

PRE-APPLICATION CONSULTATION REPORT
FORMER CARDONNEL COURT NURSING HOME,
CARDONNEL ROAD, SKEWEN, SA10 6BS
JUNE 2023

Applicant: SWP SPV3 Limited

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

Proposal: Demolition of existing buildings and construction of a 16bed residential care facility and associated works.

Disclaimer: *This report has been prepared for SWP SPV3 Ltd. and may not be relied upon by any other party.*

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1. Introduction

- 1.1 LHS Planning Ltd. was instructed by SWP SPV3 Ltd. (hereafter referred to as the 'applicant') to undertake a pre-application consultation exercise in preparation for the submission of a full application at the former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS (hereafter referred to as the 'site'). The proposal description for the purposes of the planning application is:

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

- 1.2 As of the 1st August 2016, Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as 'DMPWO 2016') requires all planning applications for major development to undertake statutory pre-application consultation and subsequently submit a pre-application consultation report (PAC) as part of the planning application. The proposed application subject to this Pre-Application Consultation falls within the definition of a major development as defined in out in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
- 1.3 The requirements of the legislative framework are set out in Section 2 of this report. The approach taken to consultation is set out in Section 3. Results of the consultation exercise are included as Section 4 and the applicant's response to the results is discussed in Section 5.
- 1.4 The consultation commenced on the 29th May 2023 and closed on the 26th June 2023. The PAC report includes and addresses responses received during the consultations.

2. Statutory Requirements

2.1 The key requirements of Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 are as follows:

- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days prior to submitting a planning application;
- Write to any owner or occupier of any land adjoining the application site notifying them of the proposed development;
- Make the draft planning application publicly available. This must include all information that would be required to be submitted as part of a formal planning application and any information that would be needed to comply with local validation requirements;
- Consult community and specialist consultees. Community consultees comprise each community council in whose area the proposed development would be situated and each local member representing an electoral ward in which the proposal would be situated. Specialist consultees comprise the list of consultees set out in Schedule 4 to the DMPWO;
- Submit a pre-application consultation report (PAC) as part of the planning application containing the information set out in Article 2F Paragraph 2 of the DMPWO.

3. Consultation Approach

- 3.1 In accordance with Section 2C of the DMPWO 2016, the applicant has carried out the required publicity before applying for planning permission, and this is detailed below.

Site Notice

- 3.2 In accordance with Section 2C (1)(a)(i) 2no. site notices were displayed in locations within proximity to the application site on 29th May 2023. The site notice (included as Appendix 2) contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh.
- 3.3 LHS Planning Ltd. declare that, to the best of our knowledge, the site notice was displayed in accordance with the statutory requirements.

Notice to Owners/Occupiers

- 3.4 Notices addressed to the 'Owner/ Occupier' of neighbouring properties were hand delivered on the 29th May 2023. A notice was also sent to Network Rail, via email, as an adjacent land owner.
- 3.5 The notice identified 26th June 2023 as the consultation end date, allowing a minimum of 28 days for representations to be made. The plans and supporting information included in *Figure 1* were made publicly available on the LHS Planning website for the duration of the consultation period, screenshot of LHS Planning website contained in Appendix 7.

Publication of Information

- 3.6 In accordance with Section 2C(1)(b) the draft application, including plans and supporting information listed in *Figure 1*, was made available to view on the LHS Planning website, Link: <https://lhsplanning.wixsite.com/website/blank-page>, for the duration of the consultation periods. A screenshot of the website is included in Appendix 7.

Figure 1: Plans and Supporting Information

Application Forms
CIL Forms
Site Location Plan
Existing Site Plan
Proposed Site Plan

Proposed Elevations
Proposed Site Sections
Supporting Information including: ○ Design and Access Statement ○ Operational Statement ○ Drainage Strategy ○ Geotechnical and Geoenvironmental Report ○ Japanese knotweed Management Plan & Method Statement ○ Arboricultural Report

- 3.7 In relation to both consultations representations could be made via email to lhsplanningltd@gmail.com or by post to LHS Planning, 19 Starling Walk, Cwm Calon, CF82 6BH. A telephone contact number for LHS Planning Ltd. was also provided.

Notice to Community Consultees

- 3.8 In accordance with Section 2D of the DMPWO, notice was served on the following 'community consultees' via email on 29th May 2023:
- Councillor Angharad Rebecca Aubrey
 - Councillor Nathan Goldup-John
 - Coedffranc Community Council
- 3.9 The notice identified 26th June 2023 as the consultation end date allowing a minimum of 28 days for representations to be made. The plans and supporting information included in *Figure 1* were made publicly available on the LHS Planning website for the duration of the consultation period.

