



PRE-APPLICATION CONSULTATION STATEMENT
PROPOSED 10 RESIDENTIAL DWELLINGS AT FORMER TONMAWR
PRIMARY SCHOOL SITE, TONMAWR

On behalf of
Mr D John

Our Ref: 1130.a
Date: October 2022
Prepared by: JDE

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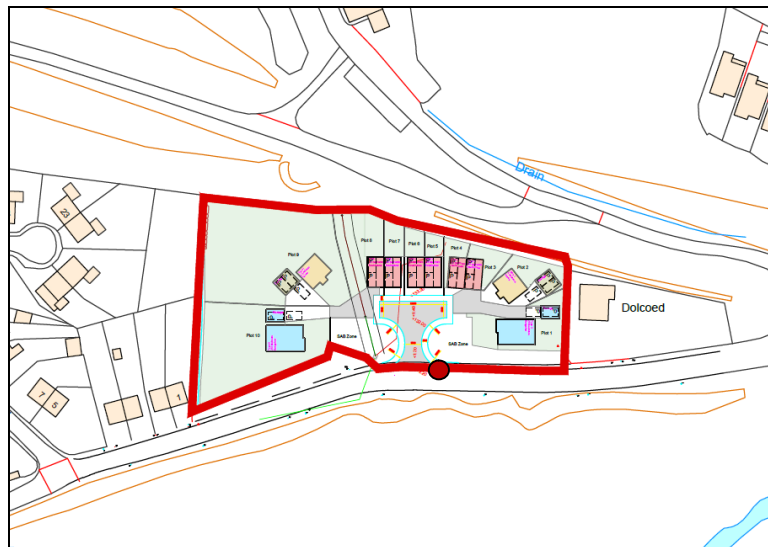
1.0 INTRODUCTION

- 1.1 This Pre-application Consultation Statement (PACS) has been prepared in response and in line with the guidelines and requirements of the *Planning (Wales) Act 2015* and the *Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the Order)*. It also follows the guidance of Appendix 1 of the letter sent by the Welsh Government to Chief Planning Officers dated 1st February 2016.
- 1.2 The proposal to which this PACS relates is for the siting of 10 Residential Dwellings on Former Tonmawr Primary School Site, Tonmawr.
- 1.3 This PACS therefore provides information on what consultation measures have been undertaken on behalf of the Applicant by Evans Banks Planning Ltd, what results and responses were generated as a result of these various processes and any impact they may have then had on the proposed development to which it relates.

2.0 ON-SITE PUBLICATION

2.1 SITE NOTICE

- 2.1.1 In line with the requirements of Schedule 1B of the Order, site notice has been displayed in the area of the application site since 26th May 2022. Below is a plan showing an indication of its location, marked by the solid red circle.

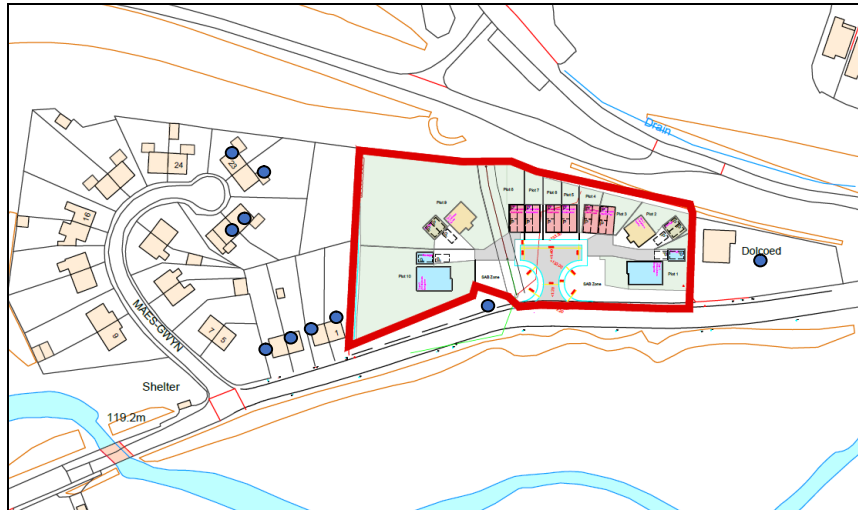


Plan A

- 2.1.2 A copy of the Site Notice is included at Appendix 1 of this Statement.

