

BRITON FERRY WHARF, NEATH

PLANNING STATEMENT CONSULTATION REPORT

**THE CONSTRUCTION OF ADVANCED COMPOSITE
MANUFACTURING FACILITY, ASSOCIATED PARKING,
STORAGE AND LOADING FACILITIES AT THE DOCKSIDE**

MARCH 2023



Geraint John Planning

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1.0 INTRODUCTION

Background

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared in support of a planning application, submitted on behalf of the applicant Camplas Holdings Ltd in relation to the following development proposal at Briton Ferry Wharf, Briton Ferry:

"The Construction of Advanced Composite Manufacturing Facility, Associated Parking, Storage and Loading Facilities at the Dockside".

Information Submitted in Support of the Application

- 1.2 The following information was consulted upon as part of the PAC process in support of the planning application:

Document	Author
Application Forms	Geraint John Planning
Planning Design and Access Statement	Geraint John Planning
Coal Mining Report	The Coal Authority
Noise Impact Assessment	ExCAL Limited
Contaminated Land Report	Landmark Information
Topographical Survey	JR Land Surveys
Preliminary Ecological Appraisal	Wyndrush Wild
Transport Statement	ExCAL Limited
Flood Consequences Assessment	Shoreline Management Wales
Plans and Drawings - o Dwg no. 01 Site Location Plan; - o Dwg no. 02 Existing Block Plan; - o Dwg no. 04 Plans & Elevations; - o Dwg no.05 Site Section;	Gerald Blain Associates Ltd:

Purpose and Structure of this Report

- 1.3 The Report documents the Pre-Application Consultation exercise undertaken by the applicant in light of the introduction on 1st August 2016 of the PAC process by the National Assembly of Wales, under Article 1 of the Town and Country Planning (Development Management) (Wales) (Amendment) Order 2016.
- 1.4 This report meets the specified content requirements, as outlined within Paragraph 44 of the Welsh Government's Guidance on Pre-Application Consultation document <http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf>. It also meets the requirements of an Amendment Order to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, which came into force at midnight on 19th May 2020.
- 1.5 This is documented within the following table:

Minimum Requirement	Report Reference
A copy of the site notice (Notice 1B)	Appendix A
A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days	Section 3
A copy of the notice given to owners and occupiers of adjoining land to be given during emergency period	Appendix A
Copies of notices provided to councillors, town and community councils, and specialist consultees (1C Notice)	Appendix B
A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed	Section 4
Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.	Appendix C

- 1.6 The Report is structured as follows:
- **Section 2** provides planning policy context on the PAC process;
 - **Section 3** provides a declaration that the site notice was displayed accordingly;
 - **Section 4** provides a summary of the representations received; and
 - **Section 5** sets out our conclusions.

2.0 PLANNING POLICY CONTEXT

- 2.1 From 1st August 2016, the requirement to undertake PAC is applicable to all 'major' (as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012) planning applications (full or outline) and applications for Development of National Significance (DNS).
- 2.2 As set out in Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, the applicant must for a period of no less than 28 days before an application is submitted:
- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development;
 - Write to any owner or occupier of land adjoining the land to which the proposed application relates;
 - Make the draft planning application information available publicly;
 - Consult community and specialist consultees before applying for planning permission;
 - Consider if an Environmental Impact Assessment (EIA) is required for the project; and
 - Submit a PAC Report as part of the Planning Application.
- 2.3 This document confirms to Neath Port Talbot County Borough Council that the above requirements have been met within the pre-application consultations exercise for the proposed development.