Notice to Specialist Consultees

- 3.10 In accordance with Section 2D of the DMPWO, notice was served on the following 'specialist consultees' via email on 29th May 2023.
- **Cadw**
 - **Dwr Cymru Welsh Water Developer Services**
 - **Neath Port Talbot Council Highway Department**
 - **Natural Resources Wales**
 - **Health and Safety Executive**
 - **The Coal Authority**
 - **Canal and River Trust**
 - **Health and Safety Executive**
 - **Trunk Road Agency**

- **Mid and West Wales Fire and Rescue Service***

3.11 The notice identified 26th June 2023 as the consultation end date allowing a minimum of 28 days for representations to be made. The plans and supporting information included in *Figure 1* were made available on the LHS Planning website for the duration of the consultation period, screenshot of LHS Planning website contained in Appendix 7.

** Mid and West Wales Fire and Rescue Service were consulted on 26th June 2023 due to them being missed from the original consultation in error.*

4. Consultation Responses

Specialist Consultees

- 4.1 A summary of the responses from specialist consultees during the consultation is summarised in Table 1 below and expanded upon later in this section. The full responses from specialist consultees during the consultation are provided in Appendix 6.

Table 1: summary of responses to Consultation

Specialist Consultees	Response to 1 st Consultation
Natural Resources Wales	Yes, a response was received on 16 th June 2023. NRW's comments are summarised below.
Cadw	Yes, a response was received on 1 st June 2023. Cadw's comments are summarised below.
Dwr Cymru Welsh Water Developer Services	Yes, a response was received on 15 th June 2023. DCWW's comments are summarised below.
NPTC Highway Department	Yes, a response was received on the 26 th June 2023. The Highway Department's comments are summarised below.
The Coal Authority	Yes, a response was received on 20 th June 2023. The Coal Authority's comments are summarised below.
Health and Safety Executive	Yes, a response was received on the 24 th June 2023 which did not advise against development.
Canal and River Trust	Yes, a response was received on the 19 th June 2023 and the Canal and River Trust had no comments to make on the proposals.
Trunk Road Agency	Yes, a response was received on the 21 st June 2023. The TRA confirmed they would not issue a direction in relation to the proposals.
Mid and West Wales Fire and Rescue Service	Yes a response was received on 28 th June 2023 confirming no objection.

- 4.2 All responses received are summarised below and the applicant's response is detailed in Section 5.

Natural Resources Wales

- 4.3 NRW did not object but raised concerns with the proposals unless a Construction Environmental Management Plan is conditioned as part of any future planning permission. The condition requested by NRW are detailed in fully in their response contained in Appendix 6 and will not be repeated here. NRW also confirm that their records show evidence of bats in the area and recommend advice is sought from the Local Authority Ecologist to determine if there is a reasonable likelihood of bats being present within the application site. They also advise that given the proximity of the site to an ordinary watercourse, that the applicant contact the Local Lead Flood Authority (LLFA) to discuss the potential requirement for an assessment of flood risk. NRW had no comments to make on the Draft Geotechnical and Geoenvironmental Report: New Residential Accommodation, Cardonnel Court, Skewen (Ref. 300323-17342-1)

Cadw

- 4.4 Cadw confirmed that there their records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

Dwr Cymru Welsh Water Developer Services

- 4.5 Provided a response confirming that the site is crossed by a public sewer, and provide advice to the developer in terms of their responsibility in regard to that asset. Advice is also provided in relation to the requirement for SuDs Approval Body (SAB) approval from the Local Authority. They also state that having considered the foul flows generated by the proposed development, that they can be accommodated with the public sewerage system and not problems are envisaged with the Waste Water Treatment Works. Confirmation is also given that a water supply can be made available to the proposed development.

NPTC Highways Department

- 4.6 No objection, subject to the parking space dimensions being checked and meeting the required space standards, the parking space behind the ambulance drop off space being confirmed as having 6m to reverse, 1no. EV charging space and the ensuring visibility splays at the site access are not obstructed by vegetation.

The Coal Authority

- 4.7 The Coal Authority confirmed 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 and have no comments to make.

Health and Safety Executive

- 4.8 The HSE confirmed the site does lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline. The HSE's advice is that they do not

advise against development or the granting of planning permission on safety grounds.

Canal and River Trust

- 4.9 The Canal and River Trust confirmed that have no comments to make on the proposals.

Trunk Road Agency

- 4.10 The Trunk Road Agency confirmed they would not issue a direction in respect to a future planning application.

Mid and West Wales Fire and Rescue Service

- 4.11 The Fire and Rescue service responded to the consultation confirming that they have no comment to make on access for fire appliances or water supplies. They also confirmed that they have no objection to the proposed development and refer to the LPA to any current standing advice.

