application.
 5. The applicant will need to enter into a Section 278 Agreement for the construction of the new junctions off Heol Crwys and Heol Jiwbili.
 6. Any existing access points vehicular or pedestrian, not forming part of the proposed means of access to the development shall be reinstated to full height kerb/footway construction.
 7. Any upgrading or alterations where necessary to the existing highway drainage system as a consequence of the proposed site access works are to be provided in the full application submission.
 8. Where necessary any alterations to the public lighting system or existing street furniture locations as a consequence of the proposed site accesses shall be provided.
 9. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority.
 10. Any reduction in proposed car parking provision must be evidenced by a robust sustainability report.
 11. Retaining wall calculations must be provided for the retaining walls shown in the document 'Engineering Appraisal'.

12. Pedestrian connectivity through the site, Active Travel provision and Electric Vehicle charging must be considered in the overall design.
13. NPTCBC operate a kerbside refuse/recycling scheme. Therefore, bin store locations must be provided for collection day adjacent to the public highway. These bin store areas must not obstruct driver visibility if adjacent to any of the proposed access points.
14. Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

Response The comments provided by the Local Highway Authority, have been reviewed in detail by the design team and all necessary changes will be incorporated into the scheme in preparation for full planning submission.

Mid and West Wales Fire and Rescue Service

No Objection - Concerns Raised

Comment 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 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).

Response Comments noted, no response required.

Natural Resources Wales

No Objection – Concerns Raised

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

- **Full suite of land contamination conditions**

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

Land Contamination

We have reviewed the following document which has been submitted in support of the proposed application.

We note from the historic maps of 1877 that the site spans both the tin plate and the Rio Tinto Copper works. Both the west and the east of the proposed site are either in close proximity to or contain the coking ovens for the works. We note that there has been reprofiling of the site during construction of the bungalows which are currently on site and have been since the 1970's. Coking ovens produce liquors which are potentially hazardous to groundwater and have been, and may still be mobile, and being released into the groundwater under the site.

In Section 8.0 of the report 'Site Investigation Proposals', groundwater is only considered under groundwater control and there is no reference of any kind to groundwater sampling. There should be adequate sampling and characterisation of the groundwater quality and flow direction to understand if there is still a legacy from the coking ovens as well as any other associated industrial activity. Please refer to BS 10175:2011 'Investigation of Potentially Contaminated Sites - Code of Practice' (+A2:2017) for the requirements for sampling density, location and characterisation of the site.

The generic reference to "DEFRA Guidance" and RICS is insufficient. For planning applications on land affected by contamination, we require the reports to used LCRM as a reference point.

If we are to be consulted by the Local Planning Authority as part of the full planning permission consultation, we would recommend that the full suite of land contamination conditions are included on any planning consent for the proposal. A new or updated report would be required with the discharge of conditions application which would consider the above information whilst using the correct guidance.

The conditions are as follows;

Condition - Land Affected by Contamination

No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to

all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition - Contamination Verification Report

Prior to the occupation of the development or phase of development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed

and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition - Long-term Monitoring

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Justification: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition - Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Justification: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Condition - Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Justification: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

European Protected Species - Bats

We note that the bat report submitted in support of the above application ('Preliminary Ecological Appraisal and Protected Species Surveys' by Hawkeswood Ecology, dated October 2022) has identified that bats were not using the application site. We therefore have no comments to make on this matter.

Watercourse

We note that there is a culverted ordinary watercourse running underneath the site. If any works are proposed which will affect the flow within an ordinary watercourse (including further culverting) the developer will require prior written consent from the Lead Local Flood Authority under the Land Drainage Act 1991. As you are aware, the Lead Local Flood Authority is the relevant Local Authority to the proposed development site.

Response The request for a full suite of land contamination conditions is noted and accepted, as subsequently set out in the Desk Based Study report which accompanied the pre-application consultation.

Piling condition also noted and accepted.

The Coal Authority

No Objection

Comment The Coal Authority records indicate that the application site is likely to have been subject to historic unrecorded coal mine workings at shallow depth associated with a thick coal outcrop. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site in the manner proposed needs to be accompanied by a Coal Mining Risk Assessment Report.

It is acknowledged that the applicant has already obtained a Coal Mining Risk Assessment (dated July 2022, prepared by Integral Geotechnique) in this instance. The report identifies that the site is located within a high-risk development area. The author considers that there is potential for the risk to be lowered by conducting a site investigation, which may highlight remediation work which would be required to be undertaken prior to the site being developed.

Accordingly, based on the above report being submitted as part of a formal planning application submission, the Coal Authority would not raise an objection but would recommend planning condition(s) are imposed to control the requirement for an intrusive site investigation to take place and any subsequent remediation / mitigation (prior to commencement of development).

It is a requirement of Planning Policy Wales (2021), paragraphs 6.9.23 to 6.9.28, that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

Under the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Local Planning Authority will consult the Coal Authority on any subsequent planning application for this site, and we will review and provide formal comments on the Coal Mining Risk Assessment Report.

Response Comments noted, no response required. We also note and accept the request for a condition(s) requiring an intrusive site investigation to take place and any subsequent remediation/mitigation.

