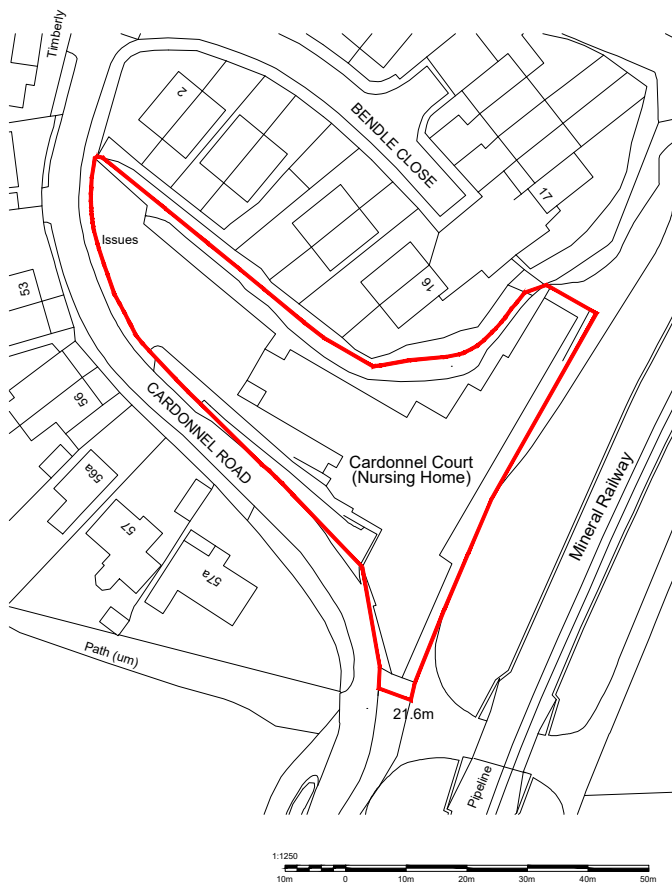
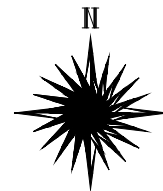
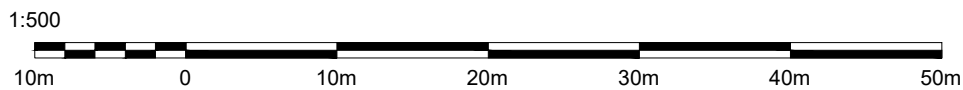


Appendix 1 Site Location Plan



Key:

— Red Line -
Site Boundary



Revisions:

Rev'	Date	Init'	Description
-	230107	CH	Issued for Information
-	230510	CH	Issued for Planning



HURLEY & DAVIES

12 Axis Court,
Riverside Business Park
Swansea, SA7 0AJ
TEL : 01792 791100
FAX : 01792 641110

contactus@hurleyanddavies.co.uk
www.hurleyanddavies.co.uk

206 High Street,
Blackwood, Caerphilly,
NP12 1AJ
TEL : 01495 225281

DRAWING STATUS.
Planning

Drawing No.
HD4542-AR-01-00-105

Rev.
-

Client: Rhodos Properties

Project: Land at Cardonnel Road, Skewen. SA10 6BS

Title: Site Location Plan

Scale: 1:1250 @ A4

Date: Dec 22

Drawn: CH

Checked: LH

Approved: LH

This drawing must not be scaled, figured dimensions and levels should be used. Any inaccuracies must be notified to the Contract Administrator.

THIS DRAWING IS COPYRIGHT

Appendix 2 Site Notice, including site notice locations

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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 Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I give notice that **SWP SPV3 Limited** is intending to apply for planning permission for the **Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works**

You may inspect copies of:

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

Online at <https://lhsplanning.wixsite.com/website>. For those without access to the internet, Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot, SA10 6LH has internet facilities. Please contact the library on 01792 813488 or skewen.library@npt.gov.uk and arrange an appointment to view the application online.

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- Sunday: Closed

If you are unable to access the documents electronically you may request copies of this information by emailing lhsplanningltd@gmail.com or by telephoning the agent on 07539 175601.

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**

Signed:



Date: 29th May 2023

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 FEL Y'U HADDASWYD GAN ERTHYGL 2G

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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 mewn 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 Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Rwyf yn hysbysu bod **SWP SPV3 Limited** yn bwriadu gwneud cais am ganiatâd cynllunio i **Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works**

Gallwch weld copïau o'r canlynol:

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

ar-lein yn <https://lhsplanning.wixsite.com/website>. I'r rhai sydd heb fynediad i'r rhyngwyd, Llyfrgell Hirwaun, Stryd Fawr, Hirwaun, CF44 9SW sydd â chyfleusterau ar y we. Cysylltwch â'r llyfrgell ar 01685 811144 neu hirwaun.library@rctcbc.gov.uk a threfnu apwyntiad i weld y cais ar-lein. Mae oriau agor y llyfrgell fel a ganlyn:

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Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at lhsplanningltd@gmail.com neu drwy ffonio'r ceisydd ar 07539 175601.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn lhsplanningltd@gmail.com neu LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH erbyn **26th Mehefin 2023**.