2.2 NOTIFICATION TO ADJOINING OWNERS AND OCCUPIERS

- 2.2.1 In line with the requirements of Schedule 1B of the Order, a letter of notification has been issued to the occupier or owner of all properties marked by a blue circle on Plan B advising of the intended submission of the planning application in question, where a copy of the draft application submissions could be viewed and by when any representations they may have were to be submitted (by the 22nd June 2022).



Plan B

2.2.2 A copy of the letter and notice can be found at Appendix 2.

2.3 DRAFT PLANNING APPLICATION

2.3.1 An indication was provided on the Site Notice and the letters to adjoining land owners / occupiers and Members of the Public that a draft copy of the application can be viewed at Evans Banks Planning website at www.evansbanks.com/consultations and Neath Library.

2.3.2 The draft application package included the following:

- Application Forms
- Planning Design and Access Statement
- Location Plan
- Proposed Site Plan
- Block Plan
- Drainage Strategy Report
- Floor and Elevation Plans for each Dwelling Type
- Ground Investigation Report
- Preliminary Risk Assessment
- Tree Survey

3.0 ON-SITE PUBLICATION

3.1 CONSULTATION WITH COMMUNITY CONSULTEES

3.1.1 A letter advising where a copy of the draft application could be viewed was sent to the following on 26th May 2022 (a copy of the letter and Notice sent can be found at Appendix 2):

- Cllr T Bowen
- Cllr J Hurley
- Pelenna Community Council

3.2 CONSULTATION WITH STATUTORY CONSULTEES

3.2.1 A notice advising where a copy of the draft application could be viewed was sent to the following on 26th May 2022 (a copy of the letters and Notice sent can be found at Appendix 2):

- Coal Authority
- CADW
- Dwr Cymru/Welsh Water
- Natural Resources Wales
- Local Planning Authority
- Local Highway Authority
- NPT Estates Department
- Mid and West Wales Fire and Rescue Service

4.0 RESPONSE TO REPRESENTATIONS RECEIVED

4.0.1 This section of the PACS provides a summary of all responses received to the pre-application consultation process in terms of the three processes outlined in previous sections of this Statement, as well then as an indication of any subsequent changes made to the proposed development as a result of them. Copies of any responses received can be found at Appendix 3.

4.1 ON-SITE PUBLICATION

Site Notice

4.1.1 One response was received in relation to the Site Notice posted at the location indicated on Plan A of this Statement.

Point Raised	Response
Concerns over visibility of new access.	The proposal represents a significant improvement with regards to access arrangements to serve the site in comparison to the current lawful use of the site.
Concerned about existing use causing cars to park on the existing public highway.	The proposal directly addresses this current issue.
Concerns Knotweed may be present on the site.	If any such species are present, a treatment programme will be put in place.

Adjoining Land Owners/Occupiers

4.1.2 Of the 9 No. of notifications issue, 2 Responses were received from Residents as a result of posted notices.

Point Raised	Response
Concerns that existing drainage system can not take a further 10 dwellings.	No objection has been raised to the proposal by DCWW (see below).
Concerns over impact on privacy of adjoining existing properties.	Separation distances between habitable windows exceed LPA guidance requirements. Retention of existing tree line/belt on the western edge of the site will also ensure no detriment to the amenity of surrounding existing properties.
Concerns over loss of wildlife.	The application submission is accompanied by a Bat Survey report, which identifies no detriment to the related species as a result of the proposed development. The scheme also includes the retention of a large number of trees as well as biodiversity enhancement measures.

Deposit of Draft Planning Application

4.1.3 No responses were received as a result of the deposit of a copy of the Draft Planning at www.evansbanks.com/consultations and Neath Library.

4.2 COMMUNITY AND STATUTORY CONSULTATION

Community Consultees

- 4.2.1 No response was received from either of the County Councillors or Community Council.

Statutory Consultees

- 4.2.2 The following provides a summary of the responses raised and a response then to each of the comments received as a result of correspondence from the Statutory Consultees.