Trunk Road Agency

No Objection

Comment No objections on trunk road grounds.
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Response Comment noted, no response required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

National Grid

No Objection – Comments Provided

Comment Thank you for your email advising of the intention for demolition.

Please note that you will need to apply for disconnection when ready.

Response Comments noted, no response required.

Neath Port Talbot Council Public Rights of Way Officer

No Objection

Comment Whilst Footpath (FP) 126.PT is accommodated within your plans and won't be affected by the proposal, there is an issue with FP 127.PT/3. In effect this should have been diverted probably back in the 1960's when the old housing estate was being built, and indeed an alternative path was provided 'on the ground' as shown on the attached plan. Unfortunately, this was never formalised legally and we have to acknowledge it as per the **Definitive Map & Statement**, therefore I would suggest contacting my colleague Jon Griffiths regarding this process moving forward.

It is hard to determine via Drawing 00 (03) 100 whether your western site boundary just happens to be over the alternative path, but this would need to remain in situ for a positive resolution.

Response Comments noted, no response required.

Secure by Design Officer

No Objection – Recommendations of Good Design Principles Provided

Comment Having reviewed the drawings in respect of the above planning application I would make the following observations with a view to the Secured by Design Gold

(SBD) Award which is a requirement for grant funded social housing projects:-

Site Layout

All the vehicle parking bays should be within curtilage and must be overlooked.

The parking for plots 14-21 and 22-29 must be overlooked.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They must not undermine the defensible space of neighbourhoods. Routes must not ideally be segregated from one another or provide access to rear gardens as such paths have been proven to generate crime. Paths ideally should be 3 metres wide.

I have concerns in respect of the footpath that is proposed to run between Heol Crwys and Heol Jiwbili. It is not overlooked and ideally would be designed out. If it is to remain then properties adjacent to it must be protected by defensible planting.

Entry onto the estate must be restricted to the designated routes.

Lighting

Lighting on the estate must meet the British Standard 5489.

Boundary Identification

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

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

Landscaping and Planting

Poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a

person's sense of vulnerability, which ultimately will affect the level of use.

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

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

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

Vehicle Parking

All vehicle parking should be within curtilage and must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g., living rooms, kitchens.

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

Side and Rear Boundaries

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

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

Rear and side gardens must be secure areas.

Garden Sheds

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

Bin Stores

Bins must be kept in secure areas. Communal bins stores must have access control fitted.

Bicycle Stores

Bike stores must be secure, lit and overlooked by the properties.

Security Lighting

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

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

Drainpipes

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

Public Utilities

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

Blank Walls

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

Access Control

Access into apartment blocks must be controlled if there are 4 or more apartments using one communal entrance. Entry must be controlled by access control with audio and visual verification fitted.

Door Security

All external doors in the individual properties must meet the Secured by Design (SBD) standard PAS 24 2022 or equivalent and be third party tested and certificated. The

entrance doors into the apartment blocks must also meet the same standards.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must have no external furniture fitted.

The individual apartment external doors must also meet the standard PAS 24 2022 or equivalent.

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

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

Window Security

All vulnerable windows fitted, e.g., ground floor windows, windows above flat roofs, must meet the SBD standard i.e., PAS 24 2022 or equivalent and be third party tested and certificated. They should also have key operated window locks fitted.

Intruder Alarm System

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

Identification of Properties

Property numbers and street names must be clearly displayed.

Response	The comments have been reviewed by the design team and will be incorporated into the detailed design where feasible.
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Conclusion

- 8.1 Asbri Planning have been instructed by Tai Tarian to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the residential development at Heol Crwys, Cwmafan,
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

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

Date: 13th December 2022

Our Ref: S22.101

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

SITE NOTICE

Tel: 01792 480535
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that Tai Tarian Ltd is intending to apply for full planning permission for the demolition of existing structures and construction of 43no. residential dwellings with associated infrastructure works at Heol Crwys, Cwmafan, Neath Port Talbot, SA12 9NT.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Cwmafan Library, Depot Road, Cwmafan, Port Talbot, Neath Port Talbot, SA12 9DF. The identified library is open as follows: Monday and Wednesday: 10:00am-12:00pm and 2:00pm-5:30pm, Tuesday: 2:00pm-5:30pm, Thursday: Closed, Friday: 9:30am-12:30pm and 2:00pm-5:30pm, Saturday: 10:00am-12:30pm, Sunday: Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 17th January 2023.