Llofnod:

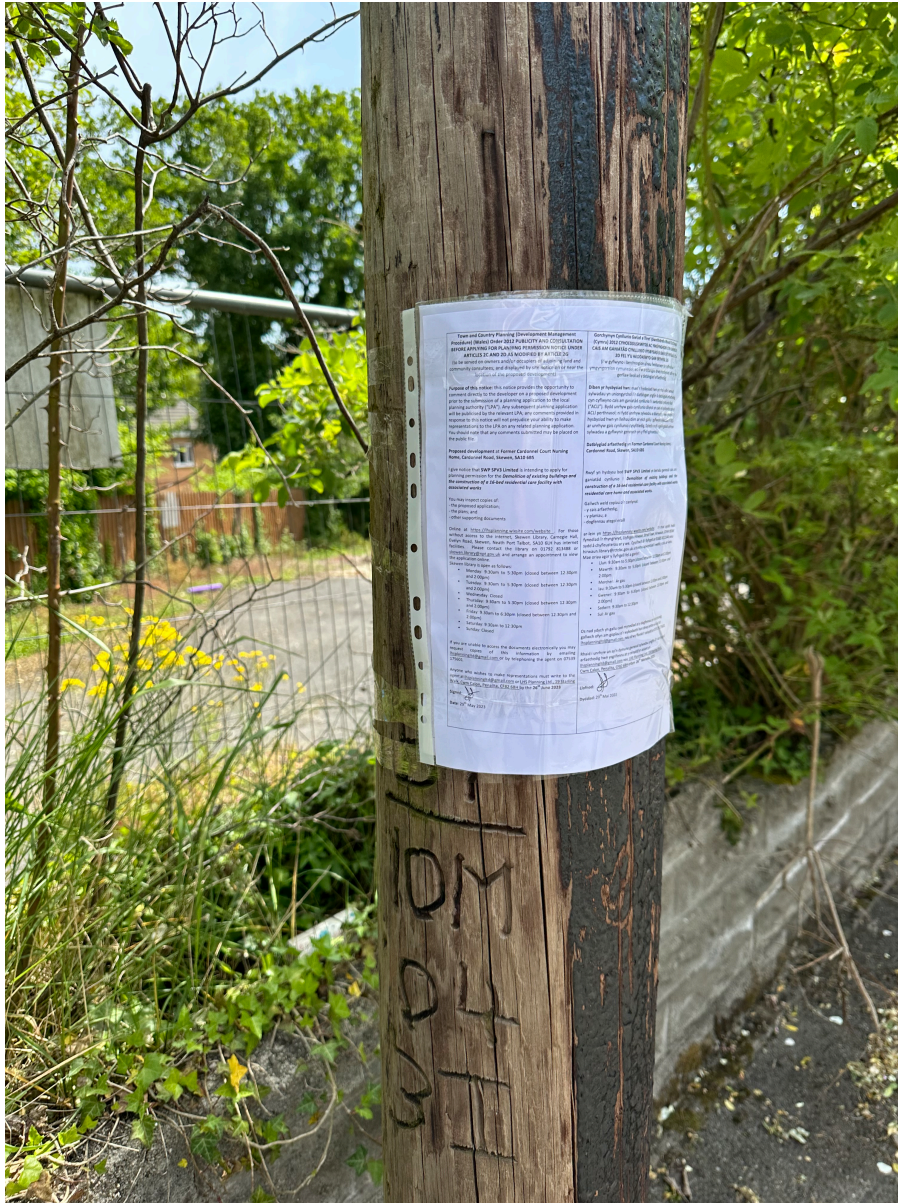


Dyddiad: 29th Mai 2023

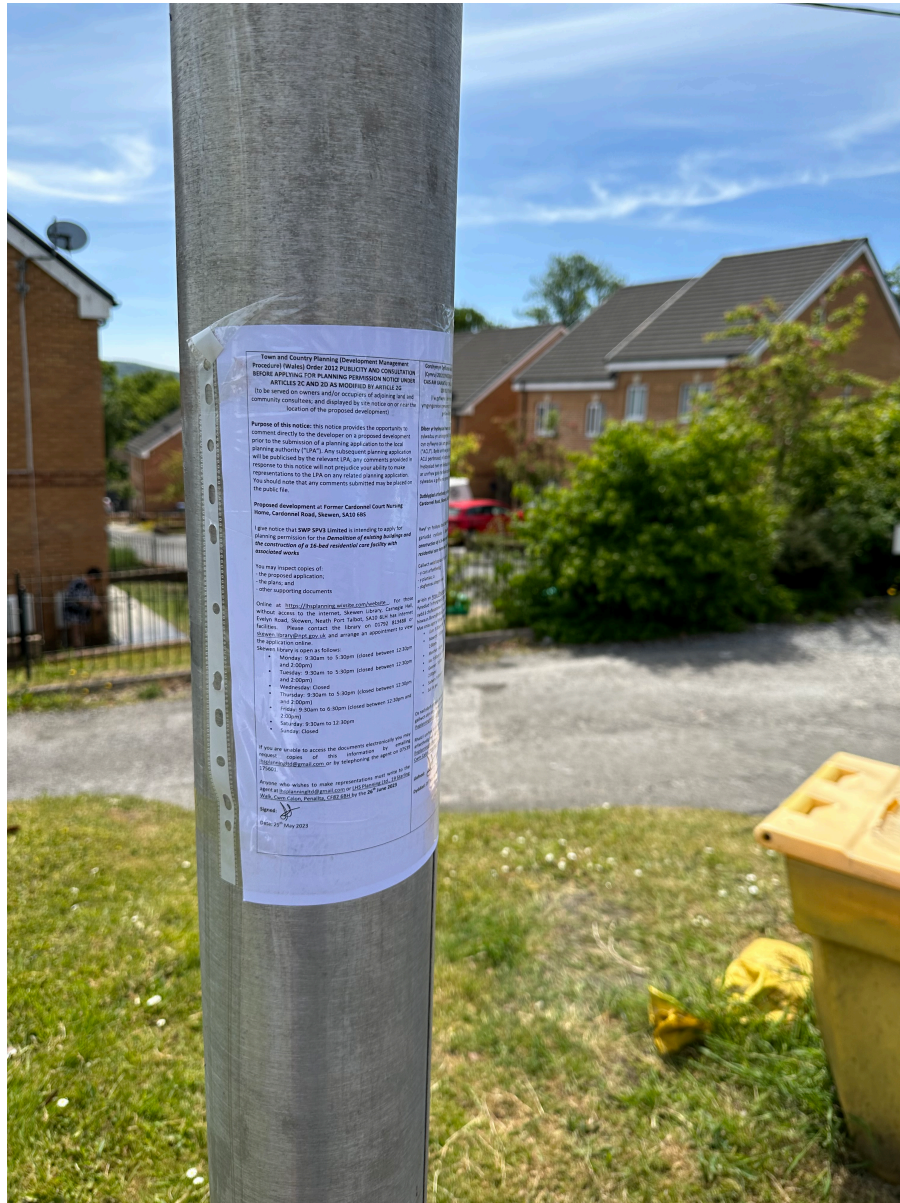
Site Notice Location



Photograph of Site Notice 1

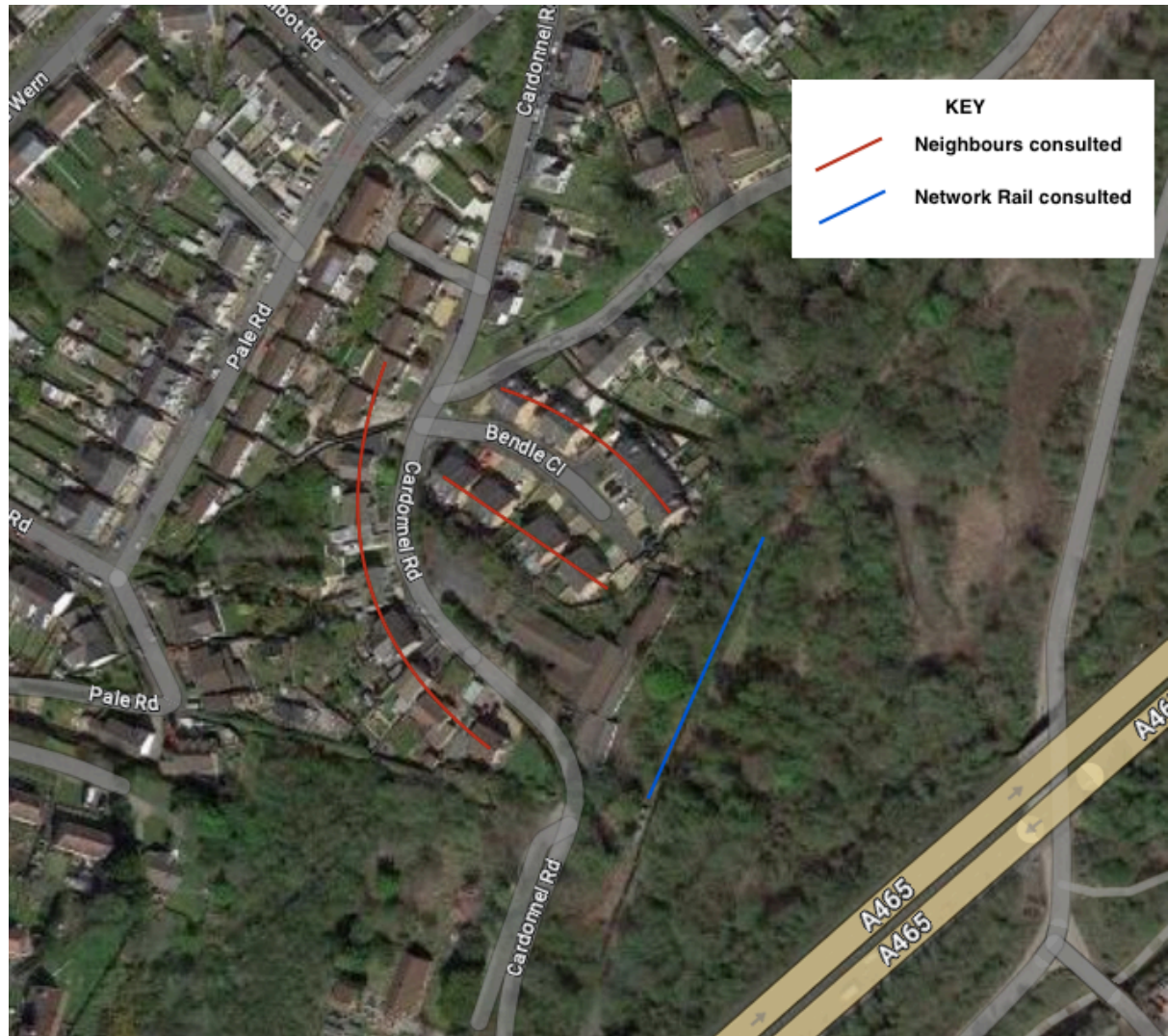


Photograph of Site Notice 2



Appendix 3 Owner/ Occupier Notice

Neighbours Notified



Owner and/or Occupier
Hand Delivered



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

****Apologies for this amended letter, there was typo error in the applicant's name on the previous letter and notice. All other information relating to the application remains the same****

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G**

*Demolition of existing buildings and the construction of a 16-bed residential care facility with
associated works
at*

Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Dear Owner and/or Occupier,

LHS Planning Ltd. has been commissioned by **SWP SPV3 Limited** to carry out pre-application consultation in respect of a full planning application for the *Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works at the Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS*. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application, including supporting information, and make representations.