Point Raised	Response
Coal Authority – Site is outside the defined coalfield therefore, no requirement to consider coal mining legacy as part of any formal planning application for the site.	Noted.
CADW – No comments to make as it is unlikely scheduled monuments and registered park and garden will be effected.	Noted.
DCWW – No objection	Noted
NRW – Significant concerns raised in relation to European Protected Species (bats)	A Bat Survey report accompanies the application submission.
NPT (Engineering and Transport – No objection, but guidance provided on detailed design.	Recommendations have been taken fully into consideration and further discussions are expected during the determination of the planning application.
Fire and Rescue Service – Request for further information in relation to supply of water for fire fighting and confirm that all dwellings are within 60m of nearest access point.	We understand that the same arrangements as for the current use of the site would be utilised with regard to a water supply for fire event. All dwellings are within 60m of the nearest access point.
LPA – No comment.	-
NPT Estates – No response.	-

4.3 SUMMARY

- 4.3.1 From the results received through the Pre-Application Consultation process, additional information will be provided as part of the application submissions (with further information to be provided during the application determination process if required), together with modifications to address the points raised.

Appendices

APPENDIX 1
COPY OF SITE NOTICE



2 Llandeilo Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

**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: **Former Tonmawr Primary School, Tonmawr Road, Tonmawr, Port Talbot, SA12 9UW**

We give notice that **Mr D John**

Is intending to apply for planning permission for the **demolition of the school buildings for the construction of 10 new residential dwellings.**

You may inspect copies of:

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

At Evans Banks Planning's website at www.evansbanks.com or at Neath Library, 35 Victoria Gardens, Neath, SA11 3BA.

Anyone who wishes to make representations about this proposed development must write to the Agent at info@evansbanks.com or **Evans Banks Planning Ltd, 2 Llandeilo Road, Cross Hands, Carmarthenshire, SA14 6NA**

By: no later than Wednesday 22nd June 2022

Signed: Evans Banks Planning Limited

Date: 26th May 2022



Evans Banks Planning Ltd - Chartered Town Planners
Directors: RA Banks BA(Hons) MRTPI JD Evans BSc(Hons) DipTP MRTPI
Company Registration Number: 12477417. Registered in England & Wales





2 Llandeilo Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

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

Pwrpas yr hysbysiad yma: Mae'r hysbysiad yma'n rhoi cyfle i chi gyflwyno sylwadau ynglŷn â datblygiad arfaethedig cyn iddo'u gyflwyno am gais caniatâd gan yr awdurdod cynllunio lleol ("ACL"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACL perthnasol; ni fydd unrhyw sylwadau darparwyd gennych wrth ymateb i'r hysbysebiad yma yn cyfyngu eich gallu cyflwyno sylwadau i'r ACL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi gall unrhyw sylwadau a gyflwynir cael ei gyfleu o fewn ffeil cyhoeddus.

Datblygiad Arfaethedig: **Hen Ysgol Gynradd Tonmawr, Heol Tonmawr, Tonmawr, Port Talbot, SA12 9UW**

Rwyf yn hysbysu fod **Mr D John**

Yn bwriadu gwneud cais am ganiatâd cynllunio i ddymchwel yr hen adeiladau ysgol ar gyfer adeiladu 10 annedd preswyl newydd

Gallwch archwilio copïau o'r canlynol:

- Y Cais Arfaethedig
- Y Cynlluniau ac;
- Dogfennau cefnogol eraill

Ar wefan Evans Banks Planning www.evansbanks.com

Mae copïau caled o'r dogfennau cais arfaethedig ar gael i'w gweld yn Llyfrgell Castell Nedd, Gerddi Fictoria, Castell Nedd, SA11 3BA.

Ysgrifennwch at yr Asiant info@evansbanks.com NEU Evans Banks Planning Ltd, 2 Llandeilo Road, Cross Hands, Sir Caerfyrddin, SA14 6NA os ydych am gyflwyno sylwadau ynglŷn â'r datblygiad arfaethedig.