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

Adjoining Landowners				
No. 1	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 2	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 3	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 4	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 5	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 6	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 7	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 8	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 9	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 10	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 11	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 12	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 13	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 14	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 15	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 16	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 17	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 18	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 19	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 20	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 21	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 22	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 23	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 24	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 25	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 26	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 27	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 28	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 29	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 30	Rofton Bungalows	Cwmavon	Port Talbot	SA12 9PA
No. 6	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 7	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 8	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 9	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 10	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 11	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 12	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 13	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 14	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 15	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 16	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
The Copperhouse Public House	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT

No. 17	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 18	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 19	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 20	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 21	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 22	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
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No. 26	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 27	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 28	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 29	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 30	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 31	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 32	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 33	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 34	Heol Crwys	Cwmavon	Port Talbot	SA12 9NT
No. 1	Ty Dewi Sant	Heol Crwys	Cwmavon	Port Talbot
No. 2	Ty Dewi Sant	Heol Crwys	Cwmavon	Port Talbot
No. 3	Ty Dewi Sant	Heol Crwys	Cwmavon	Port Talbot
No. 4	Ty Dewi Sant	Heol Crwys	Cwmavon	Port Talbot
No. 5	Ty Dewi Sant	Heol Crwys	Cwmavon	Port Talbot
No. 6	Ty Dewi Sant	Heol Crwys	Cwmavon	Port Talbot
No. 1	Ty Cyan	Heol Crwys	Cwmavon	Port Talbot
No. 2	Ty Cyan	Heol Crwys	Cwmavon	Port Talbot
No. 3	Ty Cyan	Heol Crwys	Cwmavon	Port Talbot
No. 4	Ty Cyan	Heol Crwys	Cwmavon	Port Talbot
No. 5	Ty Cyan	Heol Crwys	Cwmavon	Port Talbot
No. 6	Ty Cyan	Heol Crwys	Cwmavon	Port Talbot
No. 9	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 11	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 15	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 17	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 19	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 21	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 23	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 25	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 27	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 29	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 31	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 9	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 10	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 11	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 12	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 13	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 14	Waun Wen	Cwmavon	Port Talbot	SA12 9TB

No. 15	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 16	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 17	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
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No. 19	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 20	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 21	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 22	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 23	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 24	Waun Wen	Cwmavon	Port Talbot	SA12 9TB
No. 154	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 155	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 156	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 157	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 158	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 159	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
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No. 172	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
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No. 181	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 182	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NR
No. 183	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 184	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 185	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 186	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 187	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 188	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 189	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 190	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 191	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 192	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 35	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 36	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 37	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL
No. 38	Heol Jiwbili	Cwmavon	Port Talbot	SA12 9NL

Community Consultees (1B)		
Local Member	Cllr Charlotte Galsworthy	Cllr.c.e.galsworthy@npt.gov.uk

Local Member	Cllr Rhidian Mizen	Cllr.r.mizen@npt.gov.uk
Local Member	Cllr David Whitelock	Cllr.d.whitelock@npt.gov.uk

Statutory Consultees (1C)	
CADW	amadminplanning@gov.wales / cadwplanning@gov.wales
Dwr Cymru	developer.services@dwrcymru.com
NRW	swplanning@cyfoethnaturiolcymru.gov.uk
Neath Port Talbot Highways	environment@npt.gov.uk / hdc@npt.gov.uk
Coal Authority	planningconsultation@coal.gov.uk
Trunk Road Agency	LGC_Development_Control-South@Wales.gov.uk
Health and Safety Executive	Via web app
Fire and Rescue	bregs@mawwfire.gov.uk

Other Consultees	
National Grid	plantprotection@cadentgas.com
Secured by Design	Michael.Harvey2@south-wales.pnn.police.uk / GM-Local.AuthorityPolicePlanningApplications@south-wales.police.uk
Glamorgan-Gwent Archaeological Trust	planning@ggat.org.uk / enquiries@ggat.org.uk
Wales and West Utilities	connections@wwutilities.co.uk
Ecology Officer	biodiversity@npt.gov.uk
Tree Officer	n.d.thomas@npt.gov.uk
Public Right of Way Officer	countryside@npt.gov.uk

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

Date: 13th December 2022

Our Ref: S22.101

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

Local Member - Bryn & Cwmafon Ward

Cllr Charlotte Galsworthy

Cllr.c.e.galsworthy@npt.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Cllr Charlotte Galsworthy

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF
43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS
LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT**

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. gives notice that Tai Tarian Ltd is intending to apply for full planning permission for the demolition of existing structures and construction of 43no. residential dwellings with associated infrastructure works at Heol Crwys Cwmafan, Neath Port Talbot, SA12 9NT.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Cwmafan Library, Depot Road, Cwmafan, Port Talbot, Neath Port Talbot, SA12 9DF. The identified library is open as follows: Monday and Wednesday: 10:00am-12:00pm and 2:00pm-5:30pm, Tuesday: 2:00pm-5:30pm, Thursday: Closed, Friday: 9:30am-12:30pm and 2:00pm-5:30pm, Saturday: 10:00am-12:30pm, Sunday: Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 17th January 2023.

Yours faithfully,



**Daniel Lemon - Planner
Asbri Planning Ltd**

Date: 13th December 2022

Our Ref: S22.101

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

Local Member - Bryn & Cwmafon Ward

Cllr Rhidian Mizen

Cllr.r.mizen@npt.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Cllr Rhidian Mizen

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF
43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS
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Yours faithfully,



**Daniel Lemon - Planner
Asbri Planning Ltd**

Date: 13th December 2022

Our Ref: S22.101

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

Local Member - Bryn & Cwmafon Ward

Cllr David Whitelock

Cllr.d.whitelock@npt.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Cllr David Whitelock

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF
43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS
LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT**

Purpose of this notice:

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 17th January 2023.