3.0 DECLARATION

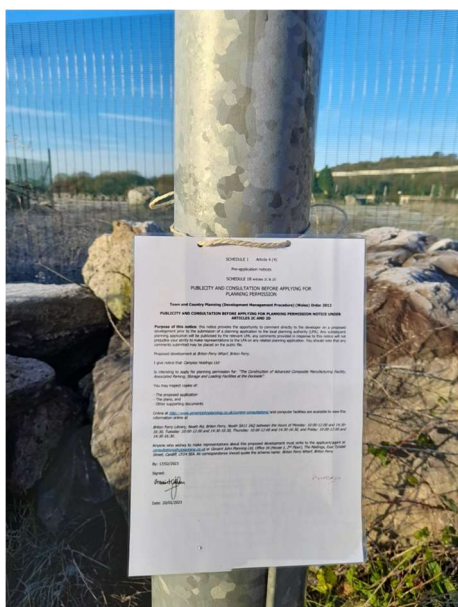
3.1 This section provides, in line with article 2C(1)(a)(i) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a declaration that the applicant has publicised the proposed application by bilingual (English and Welsh) site display in various locations surrounding the site, as noted, and identified in the map below:

- Site Notice 1 – Lamp Post One;
- Site Notice 2 – Site Fence;
- Site Notice 3 – Lamp Post Two.

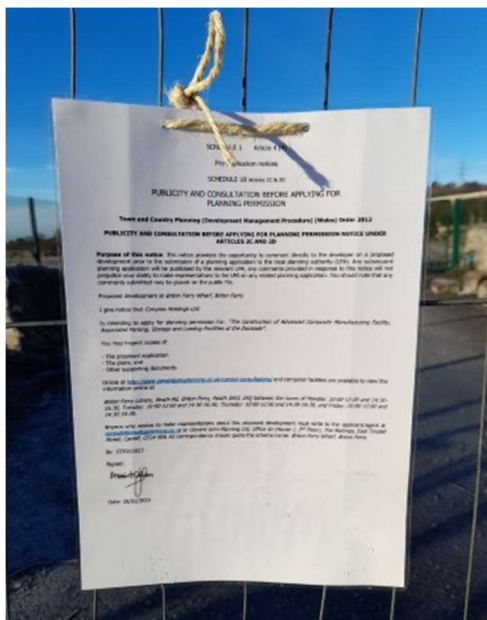
3.2 The site notices were erected on the 20th of January. Photographs of the displayed site notices are provided below. The site notices are reversible, with one side presented in English and one in Welsh.



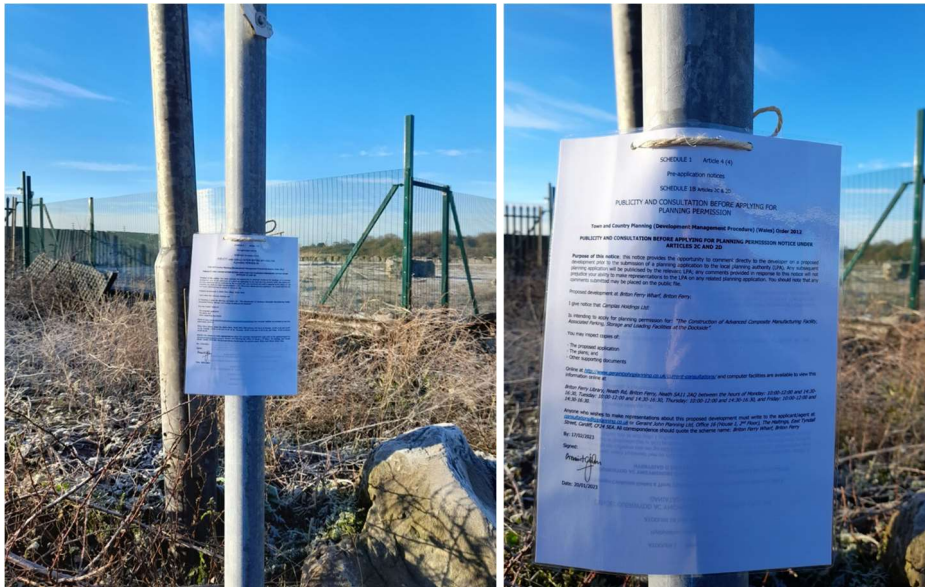
Location of displayed site notices (shown by the red circles)