Erbyn: Dydd Mercher 22 Mehefin 2022

Llofnodwyd: Evans Banks Planning Limited

Dyddiad: **26ain Mai 2022**



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APPENDIX 2

COPY OF LETTER AND NOTICE TO RESIDENTS, COMMUNITY AND STATUTORY CONSULTEES



2 Llandello Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 (AS AMENDED)
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

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

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

Proposed development: **Former Tonmawr Primary School, Tonmawr Road, Port Talbot, SA12 9UW**

We give notice that **Mr D. John**

Is intending to apply for planning permission for the **demolition of former school buildings for the construction of 10 new residential dwellings.**

A copy of the proposed application, the plans and other supporting documents can be viewed online at www.evansbanks.com/consultations

In accordance with the requirements of Article 2E of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to: info@evansbanks.com by **Wednesday 22nd June 2022**

Signed: Evans Banks Planning Limited

Date: **26th May 2022**



Evans Banks Planning Ltd - Chartered Town Planners
Directors: RA Banks BA(Hons) MRTPI JD Evans BSc(Hons) DipTP MRTPI
Company Registration Number: 12477417. Registered in England & Wales





2 Llandello Road, Cross Hands, Carmarthenshire SA14 6NA
Tel: 01269 400410 www.evansbanks.com

**GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI
DATBLYGU) (CYMRU) 2012**
**YMGYNGHORIAD CYN CEISIO DERBYN CANIATÂD CYNLLUNIO O DAN
ERTHYGL 2D**

(i'w ddarparu i ymgynghoreion arbenigol, wedi'i ddiffinio gan Erthygl 2(1) Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012)

Pwrpas yr hysbysiad yma: Mae'r hysbysiad yma'n gofyn yn ffurfiol am ymgynghoriad cyn-ceisio o dan Erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig: **Hen Ysgol Gynradd Tonmawr, Heol Tonmawr, Tonmawr, Port Talbot, SA12 9UW**

Rydyn yn hysbysu fod: **Mr D John**

Yn bwriadu gwneud cais am ganiatâd cynllunio i ddymchwel yr hen adeiladau ysgol ar gyfer adeiladu 10 annedd preswyl newydd

Gallwch ddarganfod copi o'r cynlluniau arfaethedig ar ein gwefan:

www.evansbanks.com/consultations

Yn unol gyda gofynion Erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012. Gofynnwn fod ymatebion ymgynghori yn ei ddanfod at: info@evansbanks.com

Erbyn: **Dydd Mercher 22 Mehefin 2022**

Llofnodwyd: Evans Banks Planning Limited

Dyddiad: **26ain Mai 2022**



Evans Banks Planning Ltd - Chartered Town Planners
Directors: RA Banks BA(Hons) MRTPI JD Evans BSc(Hons) DipTP MRTPI
Company Registration Number: 12477417. Registered in England & Wales



APPENDIX 3
COPY OF RESPONSES RECEIVED



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

Evans Banks Planning
2 Llandeilo Road
Cross Hands
Carmarthenshire
SA14 6NA

info@evansbanks.com

Gofynner am/
Please ask for:
Rhif Est/Extn.
No.

E-bost/E-mail:

Fy Nghyf/My
Ref:

Dyddiad/Date:

Watch Manager G Morgan

2277

bregs@mawwfire.gov.uk

GM/AK/00103953

26 May 2022

Dear Sir/Madam

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

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

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

RE: FORMER TONMAWR PRIMARY SCHOOL, TONMAWR, SA12 9UW

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

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

- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.
 - Please provide further details of the water supplies to be used for firefighting.
 - Please confirm Fire Service vehicle access to 60m to the furthest point within all dwellings. In Particular the dwellings that are located past the turning point.

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:

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

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

<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 blue ink, appearing to read 'G Morgan', with a long horizontal flourish extending to the right.

Watch Manager G Morgan
Authorised Fire Safety Inspecting Officer
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc.

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access

Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

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

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

Evans Banks Planning Ltd

By email: info@evansbanks.com

Eich cyfeirnod
Your reference

DM/2022/00510

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

8 June 2022

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Demolition of former school buildings for the construction of 10 new residential dwellings, Former Tonmawr Primary School, Tonmawr Road, Port Talbot, SA12 9UW

Thank you for your letter of 26 May 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.

Our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

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

Assessment

This planning application is for the demolition and construction of 10 dwellings at Former Tonmawr Primary School, Tonmawr Road, Port Talbot, SA12 9UW.

Located within a 2km buffer of the application area are scheduled monuments:

GM246 Cefn Morfydd Dyke & Earthwork
GM447 Glyncorwg Mineral Railway (Parsons Folly) Section on Cefn Morfudd
GM546 Cynon Corn-Drying Kiln

Intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the scheduled monuments. Therefore it is unlikely that there will be any effect on the settings of the scheduled monuments.

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.