Yours faithfully,



**Daniel Lemon - Planner
Asbri Planning Ltd**

Date: 13th December 2022

Our Ref: S22.101

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

Dear

Tel: 01792 480535

www.asbriplanning.co.uk

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) OR
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF
43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS
LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT**

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- other supporting documents

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Cwmafan Library, Depot Road, Cwmafan, Port Talbot, Neath Port Talbot, SA12 9DF. The identified library is open as follows: Monday and Wednesday: 10:00am-12:00pm and 2:00pm-5:30pm, Tuesday: 2:00pm-5:30pm, Thursday: Closed, Friday: 9:30am-12:30pm and 2:00pm-5:30pm, Saturday: 10:00am-12:30pm, Sunday: Closed.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 17th January 2023.

Yours faithfully,



**Daniel Lemon - Planner
Asbri Planning Ltd**

Date: 13th December 2022

Our Ref: S22.101

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

Dear

Tel: 01792 480535

www.asbriplanning.co.uk

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) OR
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF
43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS
LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT**

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

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Yours faithfully,



**Daniel Lemon - Planner
Asbri Planning Ltd**

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

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

The Health and Safety Executive
via web app

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian Ltd is intending to apply for full planning permission for the demolition of the existing structures and construction of 43no. residential dwellings with associated infrastructure works at Heol Crwys, Cwmafan, Neath Port Talbot, SA12 9NT.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 17th January 2023.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Trunk Road Agency

LGC_Development_Control-South@gov.wales

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT

Purpose of this notice:

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Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

The Coal Authority

planningconsultation@coal.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT

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Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

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Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Cadw

cadwplanning@gov.wales

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

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Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Dwr Cymru Welsh Water

developer.services@dwrcymru.com

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

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Yours Sincerely,



Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Highways Authority

hdc@npt.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

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Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Date: 13th December 2022

Our Ref: S22.201

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Mid and West Wales Fire

Bregs@mawwfire.gov.uk

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam,

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 17th January 2023.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel Lemon'.

Daniel Lemon - Planner

Asbri Planning Ltd

Appendix E - Responses received from specialist consultees

Asbri Planning Ltd

Eich cyfeirnod
Your reference

S22.201

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

3 January 2023

Llinell uniongyrchol
Direct line

0300 0256004

E-bost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed full planning application for the demolition of existing structures and construction of 43 residential dwellings with associated infrastructure works, Land at Heol Crwys, Cwmafan, Neath, Port Talbot, SA12 9NT

Thank you for your letter of 13 December inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

GM054 Buarth y Gaer, Mynydd y Gaer
GM055 Mynydd y Gaer (Lower) Camp
GM098 Pen-y-Castell
GM263 Craig Ty-Isaf Camp
GM279 Foel Fynyddau Round Cairn
GM289 Cwm-Clais Castle Mound
GM358 Plas Baglan
GM393 Pont Fawr Aqueduct / Viaduct
GM428 Ruins of St Baglan's Church



GM551 Deserted Rural Settlement North of Foel Fynyddau
GM566 Cwmafan copper works flue

This pre-planning application is for residential dwellings and works, Land at Heol Crwys, Cwmafan, Neath, Port Talbot, SA12 9NT.

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them except for GM098 Pen-y-Castell and GM566 Cwmafan copper works flue. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than GM566 Cwmafan copper works flue.

The proposal is located some 925m northwest of scheduled monument GM098 Pen-y-Castell which comprises the remains of an Iron Age hillfort located on the summit of a small steep-sided hill. It measures 65m long from east to west by 30m wide enclosing 0.2 hectares and is defended by a bank following the contours of the hill. The bank is 0.3m high internally but with an outer scarp nearly 3m high. At the eastern end is a simple entrance 4.5m wide. Outside the bank is a berm 6-7m wide, followed by a second rampart. This is missing on the north-eastern and along the eastern half of the northern side; along the western half of the north side, it is visible as a bank 3m wide and 0.6m high. It is best preserved across the western end where it is 6m wide and nearly a metre high; along the southern side it forms a scarp fading into the natural slope. The entrance is on the east and is 14m wide; outside it is traces of an approach road winding up the hill.

The hillfort appears to have been located to control access along the Afan Valley and therefore the significant views from it are to the northwest in an arc from west to northeast.

The proposal is located some 450m south of scheduled monument GM566 Cwmafan copper works flue which comprises GM566 Cwmafan copper works flue. This comprises the remains of the Cwmafan copper works flue and stack.