Community Consultees

- 4.12 A response was received from Cllr. Goldup-John indicating they have reservations on proposals based on the potential impact of No. 57a Cardonnel Road, the level of cycle parking and boundary enclosures, particularly the potential loss of trees and vegetation.
- 4.13 No responses were received from Coedffranc Town Council.

Public Consultation

- 4.14 Only one response from local residents was received in relation to the consultation. One adjacent neighbour sent an email raising concerns regarding the potential overlooking impact from proposed first floor windows in the replacement care home into their garden area and kitchen / bedroom windows in the rear elevation of their property. This neighbouring resident also raised concerns about noise and dust during demolition and construction given their proximity to the proposal site. Due to data protection the address of this residents is not shared as part of this document.
- 4.15 A response was also received from Network Rail, an adjacent land owner.

5. Applicant's Response to Consultation

Specialist Consultation

- 5.1 The Coal Authority, Cadw, the Canal and Rivers Trust, the Health and Safety Executive, Neath Port Talbot Council Highways Department, Mid and West Wales Fire and Rescue Service, and the Trunk Road Agency raised no objections/concerns or did not respond. No further discussion or response from the applicant is required in relation to these consultees.

Natural Resources Wales

- 5.2 **NRW Comment:** NRW requested a condition in requiring a Construction Environmental Management Plan (CEMP). **Applicants response:** The applicant raises no objection to the proposed condition. No changes to the application proposals are required as a result of the requested conditions.
- 5.3 **NRW Comment:** NRW commented stating that they have records of bats in the area and advise the applicant to contact the Local Authority's Ecologist to discuss the likelihood that bats are present onsite. **Applicants response:** The applicant has carried out three bat surveys which confirmed the building is not being used by bats.
- 5.4 **NRW Comment:** Advise that given the proximity of the site to an ordinary watercourse, that the applicant contact the Local Lead Flood Authority (LLFA) to discuss the potential requirement for an assessment of flood risk. **Applicants response:** The applicant is happy to engage and work with the LLFA as part of the planning application process.

Dwr Cymru Welsh Water (DCWW) Developer Services

- 5.5 **DCWW Comment:** Advise that the site is crossed by a public sewer and outline the developer's responsibilities in relation to this asset. **Applicants Response:** This is not considered to be a significant issue on the basis that the footprint of the proposed building is smaller than that of the existing building, and located no closer to the public sewer than is currently the case. The easement of the sewer has been added to the plans for ease of reference.
- 5.6 **DCWW Comment:** Advise that SAB approval will be required. **Applicants Response:** The developer will ensure all relevant permissions are secured. It is noted that the SAB approval process sits separate to the planning process.

NPT Highways Department

- 5.7 **Highways Comments:** Parking spaces should be 2.6m x 4.8m and disabled spaces should be 3.6m x 4.8m in size. **Applicant's response:** All spaces have been checked and meet the required dimensions.

- 5.8 **Highways Comments:** One EV charging space is required. **Applicant's response:** The applicant agrees to this and will accept a condition to secure it.
- 5.9 **Highways Comments:** 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. **Applicant's response:** The plans will be amended to achieve this, if possible.
- 5.10 **Highways Comments:** 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. **Applicant's response:** The visibility splays will be maintained as far as possible and providing this also aligns with the biodiversity requirements.

Community Consultees

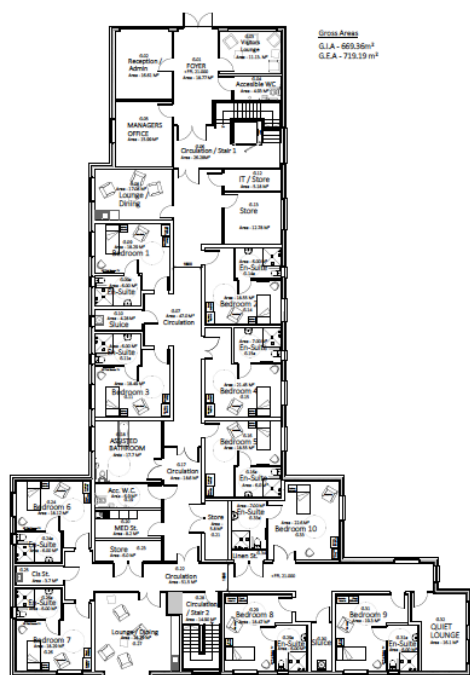
- 5.11 **Cllr Goldup-John Comments:** Raised concerns with the potential impact on the residential amenity of No 57a Cardonnel Road. **Applicant's Comments:** The proposed development is offset from no. 57a by at least 21m which is typically considered sufficient to protect residential amenity.
- 5.12 **Cllr Goldup-John Comments:** Concerned that the trees lining the road would be removed and fence put in its place. **Applicant's Comments:** Existing site planting and vegetation will be retained as far as possible, especially on the boundaries. There may be a need to enclose the site further if the natural enclosures do not offer the site security required and if this is the case a suitably worked condition can be imposed to secure boundary treatment details.
- 5.13 **Cllr Goldup-John Comments:** Concerned the proposals do not meet cycle parking requirements. **Applicant's Comments:** It is considered the level of cycle parking provided is suitable for the proposed use and the Highways Department's response does not raise concerns in this regard.
- 5.14 **Cllr Goldup-John Comments:** A construction management plan should be submitted. **Applicant's response:** A construction management plan will be prepared and this is typically secured via planning condition.

