

Parc Pelenna, Trisvelus UK Holdings Ltd.

Pre Application Consultation Report

AUGUST 2024



theurbanists

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1. Introduction

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for a

The report describes the consultation that has been undertaken to satisfy the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016). The Order requires all applicants proposing ‘major’ development to consult landowners adjacent to the application site and key stakeholders prior to submitting the planning application, and to demonstrate how consultation responses received have been considered and managed.

Table 1: Welsh Government’s requirements for Pre-application community consultation.

Requirements	Report Reference
A copy of the site notice	Appendix 1
A copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees	Appendix 1
A summary of all issues raised and how they have been addressed	Sections 5 and 6
Copies of all responses received from specialist consultees with an explanation of how they have been addressed	Section 5 and Appendix 2

2. Notification

It is hereby confirmed that the applicant has complied with section 61Z Town and Country Planning Act 1990 (as amended) and that this report complies with article 2F Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), as set out below.

This section provides information relating to the notification processes that took place in accordance with the statutory requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. The following actions were undertaken:

- Schedule 1B notices were served on community consultees and those with an interest in the adjoining land;
- Schedule 1C (Art. 2D) notices were served on specialist consultees; and
- Bilingual (English and Welsh) Schedule 1B notices were displayed in various locations around the application site as shown in Figure 2.

Table 2: The notification process.

Task	Date
Notices posted and emailed to landowners, community and specialist consultees	19.06.24 & 21.06.24
Planning application uploaded to the Urbanists website	21.06.24
Website live	21.06.24
Notices placed on site	21.06.24
Notification period start (day 1)	22.06.24
Notification period end (day 28)	19.07.24

Table 3: Community consultees and adjacent landowner notification.

Name	Address	Notice Served Date	
Community Consultees		Email	Hand Post
Resolven Community Council	6 Llys Bethania Flats, Railway Terrace, Resolven, Neath, SA11 4HG	21.06.24	-
Tonna Community Council	32 Heol Caredig, Tonna, Neath SA11 3LQ	21.06.24	-
Councillor Leanne Jones	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	21.06.24	-
Councillor Dean Lewis	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	21.06.24	-

Name	Address	Notice Served Date	
Adjacent Landowners		Email	Hand Post
Mr G and Mrs S Pawan	Pen Rhiw Angharad Isaf, Fairyland Road, Neath	-	19.06.24
Mr T and Mrs M Symons	Brynychwyth Farm, Fairyland Road, Neath SA11 3QB	-	19.06.24
Meghan Morgan	(Blaen Cwmbach Farm) Fairyland Road, Neath.	-	19.06.24
Natural Resources Wales	NRW Offices, Resolven, Neath SA11 4DR	-	19.06.24
Mr. and Mrs. Edward Williams	Cefn Gelli Farm, Clyne, Neath SA11 5PE	-	19.06.24
Mr L Rees	Ynysnedd Farm, Resolven Road, Neath SA11 4ET	-	19.06.24
Mr. and Mrs G Poulton	Tan-Y-Graig Farm, New Road, Clyne, Neath, SA11 4ET	-	19.06.24
National Grid (for Above Ground Compound)	Warwick Technology Park, Gallows Hill, Warwick CV34 6DA	-	19.06.24

Name	Address	Notice Served Date	
Specialist Consultees		Email	Hand Post
Local Highway Authority (NPTCBC)	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	21.06.24	-
Dŵr Cymru Welsh Water	Dwr Cymru Welsh Water Fortran Road, St Mellons, Cardiff CF3 0LT	21.06.24	-
CADW	Welsh Government, Ty'r Afon, Coed Bedwas Road, Caerphilly, CF83 3WT	21.06.24	-
NRW - South West Wales	Maes Newydd, Llandarcy, Neath Port Talbot, SA10 6JQ	21.06.24	-
Welsh Government Highways	-	21.06.24	-
Mid and West Wales Fire and Rescue Service	Lime Grove Avenue, Carmarthen SA31 1SP	21.06.24	-
Coal Authority	Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	21.06.24	-
Health and Safety Executive	Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS	21.06.24	-
Sports Wales	Sport Wales National Centre, Sophia Gardens, Cardiff, CF11 9SW	21.06.24	-

Figure 1: Extract from The Urbanists website advertising the Pre-Application Consultation.