Copper smelting was established in Cwmafan in 1835, when the foundation stone of the original works was laid. At the time, the Swansea district was the centre of the copper industry. The works first produced copper in 1838 and continued under several different ownerships until it was abandoned in 1906. The flue was constructed to combat the effects of the pollution caused by the works and comprised a culvert that climbed the slope to the west of the works, culminating in a stack situated on the summit. An essay by the Rev John Rowlands (1853) describes the works: *"The works were sited at the foot of the Foel mountain, a culvert (flue) being constructed from them to its summit, noxious copper smoke, which threatened the health of the inhabitants of Cwmafan being drawn through it, eventually dispersing into the atmosphere. This culvert is a mile long, if we take note of the sections of it which run to various parts of the works, being arched with stones through its entire length. Its internal width is 15ft and its height is 10 ½ ft. A strongly built and attractively designed stack about 30ft high stands at the Foel's summit, the copper smoke from the works dispersing from it into the atmosphere after being sucked through the culvert"*.



The stack was intentionally destroyed in 1940 as it was felt to be a navigational aid to the Luftwaffe during their bombing raids on Swansea; it now survives as rubble-strewn foundations.

As an industrial structure the flue was located to remove the fumes from the copper works to the stack at the top of Foel Fynyddau. As such views to and from the site were not contributory features in its location and whilst the stack would have been a local landmark its destruction has removed this visual aspect of its setting. The setting of the monument is therefore its topographical location and the link between the sites of the copper works and the stack.

The proposal is for a residential development consisting of the demolition of existing bungalows at the application site and the construction of 43 dwellings: a mixture of two-storey apartments and one-storey bungalows along with car parking and associated infrastructure. There are five different house designs, all will be rendered with brick detailing, have UPVC windows and slate roofs.

The proposal will be visible in views from both scheduled monuments and is within the identified significant view from GM098 Pen-y-Castell. However, the application site already holds residential development and the demolition and replacement with new dwellings will not alter the character of the site greatly; any change will be seen within the context of other residential development surrounding the site. As noted above views from the GM566 do not form part of its setting and regarding GM098 whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the settings of scheduled monuments GM098 or GM566.

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

Yours sincerely,

Laura Cooper
Policy and Protection



Annex A

Our role

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

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

National Policy

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

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

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

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

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a



registered park or garden or its setting should be a material consideration in the determination of a planning application.

Mr Daniel Lemon
Asbri Planning
Suite D, 1st Floor 220
High Street,
Swansea
SA1 1NW

Date: 29/12/2022
Our Ref: PPA0007447

Dear Mr Lemon,

Grid Ref: 278298 192536

Site Address: Land at Heol Crwys, Cwmafan, Port Talbot

Development: 2D - Proposed full planning application for the demolition of existing structures and construction of 43no. residential dwellings with associated infrastructure works

I 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 I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

You are 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that 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

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the '3 inch' diameter watermain. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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.

Cardiff
CF56 8RS

Advice : HSL-221101145801-744 Does Not Cross Any Consultation Zones

Your Ref: S22.101

Development Name:

Comments:



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

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 01 November 2022.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/22/0016/00
APPLICANT: DANIEL LEMON – ASBRI PLANNING LTD
LOCATION: LAND AT HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12 9NT
PROPOSAL: DEMOLITION OF THE EXISTING STRUCTURES & CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS

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:-

Concerns

1. Clarification is needed on the amount parking spaces as the plans (Site Layout, Highways Works and Drainage Strategy Plan) illustrate 50 vehicle parking spaces. On the document 'Planning, Design and Access Statement' (page 29) states that the number of vehicle parking spaces will be 46.
2. Visibility splays have not been provide for all entrances/junctions to the site, details on which are listed below.

No highways objection providing that:

1. 1 vehicular parking space per bedroom up to a maximum of 3 bedrooms shall be provided for each dwelling. 50 have been illustrated on the 'Highways Plan' and 'Site Layout' drawings provided.

2. Visibility splays shall be provided for parking bays P1 & P2, P10 & P11 off Heol Crwys and for both parking bays for units 40-43 off Heol Jiwbili. These shall be measured at 43 metres in either direction, set back at 2.4 metres. These would need to be added for the full application submission.
3. Vehicle parking spaces for:
 - Plots P3-P8, and P13-P39 shall be constructed to a minimum of 2.6 metres (width), by 4.8 metres (length).
 - Plots P1-P2 shall be constructed to a minimum of 3.6 metres (width), by 6 metres (length) for each space.
 - Plots P10-P11 shall be constructed to a minimum of 3.6 metres (width), by 10.8 metres (length) for each dwellings space (two vehicles in tandem)
 - Plots P40-P43 shall be constructed to a minimum of 3.6 metres (width), by 6 metres (length) for each space.
4. Swept path analysis of the movements within the parking court that serves plots P14 and P15 will need to be submitted with full application.
5. The applicant will need to enter into a Section 278 Agreement for the construction of the new junctions off Heol Crwys and Heol Jiwbili.
6. Any existing access points vehicular or pedestrian, not forming part of the proposed means of access to the development shall be reinstated to full height kerb/footway construction.
7. Any upgrading or alterations where necessary to the existing highway drainage system as a consequence of the proposed site access works are to be provided in the full application submission.
8. Where necessary any alterations to the public lighting system or existing street furniture locations as a consequence of the proposed site accesses shall be provided.
9. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - o the parking of vehicles of site operatives and visitors
 - o loading and unloading of plant and materials
 - o storage of plant and materials used in constructing the development
 - o the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - o wheel washing facilities