Purpose of this notice:

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- The proposed application;
- The plans; and

- Other supporting documents

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- Saturday: 9:30am to 12:30pm
- Sunday: Closed

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**.

A copy of the bilingual Site Notice (in English and Welsh) which has been displayed near the application site is enclosed.

Yours sincerely,



Lowri Hughson-Smith
LHS Planning
Tel: 07539 175 601

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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Datblygiad arfaethedig yn Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

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- dogfennau ategol eraill

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Llofnod:



Dyddiad: 29th Mai 2023

Appendix 4 Community Consultee Notices

Cllr. Nathan Goldup-John
C/O Port Talbot Civic Centre
Port Talbot
SA13 1PJ
By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G**

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at*

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Dear Cllr. Goldup-John,,

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A copy of the bilingual Site Notice (in English and Welsh) which has been displayed near the application site is enclosed.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'LH' with a stylized flourish.

Lowri Hughson-Smith
LHS Planning
Tel: 07539 175 601

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Datblygiad arfaethedig yn Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

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- dogfennau ategol eraill

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Llofnod:



Dyddiad: 29th Mai 2023

Cllr. Angharad Rebecca Aubrey
C/O Port Talbot Civic Centre
Port Talbot
SA11 1PJ
By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

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PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
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Dear Cllr. Aubrey,

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Online at <https://lhsplanning.wixsite.com/website>. For those without access to the internet, Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot, SA10 6LH has internet facilities. Please contact the library on 01792 813488 or skewen.library@npt.gov.uk and arrange an appointment to view the application online.

Skewen library is open as follows:

- Monday: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
- Tuesday: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
- Wednesday: Closed
- Thursday: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
- Friday: 9:30am to 6:30pm (closed between 12:30pm and 2:00pm)
- Saturday: 9:30am to 12:30pm
- Sunday: Closed

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**.

A copy of the bilingual Site Notice (in English and Welsh) which has been displayed near the application site is enclosed.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Lowri Hughson-Smith', with a stylized, looped design.

Lowri Hughson-Smith
LHS Planning
Tel: 07539 175 601

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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 Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I give notice that **SWP SPV3 Limited** is intending to apply for planning permission for the **Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works**

You may inspect copies of:

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

Online at <https://lhsplanning.wixsite.com/website>. For those without access to the internet, Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot, SA10 6LH has internet facilities. Please contact the library on 01792 813488 or skewen.library@npt.gov.uk and arrange an appointment to view the application online.

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- Saturday: 9:30am to 12:30pm
- Sunday: Closed

If you are unable to access the documents electronically you may request copies of this information by emailing lhsplanningltd@gmail.com or by telephoning the agent on 07539 175601.

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**

Signed:



Date: 29th May 2023

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 FEL Y'U HADDASWYD GAN ERTHYGL 2G

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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 mewn 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 Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Rwyf yn hysbysu bod **SWP SPV3 Limited** yn bwriadu gwneud cais am ganiatâd cynllunio i **Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works**

Gallwch weld copïau o'r canlynol:

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

ar-lein yn <https://lhsplanning.wixsite.com/website>. I'r rhai sydd heb fynediad i'r rhyngwyd, Llyfrgell Hirwaun, Stryd Fawr, Hirwaun, CF44 9SW sydd â chyfleusterau ar y we. Cysylltwch â'r llyfrgell ar 01685 811144 neu hirwaun.library@rctcbc.gov.uk a threfnu apwyntiad i weld y cais ar-lein. Mae oriau agor y llyfrgell fel a ganlyn:

- Llun: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
- Mawrth: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
- Mercher: Ar gau
- Iau: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
- Gwener: 9:30am to 6:30pm (closed between 12:30pm and 2:00pm)
- Sadwrn: 9:30am to 12:30pm
- Sul: Ar gau

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at lhsplanningltd@gmail.com neu drwy ffonio'r ceisydd ar 07539 175601.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn lhsplanningltd@gmail.com neu LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH erbyn **26th Mehefin 2023**.

Llofnod:



Dyddiad: 29th Mai 2023

Coedffranc Town Council

admin@coedffranc-tc.gov.uk

By Email



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G**

*Demolition of existing buildings and the construction of a 16-bed residential care facility with
associated works
at*

Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Dear Cllr. Aubrey,

LHS Planning Ltd. has been commissioned by **SWP SPV3 Limited** to carry out pre-application consultation in respect of a full planning application for the *Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works at the Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS*. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application, including supporting information, and make representations.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer, via the planning agent, on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application made to the LPA 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. Please note, any comments submitted may be placed on the public file.

You may inspect copies of the following:

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

Online at <https://lhsplanning.wixsite.com/website>. For those without access to the internet, Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot, SA10 6LH has internet facilities. Please

contact the library on 01792 813488 or skewen.library@npt.gov.uk and arrange an appointment to view the application online.

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- Sunday: Closed

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**.

A copy of the bilingual Site Notice (in English and Welsh) which has been displayed near the application site is enclosed.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'LH' with a stylized flourish.

Lowri Hughson-Smith
LHS Planning
Tel: 07539 175 601

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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 Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I give notice that **SWP SPV3 Limited** is intending to apply for planning permission for the **Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works**

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- the plans; and
- other supporting documents

Online at <https://lhsplanning.wixsite.com/website>. For those without access to the internet, Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot, SA10 6LH has internet facilities. Please contact the library on 01792 813488 or skewen.library@npt.gov.uk and arrange an appointment to view the application online.