Site Notice 1 – Lamp Post One



Site Notice 2 – Site Fence



Site Notice 3 – Lamp Post Two

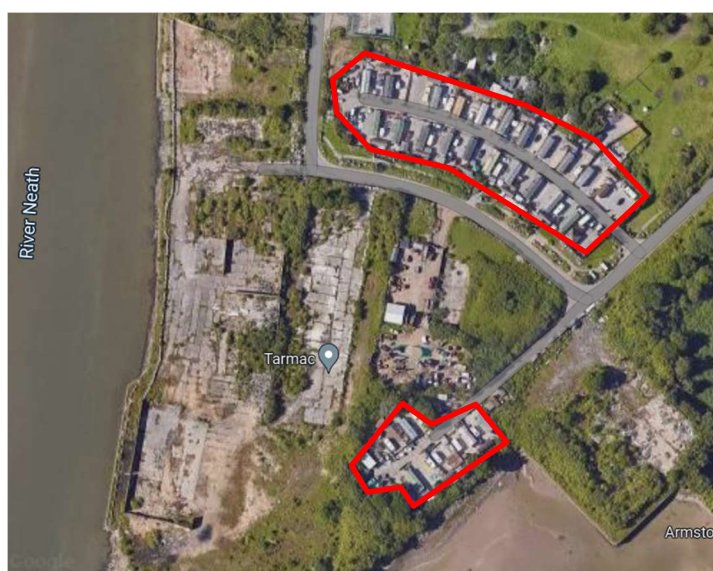
- 3.3 The site notices were on display from 20th of January and remained throughout the entirety of the consultation window.
- 3.4 The site notice (Schedule 1B), included in **Appendix A**, advises Camplas Holdings Ltd is applying for the "*The Construction of Advanced Composite Manufacturing Facility, Associated Parking, Storage and Loading Facilities at the Dockside*" at Briton Ferry.
- 3.5 Copies of the proposed application including, but not limited to, the plans and other supporting documents, were made available online at [Consultations – Geraint John Planning](#). Representations were permitted up until the 17th February, with the consultation period being the required 28 days. The information was made available on the website from 20th of January until 17th of February, to allow for all representations to be submitted.
- 3.6 Representations on the proposed development were directed to the agent, Geraint John Planning Ltd, either by email (to consultations@gjplanning.co.uk) or by post (to Office 16, House 1, 2nd Floor, The Maltings, East Tyndall Street, Cardiff) within 28 days of the initial site notice, quoting the scheme name: Briton Ferry Wharf, Briton Ferry.

4.0 SUMMARY OF REPRESENTATIONS

- 4.1 In line with article 2F(2)(d) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Appendix A** contains a copy of the Schedule 1B notice given to community consultees, whilst **Appendix B** contains a copy of the notice 1C given to specialist consultees.

Community / Adjoining Owner / Occupier Notices

- 4.2 Bilingual Schedule 1B notices were delivered to surrounding occupiers and owners of land adjoining the development on the 20th of January. The extent of neighbourhood consultation, as illustrated in the image below, was carefully considered to ensure the exercise was robust and productive.
- 4.3 Emails were sent to the Neath Port Talbot County Borough Council members and Statutory Consultees on the 20th of January 2023 to notify them of the future planning application and inviting them to provide representation before the closing date of PAC.



Extent of Community Consultation

Adjoining Landowners / Neighbourhood Consultation	
 Traveller Communities	Hand delivered letter, with letter addressed to the owner and/or occupier attached

- 4.4 The letters informed them of the Applicant's intention to submit an application for the proposed development. The notices also identified where the associated plans and reports could be viewed and how to provide feedback concerning these.
- 4.5 **Appendix C** provides a summary of all issues raised by the neighbours and, if required, a response to the points raised, to demonstrate how these have been addressed.
- 4.6 In total, no responses were received from Local Residents regarding the proposed development.

Specialist Consultee Notices

- 4.7 Bilingual Schedule 1C notices were sent via email on 20th January to the following parties to inform them of the Applicant's intention to submit an application and also where and how they could view the associated plans and reports and provide feedback concerning these:

Internal

- Ecology
- Estates
- Highways/Drainage Authority
- Planning
- Pollution Control
- Tree Officer
- Contaminated Land
- Environmental Health

External

- Cadw
- The Coal Authority
- DCWW
- Fire and Rescue Authorities
- GGAT
- NRW

Community

- Cllr Kirsty Morris
- Briton Ferry Town Council

- 4.8 In line with article 2F(2)(f) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Appendix C** contains a copy of all of the responses received from specialist consultees. **Table 2** provides a summary of all issues raised by the specialist consultees and a response to how they have been addressed.