**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-189877-Z6Y6
Eich cyf/Your ref: Tonmawr Road

Welsh Government Building,
Rhodfa Padarn,
Llanbadarn Fawr,
Aberystwyth,
Ceredigion,
SY23 3UR

Evans Banks Planning Ltd.
2 Llandeilo Road,
Cross Hands,
Carmarthenshire,
SA14 6NA.

ebost/email:
MidPlanning@cyfoethnaturiolcymru.gov.uk

09/06/2022

Annwyl / Dear Laura,

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

BWRIAD / PROPOSAL: Demolition of former school buildings for the construction of 10 new residential dwellings on land formerly known as Tonmawr Primary School

LLEOLIAD / LOCATION: Tonmawr Primary School, Tonmawr Road, Tonmawr, Port Talbot, SA12 9UW.

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 26/05/2022.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding European Protected Species. 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.

European Protected Species (EPS)

As the development includes demolition of a building and approximately half the site is covered with trees we advise liaison with the Local Planning Authority (LPA) ecologist to discuss and agree the scope of any surveys required.

We refer you to our [website](#) for further advice.

Foul Drainage

Section 5 of the document titled 'Drainage Strategy Report Residential Development at Former Tonmawr Primary School, Tonmawr, Neath SA12 9UW Job No. 20775' states the proposed development will be connected to the Dŵr Cymru Welsh Water foul sewer network. As such, we advise a connection must be discussed with them.

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

Geraint Blayney

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



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Evans Banks Planning Ltd
2 Llandeilo Road,
Cross Hands
Carmarthenshire
SA14 6NA

Date: 13/06/2022
Our Ref: PPA0006791

Dear Sir/Madam,

Grid Ref: 279991 196272

Site Address: Tonmawr Primary School, Tonmawr Road, Neath Port Talbot

Development: 2D - Demolition of former school buildings and construction of 10 new residential dwellings

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

Firstly, we have considered the impact of domestic foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

However, the site is crossed by combined public sewers with their approximate positions being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the accompanying Block Plan (Drawing No. 1778-03), it appears the proposed development, namely Plots 4 – 7, would be situated directly above and within the protection zone of the public sewer measured 3 metres either side of the centreline. Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

In the first instance, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we acknowledge receipt of a 'Drainage-Strategy-Report' (Ref: 20775) which indicates proposals to dispose surface water flows into the public sewer and would advise there is no agreement to communicate such flows to the public sewerage system. Accordingly, bearing in mind there is a surface water body shortly south of the site, we recommend further investigations into an alternative surface water runoff destination in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

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

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

WATER SUPPLY

A water supply can be made available to service this proposed development. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

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.