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If you are unable to access the documents electronically you may request copies of this information by emailing lhsplanningltd@gmail.com or by telephoning the agent on 07539 175601.

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**

Signed:



Date: 29th May 2023

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 FEL Y'U HADDASWYD GAN ERTHYGL 2G

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

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 mewn 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 Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Rwyf yn hysbysu bod **SWP SPV3 Limited** yn bwriadu gwneud cais am ganiatâd cynllunio i **Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works**

Gallwch weld copïau o'r canlynol:

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

ar-lein yn <https://lhsplanning.wixsite.com/website>. I'r rhai sydd heb fynediad i'r rhyngwyd, Llyfrgell Hirwaun, Stryd Fawr, Hirwaun, CF44 9SW sydd â chyfleusterau ar y we. Cysylltwch â'r llyfrgell ar 01685 811144 neu hirwaun.library@rctcbc.gov.uk a threfnu apwyntiad i weld y cais ar-lein. Mae oriau agor y llyfrgell fel a ganlyn:

- Llun: 9:30am to 5:30pm (closed between 12:30pm and 2:00pm)
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- Sadwrn: 9:30am to 12:30pm
- Sul: Ar gau

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at lhsplanningltd@gmail.com neu drwy ffonio'r ceisydd ar 07539 175601.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn lhsplanningltd@gmail.com neu LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH erbyn **26th Mehefin 2023**.

Llofnod:



Dyddiad: 29th Mai 2023

Appendix 5 Specialist Consultee Notices

The Coal Authority

planningconsultation@coal.gov.uk

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND 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

Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works
at

Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Dear Sir/Madam,

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: Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

LHS Planning Ltd. gives notice that: SWP SVP3 Limited is intending to apply for full planning permission for the *demolition of existing buildings and the construction of a 16-bed residential care facility with associated works*.

A copy of the proposed application, plans and other supporting documents can be viewed online at <https://lhsplanning.wixsite.com/website> during the notification period commencing on the 25th May 2023.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at Lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th June 2023**.

Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Cadw

cadwplanning@gov.wales

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Consultation before Applying for Planning Permission
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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Canal and River Trust

Sheila.Shaw@canalrivertrust.org.uk

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND 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

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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Trunk Road Agency

LGC_Development_Control-South@gov.wales

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND 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

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at

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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Natural Resources Wales

southeastplanning@cyfoethnaturiolcymru.gov.uk

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Neath Port Talbot Council
Highway Department

hdc@npt.gov.uk

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Health and Safety Executive

lupenquiries@hse.gov.uk
By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Dwr Cymru Welsh Water

developer.services@dwrcymru.com

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 29th May 2023

PUBLICITY AND 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

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Yours sincerely,



Lowri Hughson-Smith
LHS Planning

Mid and West Wales Fire and Rescue Service

By Email: bregs@mawwfire.gov.uk

By Email Only



Lhsplanningltd@gmail.com

Tel: 07539 175 601

Date: 28th June 2023

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G**

*Demolition of existing buildings and the construction of a 16-bed residential care facility with
associated works
at*

Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Dear Sir/Madam,

LHS Planning Ltd. has been commissioned by **SWP SPV3 Limited** to carry out pre-application consultation in respect of a full planning application for the *Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works at the Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS*. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application, including supporting information, and make representations.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer, via the planning agent, on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application made to the LPA 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. Please note, any comments submitted may be placed on the public file.

You may inspect copies of the following:

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

Online at <https://lhsplanning.wixsite.com/website>. For those without access to the internet, Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot, SA10 6LH has internet facilities. Please contact the library on 01792 813488 or skewen.library@npt.gov.uk and arrange an appointment to view the application online.

Skewen library is open as follows:

- Monday: 9:30am to 5:30pm (closed between 12noon and 2:30pm)
- Tuesday: 9:30am to 5:30pm (closed between 12noon and 2:30pm)
- Wednesday: Closed
- Thursday: 9:30am to 5:30pm (closed between 12noon and 2:30pm)
- Friday: 9:30am to 6:30pm (closed between 12noon and 2:30pm)
- Saturday: 9:30am to 12:30pm
- Sunday: Closed

Anyone who wishes to make representations must write to the agent at lhsplanningltd@gmail.com or LHS Planning Ltd., 19 Starling Walk, Cwm Calon, Penallta, CF82 6BH by the **26th July 2023**.

A copy of the bilingual Site Notice (in English and Welsh) which has been displayed near the application site is enclosed.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'L' followed by a loop and a horizontal stroke.

Lowri Hughson-Smith
LHS Planning
Tel: 07539 175 601

Appendix 6 – Responses to the PAC



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-218775-G2F3
Eich cyf/Your ref: Stat Pre-app

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

LHS Planning Ltd.,
19 Starling Walk,
Cwm Calon,
Penallta,
CF82 6BH

ebost/email:
swplanning@cyfoethnaturiolcymru.gov.uk

16/06/2023

Annwyl Syr/Madam / Dear Sir/Madam,

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

**BWRIAD / PROPOSAL: Demolition of existing buildings and the construction of a
16 bed residential care facility with associated works.**

**LLEOLIAD / LOCATION: Former Cardonnel Court Nursing Home, Cardonnel Road,
Skewen, SA10 6BS**

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 25/05/2023.

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

Condition - Construction Environmental Management Plan

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

Pollution prevention

We note that there is a small watercourse adjacent to the development site which drains towards the Tennant Canal and Neath River.

Condition

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- 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.