Table 2 – Summary of representations received from specialist consultees

Statutory consultees			
DATE	CONSULTEE	REPRESENTATION	RESPONSE
23/01/2023	GGAT	The proposed development is located in proximity to some heritage assets (for example the Briton Ferry Dock Entrance, and the Briton Ferry Docks Engine House). The preparation of an archaeological desk-based assessment is recommended.	The applicant is agreeable to the imposition of a pre-commencement planning condition to any future approval.
25/01/2023	The Coal Authority	Whilst the development falls within the coalfield, it is located outside the outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site. Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site.	No action needed
02/02/2023	Fire and Rescue	The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes.	The Transport Statement confirms

			that <i>Fire service vehicles and removal vehicles are also able to circulate through and around the site via the proposed road.</i> Adequate water supplies will be provided as part of the proposals.
30/01/2023	Highways and Drainage	No highways objection in principal, subject to further submissions and minor design tweaks to the development layout. From a drainage perspective, SAB approval is required.	Amendments have been made to scheme drawings, and the Transport Statement has been updated accordingly.
31/01/2023	Welsh Water	No objection to the proposed development, and advise as follows: - Foul flows only can be accommodated within the public sewerage system - No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. - In relation to water supply, this can be made available to service this proposed development.	No action needed
02/02/2023	CADW	Designated historic assets are located inside 2km of the proposed development, but intervening topography, buildings and vegetation block all views between them except for GM445 Briton Ferry Dock Entrance. Consequently, the proposed development will have no impact on the settings of these designated historic assets other than GM445 Briton Ferry Dock Entrance. The proposed development is located some 170m west of scheduled monument GM445 Briton Ferry Dock Entrance and will be clearly visible from it. The proposed development could therefore have an adverse impact on the setting of the scheduled monument. Consequently, any application for this development should be accompanied by an assessment of the impact of the proposed development on the setting of the above designated historic assets to be prepared	A Heritage Statement has been commissioned and submitted as part of the planning application.
16/02/2023	NRW	<u>Flood Risk</u> - Satisfied with the proposals in terms of tidal flood risk - The applicant should undertake further analysis in relation to fluvial flood risk. <u>Land Contamination</u> - Have requested the imposition of standard contamination planning conditions. <u>Pollution Prevention</u> - Have requested the imposition of a Construction Environmental Management Plan (CEMP) condition, to any future planning approval. <u>Protected Species</u>	Amendments made to Flood Risk Report, to account for fluvial flooding risk.

		No comments to make on the Preliminary Ecological Appraisal.	
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- 4.9 In addition to the minimum statutory requirements, attempts were made to liaise with Officers at the Local Planning Authority (Nicola Lake), to confirm the appropriate consultees and provide guidance as to whether the proposed extent of neighbour consultation was acceptable. Despite a number of attempts to engage, no formal response was received. Notwithstanding this, it is the applicant's position that a comprehensive consultation exercise has been undertaken, in line with the relevant statutory legislation.

Interim Summary

- 4.10 As a result of the Pre-Application Consultation dialogue with members of the Local Community, Local Councillors and Statutory Consultees, the proposals are considered to respond to comments and advice provided by statutory consultees who were consulted as part of this pre-application consultation exercise. Indeed, no outright objections arose from statutory consultees or community members and residents at this stage. Therefore, in light of the above, it is reasonably considered that the application can proceed to be submitted without major amendment, or further information.
- 4.11 The below sets out the summary and conclusions of this PAC Report and the exercise.