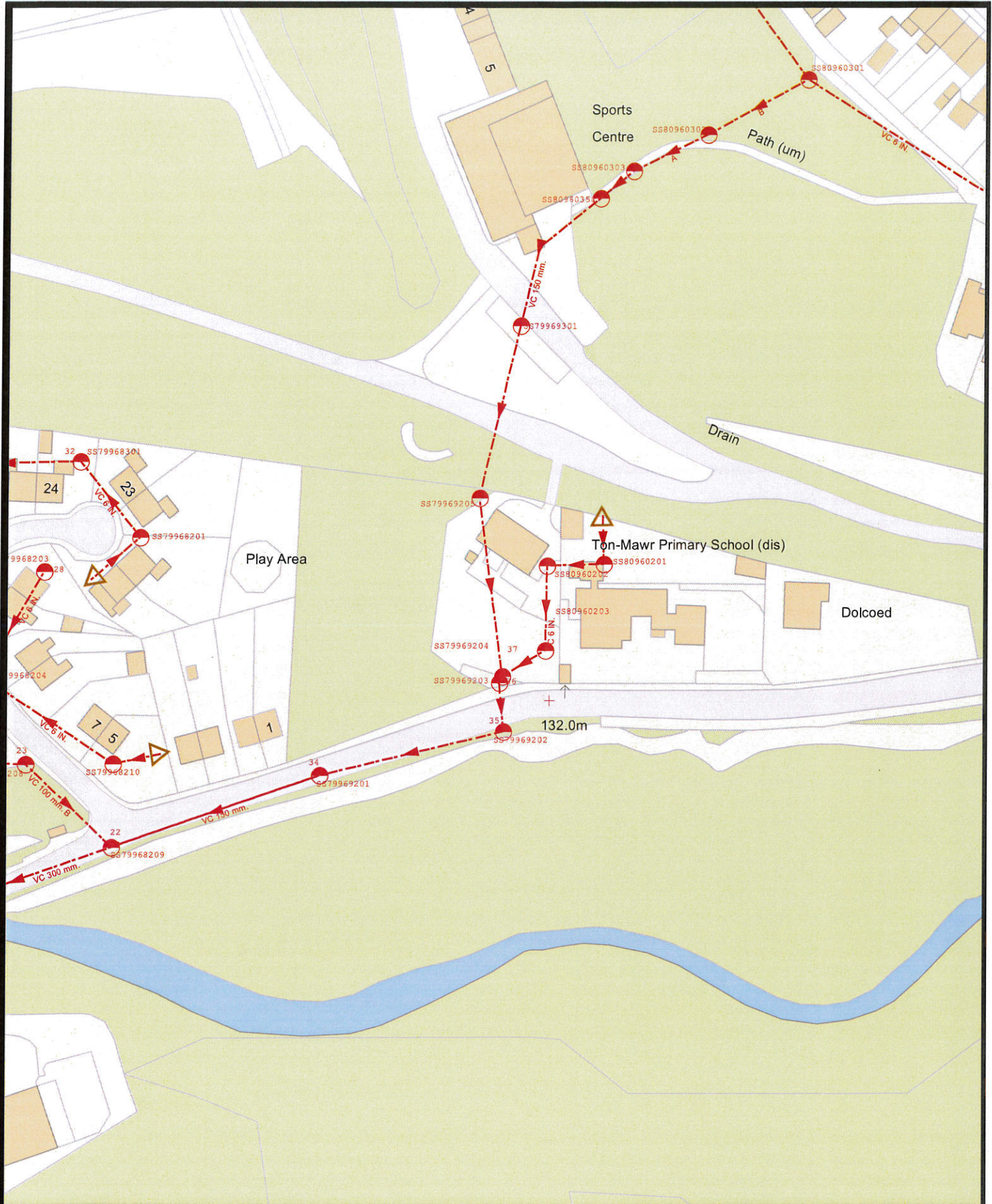
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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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Rydym yn croesawu gohebiaeth yn y
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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.




**Dŵr Cymru
Welsh Water**

PPA006791 - Sewer Plan

LEGEND(Representative of most common features)

Foul chamber	Surface water chamber	Combined chamber	Combined sewer overflow	Special purpose chamber	Treatment works	Pumping station	Outfall	Lamphole	Storm overflow	Rising main	Gravity sewer	Private sewer	Private sewer subject to Sect. 104 adoption agreement	Private Sewer Transfer	Lateral Drain	Inspection Chamber
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NB: Sewer symbol colour indicates the type

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Our Cymru Cylwydd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus. The use of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 186 and 188 of the Water Industry Act 1989 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company is not to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 279991,196272

Map scale: 1:1250

Printed by: Sion Jones

Printed on: 13 Jun 2022



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Date Dyddiad	16th June 2022
Direct line Rhif ffôn	01639 686776
Email Ebost	m.griffiths5@npt.gov.uk
Contact Cyswllt	Matthew Griffiths
Your ref Eich cyf	
Our ref Ein cyf	Q2022/0101

Laura Newcombe
Evans Banks Planning Ltd
2 Llandeilo Road
Cross Hands
Carmarthenshire
SA14 6NA

BY EMAIL ONLY

Dear Newcombe

Town and Country Planning Act 1990

Pre-App. Ref.: Q2022/0101
PROPOSAL: Pre-Application Consultation - Demolition of former school and erection of ten dwellings and associated works.
LOCATION: Former Tonmawr Primary School Tonmawr Road Tonmawr Port Talbot Neath Port Talbot

I refer to your correspondence received on 1 June 2022, concerning the above, which is a Pre-Application Consultation (PAC) made prior to the submission of a major development proposal to this Authority.

The Authority does not provide a substantive response to the statutory PAC process. We provide pre-application advice through a pre-planning application advice service. Details of this service are available on our website: <https://www.npt.gov.uk/4106>.

We note that in this case we have previously provided advice in 2019 to the applicant Mr D John. The advice is now over three years old and the scheme has also changed, our advice would therefore be that a new enquiry should be made. However, if a further enquiry is not made, our advice is that the PAC application gives full consideration to the issues that were raised in this response - while noting that matters may have changed since its issuing.