- o measures to control the emission of dust and dirt during construction
 - o a scheme for recycling/disposing of waste resulting from demolition and construction works.
10. Any reduction in proposed car parking provision must be evidenced by a robust sustainability report.
 11. Retaining wall calculations must be provided for the retaining walls shown in the document 'Engineering Appraisal'.
 12. Pedestrian connectivity through the site, Active Travel provision and Electric Vehicle charging must be considered in the overall design.
 13. NPTCBC operate a kerbside refuse/recycling scheme. Therefore, bin store locations must be provided for collection day adjacent to the public highway. These bin store areas must not obstruct driver visibility if adjacent to any of the proposed access points.
 14. Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

(It is noted that the applicant has submitted a SAB pre application)

NOTE TO PLANNER

The parking space dimensions are based off the new Highways Technical Design Guide for Residential, Commercial and Industrial developments.

NOTES TO APPLICANT

S.278 and S.38 Agreements

To ensure the road works you are required to undertake are carried out to the satisfaction of the local planning authority you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport at The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG (FAO Senior Highway Development Engineer Telephone No. 01639 686850 or e-mail hdc@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

The Final Completion (adoption) Certificate for the required S.278 Agreement of the Highways Act 1980 to facilitate the junction giving access to the development, will not be issued until confirmation is submitted to the Local Planning Authority that a S.104 Agreement of the Water Industry Act 1991 has been completed and is in its maintenance period prior to adoption by DCWW.

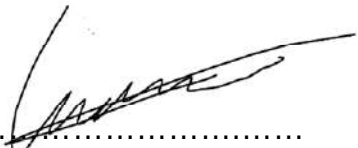
SAB

The required SAB permission is separate from any planning permission that might be granted and any works commenced without SAB approval will be deemed a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018, which could mean removing any work that has commenced. As such under this legislation you are not permitted to start work on site until SAB approval has been granted for your proposed development.

You can search the Authority's web site for further information using the link <https://www.npt.gov.uk/17534> or contact the Highway Development Control Section using hdc@npt.gov.uk or 01639 686850.

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary offsite 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: 03/01/2023
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N422001600 - LAND AT HEOL CRWYS, CWMAVON



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

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

*Gofynner am/
Please ask for:*

Watch Manager Adrian Hall

Rhif Est/Extn. No.

6611

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My Ref:

AJH/KDT/00341678

Dyddiad/Date:

13 December 2022

FAO: Daniel Lemon

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: Heol Crwys, Cwmafan, Neath Port Talbot SA12 9NT

REFERENCE NUMBER: S22.201

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 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 'Aneur J. Hall'. The signature is written in a cursive, slightly slanted style.

Watch Manager A Hall
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.

Maes Newydd
Llandarcy
Neath Port Talbot
SA10 6JQ

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

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

17 January 2023

Annwyl Syr/Madam / Dear Sir/Madam,

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

**BWRIAD / PROPOSAL: FULL PLANNING APPLICATION FOR THE DEMOLITION OF
EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL
DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS**

**LLEOLIAD / LOCATION: HEOL CRWYS, CWMAFAN, NEATH PORT TALBOT, SA12
9AT**

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 13 December 2022.

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

- **Full suite of land contamination conditions**

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

Land Contamination

We have reviewed the following document which has been submitted in support of the proposed application, 'Tai Tarian Ltd HEOL CRWYS, CWMAVON Desk Study Report' ref. 14023/LP/22/DS by Integral Geotechnique, dated March 2022.

We note from the historic maps of 1877 that the site spans both the tin plate and the Rio Tinto Copper works. Both the west and the east of the proposed site are either in close proximity to or contain the coking ovens for the works. We note that there has been reprofiling of the site during construction of the bungalows which are currently on site and

have been since the 1970's. Coking ovens produce liquors which are potentially hazardous to groundwater and have been, and may still be mobile, and being released into the groundwater under the site.

In section 8.0 of the report 'Site Investigation Proposals', groundwater is only considered under groundwater control and there is no reference of any kind to groundwater sampling. There should be adequate sampling and characterisation of the groundwater quality and flow direction to understand if there is still a legacy from the coking ovens as well as any other associated industrial activity. Please refer to BS 10175:2011 'Investigation of Potentially Contaminated Sites - Code of Practice' (+A2:2017) for the requirements for sampling density, location and characterisation of the site.

The generic reference to "DEFRA Guidance" and RICS is insufficient. For planning applications on land affected by contamination, we require the reports to use LCRM as a reference point.

In Wales we have broken this down into the WLGA Developers Guide. Both references are on this page [Natural Resources Wales / Land contamination](#). For future submissions, these are the references that should be used to meet the requirements of Planning Policy Wales.

If we are to be consulted by the Local Planning Authority as part of the full planning permission consultation, we would recommend that the full suite of land contamination conditions are included on any planning consent for the proposal. A new or updated report would be required with the discharge of conditions application which would consider the above information whilst using the correct guidance.