Public Consultation

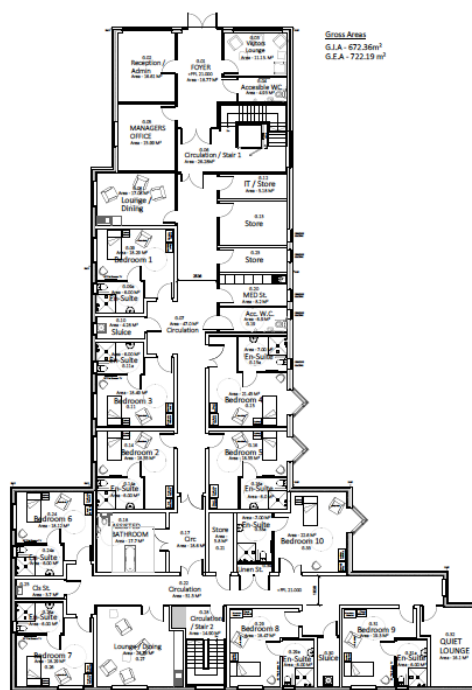
- 5.5 **Neighbour Comments:** One written response from a neighbouring resident was received. This response raised concerns about the potential overlooking impact from the first floor windows in the north-east elevation of the proposed replacement

building. Following this written response, the planning consultant visited the property and discussed the concerns more fully with the neighbours. The primary concern was that the first floor windows in this elevation will result in an overlooking impact and associated loss of privacy to their rear ground floor kitchen and first floor bedroom in their property, as well as a loss of privacy in their rear / side garden area. **Applicants response:** The concerns of the neighbouring resident is noted, and as a result of these concerns the internal configuration of the upper floor has been amended to reduce the amount of habitable windows, obscure non habitable windows and the remaining three habitable windows have been angled to prevent any overlooking. They angled windows are also proposed at ground floor for continuity of design. A comparison of the plan consulted on as part of the PAC and the amended plan is shown below to better illustrate the changes. The amended plans have been shared with the neighbours and the adjustments appear to have addressed their concerns.

Extract of original Plan which accompanied the PAC



Extract of amended Plan and Elevations following discussion with neighbours



- 5.6 The same neighbour also raised concerns regarding noise and dust during demolition and construction. **Applicants response:** It is inevitable that there will be some level of disruption to existing residents when new development is undertaken. However, the impact of construction will be mitigated through measures contained in Construction Management Plan that it is anticipated will be a condition of any future planning permission.

Network Rail Response

5.7 **Network Rail Comments:** Network Rail are an adjacent land owner and raised no objections providing no part of the development adversely impacts on the safety, operation and integrity of the operational railway. Their response includes asset protections comments for the applicant to action, including:

- Engagement with Network Rail on any interface matters with their assets
- Provision of a trespass proof fence
- No drainage infrastructure within 5m of Network Rail's boundary
- Foundations of the development must not affect Network Rail land/assets
- Building be located 2m from the site boundary with Network Rail land
- Excavations, earthworks and demolition must not impact on Network Rail land or operation
- Landscaping which may impact on Network Rail land must align with their guidance

5.8 **Applicant's response:** The applicant has reviewed Network Rail's response and considers the proposals do not impact Network Rail land or its operations. They will liaise with them, however, if conflicts become apparent.

6. Summary

- 6.1 This Pre-Application Consultation Report is submitted as a statutory requirement under Article 1 of the Town and Country Planning (development Management Procedure) (Wales) (Amendment) Order 2016 part of the full application for:

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

- 6.2 It has been demonstrated that the concerns of consultees have either been addressed through revisions to the scheme or are not justified in planning terms.
- 6.3 LHS Planning are confident that the pre-application consultation exercise has enabled the development of the proposal to the stage that it is ready for formal submission to the LPA for consideration.

APPENDICES