Yours faithfully

Amgylchedd ac Adfywio

Ceri Morris Pennaeth Cynllunio a Gwarchod y Cyhoedd

Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Ffôn 01639 686868

Environment and Regeneration

Ceri Morris Head of Planning and Public Protection

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG

Tel 01639 686868

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

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

A handwritten signature in black ink, appearing to read 'M. Griffiths', with a horizontal line extending from the end of the signature.

Matthew Griffiths

If you require this information in larger print, or in an alternative format, please contact the above named officer.

Seeking Pre-Application Advice from External Consultees

Natural Resources Wales (NRW)

Natural Resources Wales has a key role in the planning system and you may wish to hold pre-application consultation with them, utilising their pre-application service, so that environmental considerations are identified and addressed at the earliest opportunity. More information about Natural Resources Wales's pre-application service, including what advice can be sought for free, and what advice is subject to a fee can be found at:

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/our-service-to-developers/?lang=en>

Dŵr Cymru Welsh Water (DCWW)

Dŵr Cymru Welsh Water has a key role to play in the development and planning process as the services provided are at the forefront of public health and protection of the environment. Dŵr Cymru encourages all developers to engage with them as early as possible in order to address any issues that may arise during the planning/construction process.

To assist, Dŵr Cymru operates a pre-planning service in order to assess the impact of the proposed development. A written response will be provided advising whether the local network(s) can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus. This service is provided for a fee of £155+ VAT and can be submitted by post or by completing the online enquiry form at <http://www.dwrcymru.com/en/Developer-Services>. Further information can be obtained from the dedicated team of planning officers on 0800 917 2652.

Coal Authority

In line with many other statutory consultees, the Coal Authority no longer provides responses to pre-application enquiries without a charge. The Coal Authority therefore requests LPAs to direct applicants that are seeking pre-application advice regarding coal mining legacy issues because their site falls within the Development High Risk Area to them, so they may provide a quotation for providing advice.

Should only a small part of your site fall within the High Risk area, we would especially encourage you to engage with the Coal Authority, since they may advise in certain situations that a Coal Mining Risk Assessment is not required.

Further advice may be found at: <https://www.gov.uk/government/organisations/the-coal-authority>



**The Coal
Authority**

Resolving the impacts of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

Evans Banks Planning Ltd

[By email: info@evansbanks.com]

17 June 2022

Dear Sir / Madam

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

Demolition of former school buildings for the construction of 10 new residential dwellings on land formerly known as Tonmawr Primary School, Tonmawr Road, Tonmawr, Port Talbot, SA12 9UW

Thank you for your notification of 26 May 2022 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.

I trust that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

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.

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/4/22/0006/00
APPLICANT: LAURA NEWCOMBE - EVANS BANKS PLANNING LTD
LOCATION: FORMER TONMAWR PRIMARY SCHOOL, TONMAWR ROAD, TONMAWR, PORT TALBOT, SA12 9UW
PROPOSAL: DEMOLITION OF FORMER SCHOOL BUILDINGS FOR THE CONSTRUCTION OF 10 NEW RESIDENTIAL DWELLINGS

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 SUBMISSION ARE AS FOLLOWS:-

Where there is scope to develop this area, the layout submitted on drawing number 1778-03 indicates conflict would occur when any of the proposed parking areas were being accessed or egressed. Any future planning application submission would need to mitigate the above and be in compliance with the following SPG and policy guidance notes.

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Welsh Government Document – Sustainable Drainage (SuDS) Statutory Guidance and implementation of Schedule 3 to the Flood & Water Management Act 2010.
- Planning Policy Wales Technical Advice Note 18: Transport.
- Planning Policy Wales, Edition 11 and Future Wales – The National Plan 2040.