The conditions are as follows;

Condition - Land Affected by Contamination

No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition - Contamination Verification Report

Prior to the occupation of the development or phase of development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition - Long-term Monitoring

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Justification: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition - Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained

written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Justification: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Condition - Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Justification: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

European Protected Species – Bats

We note that the bat report submitted in support of the above application ('Preliminary Ecological Appraisal and Protected Species Surveys' by Hawkeswood Ecology, dated October 2022) has identified that bats were not using the application site. We therefore have no comments to make on this matter.

Watercourse

We note that there is a culverted ordinary watercourse running underneath the site. If any works are proposed which will affect the flow within an ordinary watercourse (including further culverting) the developer will require prior written consent from the Lead Local Flood Authority under the Land Drainage Act 1991. As you are aware, the Lead Local Flood Authority is the relevant Local Authority to the proposed development site.

Other Matters

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

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

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

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

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

Yn gywir / Yours faithfully

Ashley Bosomworth

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



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr D Lemon - Planner (Asbri Planning Ltd)
Neath Port Talbot County Borough Council

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

06 January 2023

Dear Mr Lemon - Planner (Asbri Planning Ltd)

PLANNING APPLICATION: PRE APPLICATION: LAND AT HEOL CRWYS

PROPOSED FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF 43NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE WORKS; Land At, Heol Crwys, Cwmavon, Neath Port Talbot, SA12 9NT

Thank you for your notification of 13 December 2022 seeking the views of the Coal Authority on the above pre-application enquiry.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

I have checked the location plan and I can confirm that the site falls within the defined Development High Risk Area. The Coal Authority records indicate that the application site is likely to have been subject to historic unrecorded coal mine workings at shallow depth associated with a thick coal outcrop. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site in the manner proposed needs to be accompanied by a Coal Mining Risk Assessment Report.

It is acknowledged that the applicant has already obtained a Coal Mining Risk Assessment (dated July 2022, prepared by Integral Geotechnique) in this instance. The report identifies that the site is located within a high-risk development area. The author considers

that there is potential for the risk to be lowered by conducting a site investigation, which may highlight remediation work which would be required to be undertaken prior to the site being developed.

Accordingly, based on the above report being submitted as part of a formal planning application submission, the Coal Authority would not raise an objection but would recommend planning condition(s) are imposed to control the requirement for an intrusive site investigation to take place and any subsequent remediation/mitigation (prior to commencement of development).

It is a requirement of Planning Policy Wales (2021), paragraphs 6.9.23 to 6.9.28, that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

Under the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Local Planning Authority will consult the Coal Authority on any subsequent planning application for this site, and we will review and provide formal comments on the Coal Mining Risk Assessment Report.

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI
Planning and Development Manager – Corporate Projects

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for

consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Daniel Lemon

From: Richard.Jones7@gov.wales
Sent: 23 December 2022 12:24
To: Kate Stevens; LGC_Development_Control-South@gov.wales
Cc: Rhodri.Thomas@wsp.com
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Heol Crwys, Cwmafan, Neath Port Talbot

FAO Asbri,

Thank you for the consultation. No objections on trunk road grounds.

Kind regards

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

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

Ffôn / Tel: 03000 256573

From: Kate Stevens <Kate@asbriplanning.co.uk>
Sent: 13 December 2022 13:58
To: LGC Development Control (South) <LGC_Development_Control-South@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Heol Crwys, Cwmafan, Neath Port Talbot

Please see attached

Kate Stevens - Office Manager

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



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Appendix F - Responses received from 'other' consultees

Daniel Lemon

From: James, Eirlys <ejames@nationalgrid.co.uk>
Sent: 13 December 2022 15:21
To: Kate Stevens
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Heol Crwys, Cwmafan, Neath Port Talbot

Hi,

Thank you for your email advising of the intention for demolition.

Please note that you will need to apply for disconnection when you are ready.

Best regards,

Eirlys James

Team Support
Network Services (South Wales) / Distribution - Swansea
nationalgrid

+44 (0)1792 784328
ejames@nationalgrid.co.uk

Millbrook Drive, Swansea Vale, Swansea, SA7 0AB
nationalgrid.co.uk

Please consider the environment before printing this email.

Advance notice of holiday: None.

From: Mahal, Gurvinder K. <gmahal@nationalgrid.co.uk> **On Behalf Of** NGED, New Supplies
Sent: 13 December 2022 14:06
To: Bailey, Veronica <vbailey1@nationalgrid.co.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Heol Crwys, Cwmafan, Neath Port Talbot

Kindest Regards,

Gurvinder Mahal

New Supplies Team Co-Ordinator
Logistics / Records
nationalgrid

+44 (0)1216 239007
nged.newsupplies@nationalgrid.co.uk

Please note, our email address has changed to the details shown above

Daniel Lemon

From: Lee Barrett <l.barrett@npt.gov.uk> on behalf of Countryside
<countryside@npt.gov.uk>
Sent: 15 December 2022 14:19
To: Kate Stevens
Cc: Jon Griffiths; Planning
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Heol
Crwys, Cwmafan, Neath Port Talbot
Attachments: Consultee Letter.pdf; PROW at Heol Crwys, SA12 9PA..pdf

Dear Kate Stevens,

Please find attached a plan that shows the Public Rights of Way within the site at Heol Crwys.