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.

European protected species

The existing building is to be demolished and we have bat records in the area, therefore we recommend you seek the advice of the Local Authority Ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

We therefore have no comments to make on the application, as submitted. Please consult us again if any survey undertaken finds that bats are present at the site, and you require further advice from us.

Flood risk

Due to the sites proximity to an ordinary watercourse, we advise that that you consult with the Local Lead Flood Authority (LLFA) as they may have knowledge of any flood risk in this area. NRW has not modelled this ordinary watercourse so holds no flood risk

information at this location. The LLFA can also advise on whether they consider an assessment of flood risk is required to aid your determination of the application.

Contaminated land

We have reviewed the Draft Geotechnical and Geoenvironmental Report: New Residential Accommodation, Cardonnel Court, Skewen (Ref. 300323-17342-1) and have no further comments.

Other Matters

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

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

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

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

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

Yn gywir / Yours faithfully

G Cuthbert

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

LHS Planning Limited
19 Starling Walk,
Cwm Calon, Penallta
Penallta
CF82 6BH

Date: 15/06/2023
Our Ref: PPA0007880

Dear Sir/Madam

Grid Ref: 272818 196748

Site Address: Cardonnel Road, Skewen, Neath

Development: 2D - Demolition of existing buildings and construction of a 16 bed residential care facility

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to a Proposed 16 bed residential care facility on Cardonnel Road and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW).

This site is crossed by a public sewer with the approximate position 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. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Our strong recommendation is that your site layout takes 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. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

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.

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'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Neath Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

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.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SS72967701.



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.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, 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 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.

SEWAGE TREATMENT

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

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 4 inch diameter watermain in 272803, 196737 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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



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

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.

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

ENC. SEWER PLAN
WATER PLAN

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.



	Stop tap
	Water Treatment Works
	Water Pumping Station
	Existing main
	Non-operational main
	Raw Water
NB: Water main pinhole colour indicates the type.	
	* Trunk Light BLUE
	* Distribution Dark BLUE
	* Raw Water YELLOW
	Air valve
	Cap end
	Hydrant
	Bulk meter
	Meter
	Pressure reducing valve
	Slack valve

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 272803, 196737
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 15 Jun 2023



Dŵr Cymru
Welsh Water

PPA0007880



LEGEND

Clean network:	
	Sluice valve
	Pressure reducing valve
	Meter
	Bulk meter
	Hydrant
	Cap end
	Air valve
	Stop tap
	Water Treatment Works
	Water Pumping Station
	Existing main
	Non-operational main
	Raw Water

NB: Water main symbol colour indicates the type:
LIGHT BLUE - Think
DARK BLUE - Concrete
YELLOW - Raw Water

Notes:

THIS IS A NON-EXHAUSTIVE LIST OF THE FEATURES SHOWN ON THIS MAP. IT IS THE USER'S RESPONSIBILITY TO CHECK THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE INFORMATION SHOWN ON THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE INFORMATION SHOWN ON THIS MAP IS THE PROPERTY OF DŴR CYMRU / WELSH WATER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DŴR CYMRU / WELSH WATER. THE INFORMATION SHOWN ON THIS MAP IS THE PROPERTY OF DŴR CYMRU / WELSH WATER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DŴR CYMRU / WELSH WATER.

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EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 272803,196737
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 15 Jun 2023



**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

For the attention of Lowri Hughson-Smith
LHS Planning Ltd

[By email: lhsplanningltd@gmail.com]

20 June 2023

Dear Lowri,

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

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

Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works at Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Thank you for your notification of 25 May 2023 seeking the 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.

On this basis, the Planning team at the Coal Authority have no comments to make.

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

Yours sincerely

The Coal Authority Planning Team

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.