Highway Comments

- A vision splay on 2.4m x 90m (standard for a 30mph road) will need to be provided where the development access road joins the adopted highway at Tonmawr Road.
- For an adoptable development the internal site road will need to have a minimum width of 5.5 metres with 2.0 m footways on both sides. Dropped kerb crossings should be provided to the existing road junction to facilitate pedestrians, with the use of tactile paving to indicate crossing points.
- A suitable turning area should be provided on the main access road into the development.
- The shared driveway width should be a minimum of 4.5 metres. Where 4.5 metres cannot be achieved a minimum of 3.2 metres may be considered provided that both ends of the driveway are inter visible and a suitable turning area has been provided.
- The shared drive length should not exceed 25 metres, where the shared drive joins the proposed adoptable highway a dropped vehicular crossing must be provided.
- Individual driveways to garages must be 6 metres in length, with garage dimensions being 6m x 3m (single) and 6m x 6m (double) with a width of 3.6 metres.
- Standard parking spaces shall be 4.8m x 2.6m.
- Parking shall be provided at a ratio of 1 space per bedroom, to a maximum of 3 per dwelling. Given the unsustainable location of the site this parking requirement will be required. Visitor parking will be required at a ratio of 1 space per 5 dwellings.

Active Travel

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

Drainage

Drainage observations are not provided as part of the PAC process. However, I have included the following for information.

SAB Approval Requirement

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010.

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved.

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab.

SIGNED:



DATE: 20th June 2022

pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N422000600 - FORMER TONMAWR PRIMARY SCHOOL - JW

Evans Banks Planning

From: Alan Jones <alanjjones2015@gmail.com>
Sent: 22 June 2022 11:17
To: info@evansbanks.com
Subject: Former Tonmawr Primary School, Tonmawr Road, Port Talbot, SA12 9UW

We are writing to voice our concerns on the Former Tonmawr primary school being demolished and the proposed development of 10 new residential dwellings.

We are concerned about the already struggling drainage system we are experiencing without the additional 10 new residential dwellings being built.

We are concerned about the privacy of our home Number 1 Maesgwyn, as we are on a lower level than the proposed new development plans. What type of fence and how high would the fence be to ensure we still have our privacy.

We are concerned about the wildlife that currently live there. Many different species of birds, Birds also nesting in the trees.

Thank you for reading my concerns.

Mr Alan Jones & Mrs Julie Evans-Jones.
Resident of Number 1 Maesgwyn

Evans Banks Planning

From: Julie Gravelle <juliegravelle@ymail.com>
Sent: 20 June 2022 21:36
To: info@evansbanks.com
Subject: Fw: Proposed development of Tonmawr primary school

Sent from Yahoo Mail on Android

----- Forwarded message -----

From: "Julie Gravelle" <juliegravelle@ymail.com>
To: "info@evansbank.com" <info@evansbank.com>
Sent: Mon, 20 Jun 2022 at 21:17
Subject: Proposed development of Tonmawr primary school
Dear Mr John,

I am sending this email as I have concerns about the proposed development of our former school my two main concerns are the drainage system without a doubt will not stand another 10 houses joining on to what is a very old sewerage system, we have trouble with them as it is.

That is a big concern I would like to know more about how this will work?

Also the wildlife that we most definitely have in the grounds of the school, the birds in the trees their are a birds that nest their every year all sorts of birds to name a few woodpeckers bullfinch pied wagtail, the list goes on really also a pond with newts that was supposed to be protected a lot of biodiversity In the grounds how the survey say that their is not is definitely not true..

Lastly the privacy for ourselves as we feel that would would certainly lose this has the houses would be looking over us.

Kind regards
Julie Gravelle and concerned residents.

Sent from Yahoo Mail on Android

Evans Banks Planning

From: Sharon Kaminski <sharkaminski@yahoo.co.uk>
Sent: 27 May 2022 15:31
To: info@evansbanks.com
Subject: Consultation Response are Former Tonmawr School

Hi,

I have just read through the proposal for the demolition of the former school and new build of 10 houses.

We live in Johns Terrace so past this site numerous times daily walking and driving.

Looking at the proposed new road into the site we feel that this would be extremely dangerous. Coming up the hill towards the proposed new entry with it being just after the bend would be dangerous as cars coming up and cars coming out of the proposed road would not have clear enough visibility. We feel this would cause potential accidents.

Also to take into consideration is the cars that park on the hill just before the school and it's already a dangerous situation with cars coming down and having to give way.

We would also want to see that there has been a site survey done with regards to Japanese Knotweed. We have walked our dogs down behind the school for over 10 years and at varying times through the years there has been Japanese Knotweed there. If this isn't dealt with following regulations this could impact on houses and land further up.

Regards
Sharon Kaminski

Sent from Yahoo Mail for iPhone