3. Declaration

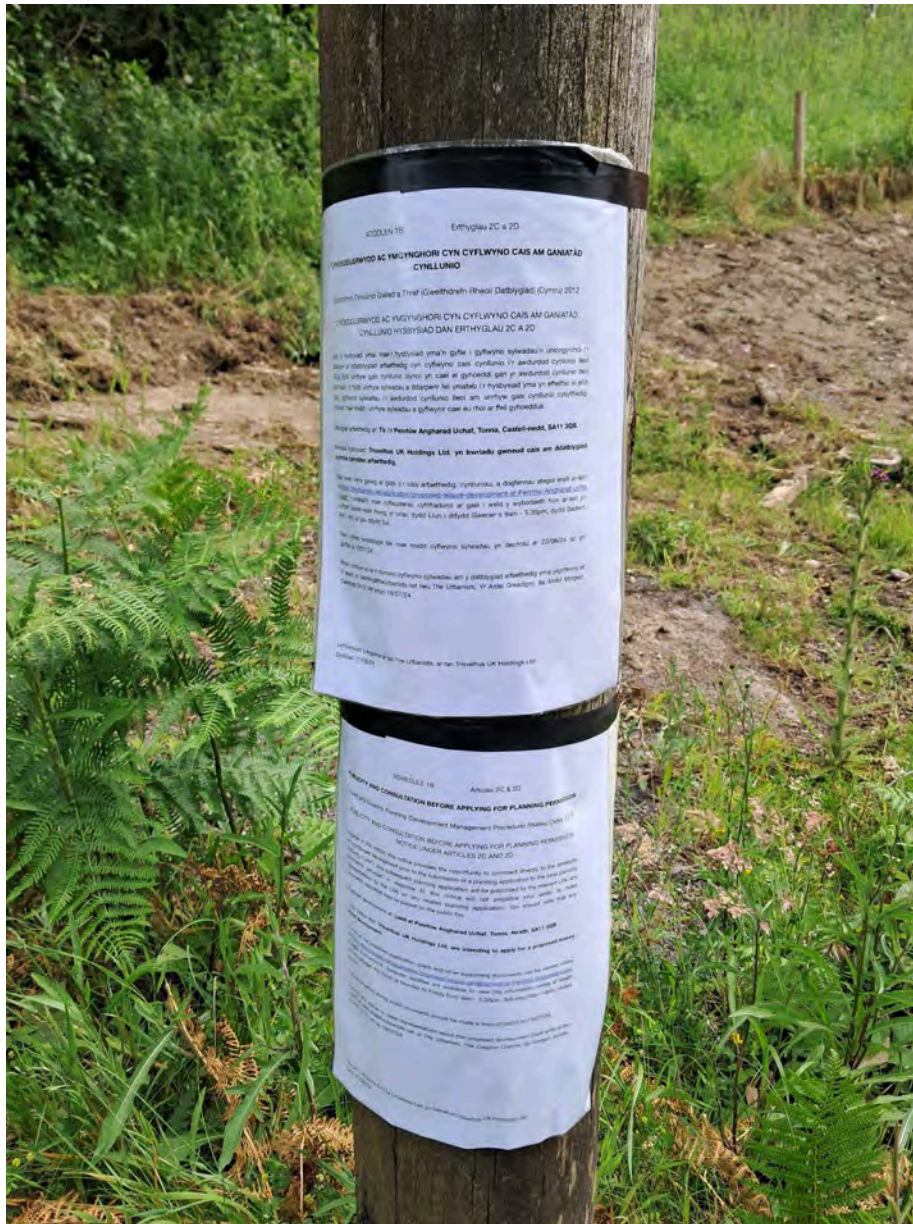
This section provides the declaration that site notices were displayed in accordance with the statutory requirements. Two Schedule 1B (Appendix 1) notices were displayed for a minimum of 28 days in locations as shown in Figure 2 below.

Figure 2: The location of Schedule 1B notices on and around the site.



Figure 3: Photographs of site notices (both in Welsh and English)