5.0 SUMMARY AND CONCLUSIONS

Purpose of this Report

- 5.1 This PAC report provides a copy of the relevant notices, a summary of responses from consultees including neighbours, community consultees and specialist consultees and how the PAC process (i.e., the receipt of consultee input) has informed amendments or the inclusion of additional information to the planning application.
- 5.2 The pre-application consultation undertaken by the applicant has met and exceeded the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 5.3 The Local Community, Local Members and Statutory Consultees have had the opportunity to be involved in the pre-application process and through this consultation process we have helped the community to understand the benefits and impacts of the proposed development.
- 5.4 This Report sets out the feedback received and how the comments have been considered and responded to. Where appropriate, we have sought to respond directly to comments raised or directed people to the relevant documentation provided as part of the consultation. This process has helped us understand and address any relevant concerns and has resulted in amendments to the final submission.
- 5.5 No outright objections to the proposals were received from Statutory Consultees or Community Councillors, with all comments and concerns from neighbours having been duly noted.
- 5.6 In conclusion, this Report documents the way in which the Applicant has addressed and met the PAC requirements outlined within the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 5.7 It is accordingly requested that the Local Planning Authority consider the content of this Report in the processing, validation, and assessment of the planning application.

APPENDIX A – NOTICE UNDER SCHEDULE 1B

SCHEDULE 1 Article 4 (4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

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

Proposed development at *Briton Ferry Wharf, Briton Ferry.*

I give notice that *Camplas Holdings Ltd:*

Is intending to apply for planning permission for: *"The Construction of Advanced Composite Manufacturing Facility, Associated Parking, Storage and Loading Facilities at the Dockside".*

You may inspect copies of:

- The proposed application
- The plans; and
- Other supporting documents

Online at <http://www.geraintjohnplanning.co.uk/current-consultations/> and computer facilities are available to view this information online at

Briton Ferry Library, Neath Rd, Briton Ferry, Neath SA11 2AQ between the hours of Monday: 10:00-12:00 and 14:30-16:30, Tuesday: 10:00-12:00 and 14:30-16:30, Thursday: 10:00-12:00 and 14:30-16:30, and Friday: 10:00-12:00 and 14:30-16:30.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at consultations@gjplanning.co.uk or Geraint John Planning Ltd, Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA. All correspondence should quote the scheme name: *Briton Ferry Wharf, Briton Ferry*

By: 17/02/2023

Signed:



Date: 20/01/2023

ATODLEN 1 Erthygl 4 (4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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

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

Datblygiad Arfaethedig yn Glanfa Llansawel, Llansawel.

Rwyf yn hysbysu bod *Camplas Holdings Ltd*:

Yn bwriadu gwneud cais am ganiatâd cynllunio i: Adeiladu Cyfleuster ar qyfer gweithgynhyrchu cyfansawdd datblygedig, Parcio Cysylltiedig, a Cyfleusterau Storio a Llwytho wrth ochr y Dociau.

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn <http://www.geraintjohnplanning.co.uk/current-consultations/> ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn

Llyfrgell Llansawel, Ffordd Castell-nedd, Llansawel, Castell-nedd SA11 2AQ rhwng yr oriau 10:00-12:00 a 14:30-16:30, Dydd Llyn, Dydd Mawrth, Dydd Iau a Dydd Gwener.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@gjplanning.co.uk neu Geraint John Planning Ltd, Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA. Dylai pob gohebiaeth defnyddio'r enw'r cynllun: Glanfa Llansawel, Llansawel.

Erbyn: 17/02/2023

Llofnod:

Dyddiad: 20/01/2023

APPENDIX B – NOTICE UNDER SCHEDULE 1C

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

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

Proposed development at *Briton Ferry Wharf, Briton Ferry*.

I give notice that *Camplas Holdings Ltd*:

Is intending to apply for planning permission for: *"The Construction of Advanced Composite Manufacturing Facility, Associated Parking, Storage and Loading Facilities at the Dockside"*.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at www.geraintjohnplanning.co.uk/current-consultations/

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 consultations@gjplanning.co.uk by **17/02/2023**. All correspondence should quote the scheme name: *Briton Ferry Wharf, Briton Ferry*.

Signed:



Date: 20/01/2023

ATODLEN 1C Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

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

Datblygiad arfaethedig yn *Glanfa Llansawel, Llansawel*.