Advice : HSL-230623061914-1723 DO NOT ADVISE AGAINST

Your Ref: Land at Cardonnel Road, Skewen

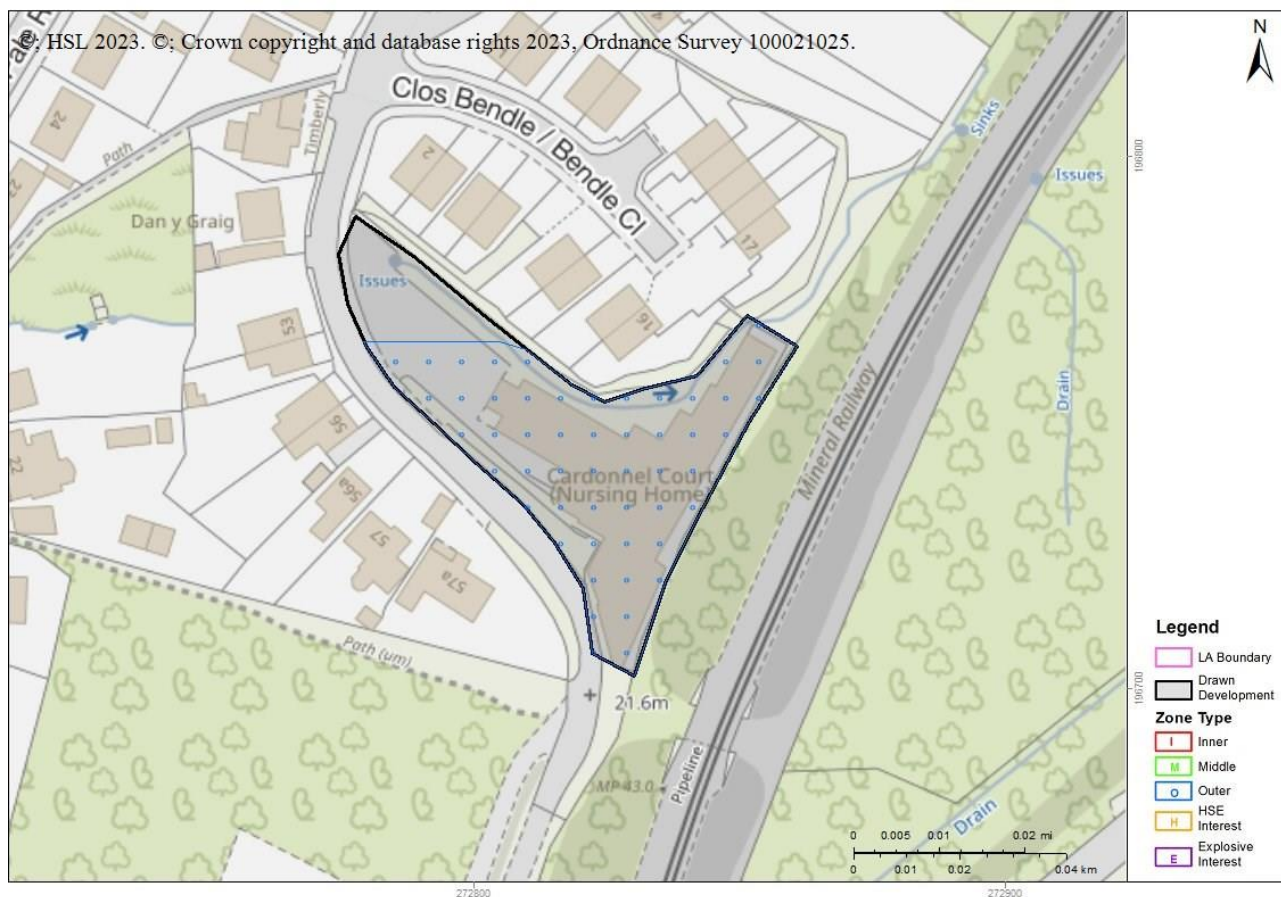
Development Name: Cardonnel Road, Skewen

Comments: Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of LHS Planning Ltd.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown:

Institutional Accommodation And Education : Do Not Advise Against

Is the institutional accommodation a daycare facility or one that provides 24 hour care? 24 hour care
The total area of the 24 hour care facility is greater than 0.25 hectares. No



Pipelines

- 7309_1578 Wales and West Utilities

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Lowri Hughson-smith at LHS Planning Ltd on 24 June 2023.

Note that any changes in the information concerning this development would require it to be re-submitted.



Llywodraeth Cymru
Welsh Government

Plas Caeffwrdd, 57 Cefn Cedd
Parr Nantgarw, Cardiff, CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@gov.wales
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

LHS Planning Ltd

By email

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

Ebost
Email:

LC

1 June 2023

0300 0256004

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Full planning permission for the demolition of existing buildings and the construction of a 16-bed residential care facility with associated works, Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Thank you for your letter of 24 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 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

Scheduled Monument

GM394 Tennant Canal: Skewen Cutting and Tramroad Bridge

This pre-planning application is for a 16-bed residential care facility at the Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POB
INVESTOR IN PEOPLE



The above scheduled monument is located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the setting of scheduled monument GM394.

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
Casework Officer

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.



Lowri hughson-Smith <lhsplanningltd@gmail.com>

FW: Pre Planning - Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen

1 message

Thomas, Rhodri <Rhodri.Thomas@wsp.com>

Wed, Jun 21, 2023 at 2:46 PM

To: Lowri hughson-Smith <lhsplanningltd@gmail.com>

Cc: "LGC_Development_Control-South@gov.wales" <LGC_Development_Control-South@gov.wales>

Afternoon LHS Planning Ltd,

Pre Planning - Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen

demolition of existing buildings and the construction of a 16-bed residential care facility with associated works

I refer to your consultation of 24/05/2023 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 trunk road would not issue a direction in respect to a future planning application.

If you have any further queries, please forward to the following Welsh Government Mailbox Lgc_development_control-south@gov.wales

Regards

Rhodri

Rhodri Thomas BSc. (Hons) GMICE

Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

1 Capital Quarter, Tyndall Street

Cardiff

CF10 4BZ

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



Glandŵr Cymru
Canal & River Trust in Wales

Neath & Port Talbot County Borough
Council
The Quays
Brunel Way
Neath
SA11 2GG

Your Ref

Our Ref CRTR-PLAN-2023-39049

Monday 19 June 2023

Proposal: Demolition of existing buildings and the construction of a 16-- -bed residential care facility.

Location: Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen

Waterway:

Thank you for your consultation.

We are the charity who look after and bring to life 76 miles of canals in Wales. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of Wales. The Trust is known as Glandŵr Cymru, the Canal & River Trust in Wales and we are a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)) is that the Trust has **no comment** to make on the proposal as Glandŵr Cymru do not own or maintain any canals within the vicinity of the site.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Jane Hennell MRTPI
Area Planner

Jane.Hennell@canalrivertrust.org.uk
07747 897793

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW
T: 0151 355 5017 E: nationalwaterwaysmuseum@canalrivertrust.org.uk W: canalrivertrust.org.uk

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/3/23/0006/00
APPLICANT: SWP SPV3 LIMITED
LOCATION: FORMER CARDONNEL COURT NURSING HOME
CARDONNEL ROAD, SKEWEN, NEATH, NEATH
PORT TALBOT, SA10 6BS
PROPOSAL: DEMOLITION OF EXISTING BUILDINGS & THE
CONSTRUCTION OF A 16-BED RESIDENTIAL CARE
FACILITY WITH ASSOCIATED WORKS.