Whilst Footpath (FP) 126.PT is accommodated within your plans and won't be affected by the proposal, there is an issue with FP 127.PT/3. In effect this should have been diverted probably back in the 1960's when the old housing estate was being built, and indeed an [alternative path](#) was provided 'on the ground' as shown on the attached plan. Unfortunately this was never formalised legally and we have to acknowledge it as per the **Definitive Map & Statement**, therefore I would suggest contacting my colleague Jon Griffiths regarding this process moving forward.

It is hard to determine via Drawing 00 (03) 100 whether your western site boundary just happens to be over the [alternative path](#), but this would need to remain in situ for a positive resolution.

Kind regards,

Lee Barrett

Rights of Way Maintenance Officer / Swyddog Cynnal A Chadw Hawliau Tramwy

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: **01639 686221**

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.

If you would like to use Welsh when dealing with the Council please click [here](#)
Os hoffech ddefnyddio'r Gymraeg wrth ddellio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)



DARPARU GWELL GWASANAETHAU AR-LEIN | DELIVERING BETTER SERVICES ONLINE



Digidol drwy Ddewis
amddiffio arian arian
gwneud defnydd gwell o arian cyhoeddus

Digital by Choice
improving customer experience,
making better use of public money



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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.

Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

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

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

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

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028

Michael.Harvey2@south-wales.pnn.police.uk

15th December 2022

Asbri Planning

Dear Sir / Madam

Re: Heol Crwys, Cwmavon.

Having reviewed the drawings in respect of the above planning application I would make the following observations with a view to the Secured by Design Gold (SBD) Award which is a requirement for grant funded social housing projects :-

(i). Site layout.

All the vehicle parking bays should be within curtilage and must be overlooked.

The parking for plots 14-21 and 22-29 must be overlooked.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They must not undermine the defensible space of neighbourhoods. Routes must not ideally be segregated from one another or provide access to rear gardens as such paths have been proven to generate crime. Paths ideally should be 3 metres wide.

I have concerns in respect of the footpath that is proposed to run between Heol Crwys and Heol Jiwbili. It is not overlooked and ideally would be designed out.

If it is to remain properties adjacent to it must be protected by defensible planting i.e., thorny plants/bushes.

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

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



Entry onto the estate must be restricted to the designated routes.

Reason – To prevent autocrime and anti social behaviour.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489.

Reason – To reduce crime and the fear of crime, and to increase public safety.

(iii). Boundary identification.

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

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

Reason -To encourage a feeling of territoriality amongst users and to deter criminals.

(iv). Landscaping and planting.

Poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will affect the level of use.

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

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

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

Reason -To increase natural surveillance and to reduce opportunity for crime.

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

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Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



(v). Vehicle parking.

All vehicle parking should be within curtilage and must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g., living rooms, kitchens.

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

Reason – To reduce auto crime.

(vi). Side and rear boundaries.

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

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

Rear and side gardens must be secure areas.

Reason – To prevent burglary.

(vii). Garden sheds.

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

Reason - To prevent opportunities for climbing.

(viii). Bin stores.

Bins must be kept in secure areas. Communal bins stores must have access control fitted.

Reason To prevent arson.

(ix). Bicycle stores.

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

Reason – To prevent bike crime.



(x). Security lighting.

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

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

Reason - To prevent crime and increase public safety.

(xi). Drainpipes.

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

Reason To prevent access to windows above ground floor and to the roof.

(xii). Public utilities.

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

Reason - To prevent criminals having an excuse to access the rear of properties.

(xiii). Blank walls.

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

Reason – To prevent anti-social behaviour.

(xiv). Access control.

Access into apartment blocks must be controlled if there are 4 or more apartments using one communal entrance. Entry must be controlled by access control with audio and visual verification fitted.

Reason- To identify callers at the doors of apartments before admitting.

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

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



(xv). Door security.

All external doors in the individual properties must meet the Secured by Design (SBD) standard PAS 24 2022 or equivalent and be third party tested and certificated. The entrance doors into the apartment blocks must also meet the same standards.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must have no external furniture fitted.

The individual apartment external doors must also meet the standard PAS 24 2022 or equivalent.

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

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

Reason – To prevent burglary.

(xvi). Window security.

All vulnerable windows fitted, e.g., ground floor windows, windows above flat roofs, must meet the SBD standard i.e., PAS 24 2022 or equivalent and be third party tested and certificated. They should also have key operated window locks fitted.

Reason – To prevent burglary.

(xvii). Intruder alarm system.

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

Reason – To deter and detect intruders.

(xviii). Identification of properties.

Property numbers and street names must be clearly displayed.

Reason – To assist postal workers, emergency services in identifying properties.



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

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

Yours Sincerely

Mike Harvey
Designing out Crime Officer

Please note

For the Secured by Design Gold Award to be made, PAS 24 2022 doors and windows must be visibly and preferably permanently marked PAS 24 2022 and third party tested and certificated.

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

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

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.
South Wales Police welcomes receiving correspondence in Welsh and English.
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