Rwyf yn hysbysu bod *Camplas Holdings Ltd*:

Yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer: Adeiladu Cyfleuster ar gyfer gweithgynhyrchu cyfansawdd datblygedig, Parcio Cysylltiedig, a Cyfleusterau Storio a Llwytho wrth ochr y Dociau.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <http://www.geraintjohnplanning.co.uk/current-consultations/>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at consultations@gjplanning.co.uk yn erbyn **17/02/2023**. Dylai pob gohebiaeth defnyddio'r enw'r cynllun: *Glanfa Llansawel, Llansawel*.

Llofnod:



Dyddiad: 20/01/2023

APPENDIX C – SPECIALIST CONSULTTEE RESPONSES



Date	Consultee	Comment	Response
Statutory Consultee			
23/01/2023	GGAT	We have consulted the regional Historic Environment Record (HER) and note that the proposed development to be located on the site of the Victoria Tin Plate works, the Gwalia Tin Plate Works and the Cambrian Coke Works. It is a short distance to the west of a Scheduled Monument in the form of the Briton Ferry Dock Entrance (Cadw ref. GM445), designed by Brunel and opened in 1861. To the north is the Briton Ferry Docks Engine House, a Grade II Listed Building (Cadw ref. 23300) built in 1910 for the Briton Ferry Ironworks which opened in 1847. The site is therefore at the heart of an important industrial complex, recognised by the designated status of the adjacent remains. Given our experience of such industrial sites, it is likely that associated remains survive to a high degree of integrity and will require mitigation. However, we are aware that there has been some alteration to the landscape, but as currently there is no information on the likely survival of the archaeological resource we are not in a position to make any informed recommendation. As a result should a similar application to the one you have outlined be submitted, we would likely to recommend an archaeological desk-based assessment be carried out in the first instance. The assessment should be prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (2017) and to an agreed methodology set out in a Written Scheme of Investigation (WSI). It is our policy to recommend that it is undertaken by a CIfA Registered Organisation (RO) or accredited Member (MCIfA) of CIfA. It should be noted that the assessment is the initial phase of archaeological work and it is likely that additional investigation/mitigation will be required. Such an approach is consistent with PPW (2021, section 6.1.26) and TAN 24 (Sections 4.7-4.8), as well as our recommendations for previous applications for this site (our ref. NPT0468).	The applicant is agreeable to the imposition of a pre-commencement planning condition to any future approval.
25/01/2023	The Coal Authority	Thank you for your notification of 20 January 2023 seeking the pre-application views of the Coal Authority on the above. I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site. Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Standing Advice on any planning permission granted.	No action needed
02/02/2023	FIRE AND RESCUE AUTHORITIES	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	The Transport Statement confirms that <i>Fire service vehicles and removal vehicles are also able to circulate through and around the site via the proposed road.</i>

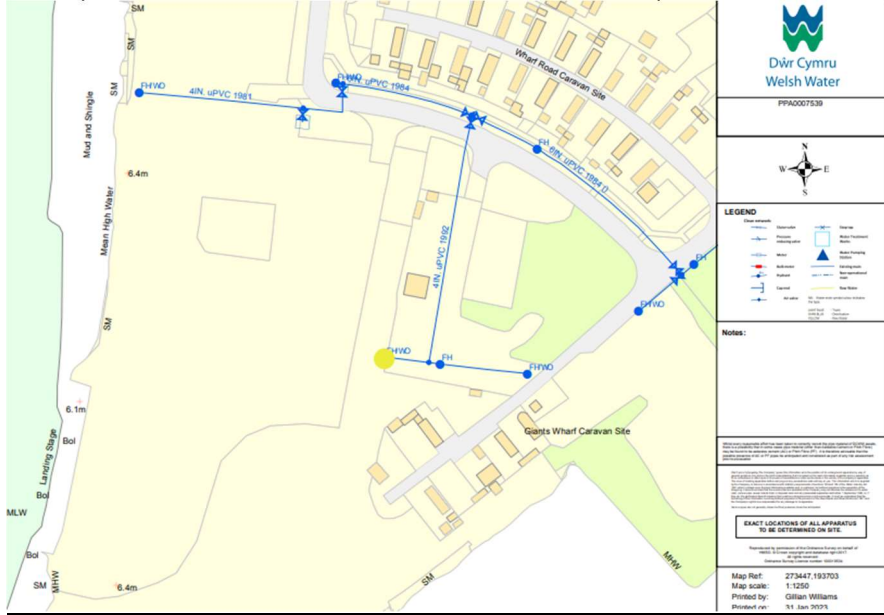
		committee/applicant. It is important that these matters are dealt with early on in any proposed development - The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed. - Please confirm the Proposal meets the requirements of B5 Approved document B (Wales) 2020 in relation to water supplies and vehicle access for firefighting purposes. 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).	Adequate water supplies will be provided as part of the proposals.
The Highway Authority	30/01/2023	No highway objection in principle to the proposal subject to any further submissions being in compliance with the following documents and address the comments/concerns below: - Neath Port Talbot County Borough Council - Parking Standards (Oct 2016). - Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments. - Planning Policy Wales Technical Advice Note 18: Transport - Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended. - Welsh Government's Active Travel Guidance - The site is accessed off an unadopted road and as such the landowner's permission may be required to carry out any works at the junction. - A kerb radius of 15m should be provided at the junction to accommodate HGV vehicles accessing the site. Any gates fronting the highway should open into the site only and where possible be set-back 12m.	Amendments have been made to scheme drawings, and the Transport Statement has been updated accordingly.