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

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

1. Parking should be provided at the following rate:

- 1 space per resident staff
- 1 space per 3 non-resident staff
- 1 space per 4 beds

On the drawing provided to show parking spaces, please ensure the scale is correct with spaces should be drawn at 2.6m x 4.8m. It can also be seen that on some of the visuals there has been a disabled bay highlighted, this would need to be added to the parking layout drawing, and the space increased to 3.6m x 4.8m.

2. EV charging bays should be based upon 10% of parking spaces therefore increased to 1 space in accordance with Planning Policy Wales Edition 10 Section 6.5.
3. There is scope to provide a space/area for minibus/ambulance drop-off/pick up. This should be positioned so that it doesn't conflict with any onsite parking. Currently if the ambulance is within this drop-off space, the car parked behind would not have the required 6m reversing distance to be able to leave the space.
4. Vegetation and fencing along the front boundary of the site should be removed to provide visibility at the access point, in accordance with the Manual for Streets visibility splay requirements of 2.4m x 43m, of which nothing over 600mm should grow or be erected.
5. SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab

NOTES TO APPLICANT

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.

SAB

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.

BT

SIGNED:  DATE: 26/06/2023
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N323000600 – FORMER CARDONNEL COURT NURSING HOME



Lowri hughson-Smith <lhsplanningltd@gmail.com>

Cardonnel Court Redevelopment

1 message

Cllr. Nathan Goldup-John <cllr.n.goldup-john@npt.gov.uk>
To: Lowri hughson-Smith <lhsplanningltd@gmail.com>

Mon, Jun 26, 2023 at 12:37 PM

Good Morning Lowri,

I write to you regarding the redevelopment of the Cardonnel Court nursing home.

I hold reservations on the potential impact on the residential amenity of No [57a Cardonnel Road](#) especially. The plans seem to illustrate that the trees lining the road will be chopped down and a large fence put in its place. I believe this development would be welcomed by all if this was addresses and boundary fenestration more in keeping with the surroundings used. In addition, I don't believe you currently meet cycle parking requirements, and I would like to see this amended in any future planning application. Moreover, please could you ensure your client submits a construction management plan with the full application to demonstrate what impact the residents might have during construction.

I look forward to seeing more detail in due course.

All the best,

Kind Regards | Cofion Cynnes

Councillor Nathan Goldup-John

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

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

If you would like to use Welsh when dealing with the Council please click [here](#)

Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)

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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

LHS Planning Limited
19 Starling Walk
Cwm Calon
Penallta
CF82 6BH

FAO: Lowri Hughson-Smith

*Gofynner am/
Please ask for:*

*Rhif Est/Extn.
No.*

E-bost/E-mail:

*Fy Nghyf/My
Ref:*

Dyddiad/Date:

Watch Manager A. Hall

6611

bregs@mawwfire.gov.uk

AJH/KDT/00103598

28th June 2023

Dear Madam,

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

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

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

RE: Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen SA10 6BS

APPLICATION NUMBER: N/A

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

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

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

<https://www.ukfrs.com/index.php/promos/16847>

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

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 black ink, appearing to read 'Adam J Hall'.

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

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

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

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

Appendix 7 Screenshot of LHS Planning Website consultation page

Pre-Application Consultation: Former Cardonnel Court Care Home

LHS Planning Ltd. has been commissioned by **SWP SPV3 Limited** to undertake pre-application consultation in respect of a full planning application for the *demolition of existing buildings and the construction of a 16-bed residential care facility with associated works at the Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS*

We give notice that SWP SPV3 Limited are intending to submit a full planning application for the following development:

Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

A copy of the planning application including all relevant drawings and supplementary supporting documents are made available for inspection and review online, see below. If you are unable to access the documents electronically you may request copies of this information by emailing lhsplanning@gmail.com or by telephoning the agent on 07539 175601.

Appendix 8 Network Rail Response



Lowri hughson-Smith <lhsplanningltd@gmail.com>

Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

1 message

Grace Lewis <Grace.Lewis@networkrail.co.uk>
To: Lowri hughson-Smith <lhsplanningltd@gmail.com>

Wed, Jun 21, 2023 at 8:57 AM

OFFICIAL

Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP23/126

Your Ref:

Date: 21 June 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**APPLICATION NO:****PROPOSAL: Demolition of existing buildings and the construction of a 16--bed residential care facility with associated works****LOCATION: Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS**

Dear Sir/Madam,

Thank you for your email dated **29 May 2023** together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

SAFETY (WALES)

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.

FENCING

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

ENCROACHMENT

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land or structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail airspace and no encroachment of foundations onto Network Rail land and soil. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then they must seek approval from Network Rail Asset Protection Team. Any unauthorised access to Network Rail land or air-space is an act of trespass and we would remind the council that this is a criminal offence (**s55 British Transport Commission Act 1949**). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

FOUNDATIONS

Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful

monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

GROUND DISTURBANCE

The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

PILING

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

DEMOLITION

The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building, due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from the Network Rail Asset Protection Engineer before the development and any demolition works on site can commence.

NOISE (WALES)

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of Planning Policy Wales and Technical Advice Notes which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

LANDSCAPING

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaeagus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina"

Not Permitted:

Alder (Alnus Glutinosa), Aspen – Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western

Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

E grace.lewis@networkrail.co.uk

www.networkrail.co.uk/property

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

6/24/2023

Gmail - Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

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