		3. The internal site roads should be a minimum of 6.5m wide to allow 2 HGV vehicles to pass. 4. Swept path analysis plans should be submitted to demonstrate that HGVs can pass at bends within the development. 5. A sufficient turning area for HGVs should be provided within the site. A turning circle would be the preferred design option. 6. Designated loading/unloading areas for HGVs should be provided within the site. 7. Parking for both commercial and private vehicles within the site should be provided in accordance with our SPG Parking Standards (Oct 2016). There are no footways leading to the site reducing pedestrian connectivity and as such there is no scope to reduce the parking requirement based on sustainability. 8. A CMS should be provided which covers the following: • the parking of vehicles of site operatives and visitors • loading and unloading of plant and materials • storage of plant and materials used in constructing the development • the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate • wheel washing facilities • measures to control the emission of dust and dirt during construction • a scheme for recycling/disposing of waste resulting from demolition and construction works • The Construction Method Statement shall be signed by a competent person(s). 9. An updated Transport Statement should be submitted with the full application. 10. SAB approval is required. It is recommended that you engage with the SAB team at the earliest opportunity through the pre-application process. <u>NOTES TO APPLICANT</u> <u>Active Travel</u> Development proposals must seek to maximise walking and cycling accessibility by prioritising	
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		the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel. <u>SAB Approval Requirement</u> Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role <u>before construction work begins</u>. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. <u>You will not be allowed to start construction until both permissions have been approved.</u> If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab	
CADW	02/02/2023	<u>Advice</u> 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.	A Heritage Statement has been commissioned and submitted as part of the planning application.

		We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment. The national policy and Cadw's role in planning are set out in Annex A. <u>Assessment</u> <u>Scheduled Monuments</u> GM290 Gelli-Bwch Round Cairn GM445 Briton Ferry Dock Entrance GM489 Ynysmaerdy Railway Incline <u>Registered Parks and Gardens</u> PGW(Gm)62(NEP) Jersey Park This pre-planning application is for the construction of an advanced composite manufacturing facility & associated works at Dockside, Briton Ferry Wharf, Briton Ferry. The above designated historic assets are located inside 2km of the proposed development, but intervening topography, buildings and vegetation block all views between them except for GM445 Briton Ferry Dock Entrance. Consequently, the proposed development will have no impact on the settings of these designated historic assets other than GM445 Briton Ferry Dock Entrance. The proposed development is for the construction of a large industrial unit orientated north to south to measure some 84m long, 25m in width and 12m height to the eaves having an extension of two-story offices for the full length of the west elevation. This extension at 84m min length will measure 6m in depth and be some 6m high to the eaves. The building will be a combination of brick and steel-framed construction with a slightly pitched roof finished in profiled metal cladding. There will be two roller shutter doors to the east and west elevations. Existing hardstanding access to the site is to be used and use will also be made of the adjacent wharf to the River Neath. The proposed development is located some 170m west of scheduled monument GM445 Briton Ferry Dock Entrance and will be clearly visible from it. The proposed development could therefore have an adverse impact on the setting of the scheduled monument. This will be a material consideration in the determination of this application (see Planning Policy Wales 2021, section 6.1.23): However, no information on this issue has been submitted with the	
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		application. Consequently, any application for this development should be accompanied by an assessment of the impact of the proposed development on the setting of the above designated historic assets to be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017). 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	
Welsh Water	31/01/2023	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. <u>SEWERAGE</u> 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. <u>SEWAGE TREATMENT</u> No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. <u>WATER SUPPLY</u>	No action needed

		A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 4" diameter UPVC watermain in 273458, 193682' location. The cost of providing new on-site watermain can be calculated upon the receipt of detailed site layout plans which should be sent to the above address. I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. 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@dwcymru.com Please quote our reference number in all communications and correspondence. 	
NRW	16/02/23	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 20 January 2023. We have concerns with the application as proposed because inadequate information has been	Amendments made to Flood Risk Report, to account for fluvial flooding risk.

		provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below. We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding contaminated land and pollution prevention on any planning permission granted on the decision notice. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning permission. Flood Risk The planning application proposes less vulnerable development, a new composite manufacturing facility. Our flood risk map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMFP) identifies the application site to be at risk of flooding and falls entirely into Flood Zone 3 (Sea). Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a flood consequence assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level. We have reviewed the 'Flood Consequences Assessment (TAN15)' undertaken by Shoreline Management Wales, dated October 2022 and the associated submitted documents. With regard to the tidal flood risk to the site we are satisfied with the proposed measures and mitigation to be put in place. The Natural Resources Wales (NRW) fluvial hydraulic model for the River Neath ends upstream of the site (immediately north of the M4) which is the reasoning for the site to not be shown at fluvial flood risk. In order to be certain that the proposed development is not at fluvial flood risk, the applicant should undertake further analysis in order to demonstrate compliance with TAN15. Should a fluvial flood risk be identified, proposed mitigation would need to be demonstrated to remove any impact to 3rd party land as a result of displacement of flood water from the proposed buildings. Land Contamination We have reviewed the contamination report by Landmark Information, dated 14 September 2020 ref. 257067073. The previous land uses are listed as "an iron works c.1882, a coke works c.1899, a tin plate works c.1889, spoil c.1961, a slag heap c.1965", which have associated land contamination issues. The Landmark report is a statement of fact and there is no interpretation of information with this. There is also no provision of historical maps.	
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		We therefore would request the following conditions are included on a planning consent granted by the Local Planning Authority for this proposed development. Condition - Land affected by contamination No 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. <u>Condition - Contamination verification report</u> Prior to the operation of the 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	
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		been remediated prior to 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. <u>Condition - Long term monitoring plan</u> Prior to the operation of the development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include: • Details of the methods and triggers for action to be undertaken • Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required. • Timescales for submission of monitoring reports to the LPA e.g. annually • Details of any necessary contingency and remedial actions and timescales for actions • Details confirming that the contingency and remedial actions have been carried out The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales. Justification: A land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on land contamination. <u>Condition - Unsuspected contamination</u> 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 a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved. Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. <u>Condition - Surface water drainage</u> No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approval details.	
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		management; species and habitats protection, avoidance and mitigation measures. • Soil Management: details of topsoil strip, storage and amelioration for re-use. • CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures. • Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies. • Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use • Traffic Management: details of site deliveries, plant on site, wheel wash facilities • Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan • Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details • Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations. The CEMP shall be implemented as approved during the site preparation and construction phases of the development. Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. There are Article 17 Annex 1 Habitats features in close proximity to this proposed application site including Saltmarsh, Intertidal Reefs as well as Section 7 OSPAR Blue Mussel Beds south of the site. Proposed safeguards of these features should be considered within the CEMP. European Protected Species We note that the report submitted in support of the above application ('Preliminary Ecological Appraisal' by Wyndrush Wild, dated December 2022) has identified that European Protected Species were not using the application site. We therefore have no comments to make on this matter. We advise you consult with the Local Authority's Planning Ecologist who can advise if the survey is sufficient.	
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