Notice 1



Notice 1



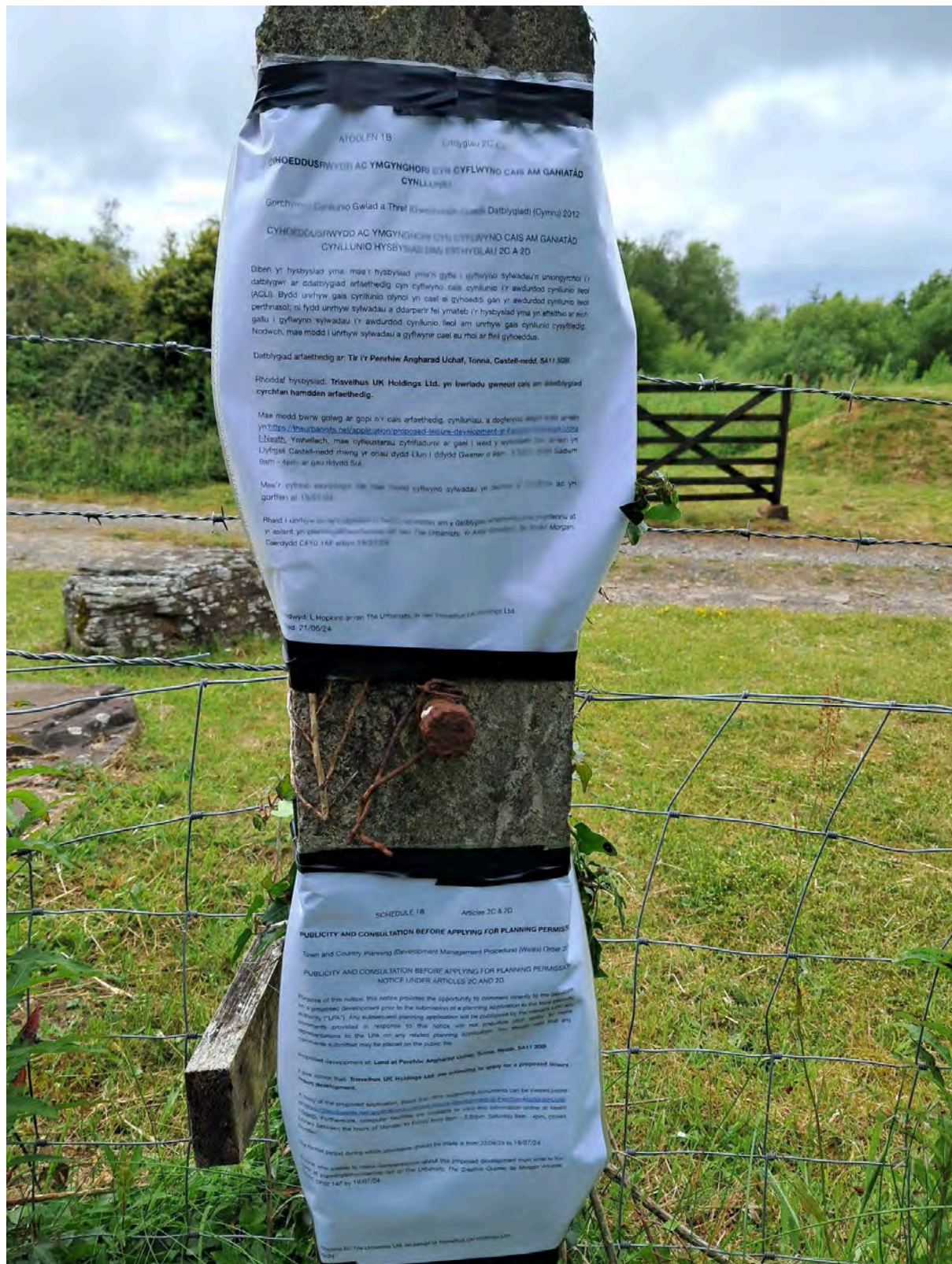
Notice 2



Notice 2



Notice 3



Notice 3



4. Consultation Responses

During the notification, a number of consultation responses were received from adjoining land owners and specialist consultees. None were received from community consultees. A summary of respondents is below.

Table 5: Adjoining Landowners consultee responses.

Adjoining Landowners (respondents only)	Date of Response(s)
Pen Rhiw Angharad Isaf Farm	12.07.24 and 17.07.24
Brynychwyth Farm	16.07.24

Table 6: Specialist consultee responses.

Specialist Consultees	Date of Response
Sports Wales	26.06.24
Coal Authority	03.07.24
CADW	12.07.24
Local Highway Authority (NPTCBC)	16.07.24
Dŵr Cymru Welsh Water	21.06.24
Natural Resources Wales - South West Wales	18.07.24
Welsh Government Highways	04.07.24
Mid and West Wales Fire and Rescue Service	24.06.24
Health and Safety Executive	21.07.24

The representations provided by consultees to the Pre-Application Consultation are summarised and responded to below.

5. Statutory Consultee Responses

Specialist Consultee: Sports Wales

Recommendation: None.

Comment: No response required.

Specialist Consultee: Coal Authority

Recommendation: Areas of the site fall within the Development High Risk Area, as there are coal mining features and hazards that will need to be considered in the determination of the planning application. The Coal Authority reports indicate that within the site or 20m of the site there are 10 mine entries recorded, and probable historic unrecorded shallow coal workings.

These coal mining features currently present a significant risk for the redevelopment of this site. The submission of this planning application must be accompanied by a Coal Mining Risk Assessment.

It has also been recommended that intrusive site investigations are required to confirm the exact ground conditions beneath the site to inform the remedial or mitigation measures that may be required to ensure the site is made safe, stable and suitable for the development proposed. They also request that all recorded mine entries and their zones of influence are identified to ensure adequate building separation. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided.

Mine Gas: No comment. However, LPA should seek their own technical advice on the gas hazards that may exist.

SUDs: Where SUDs are proposed, developers should seek their own advice from a technically competent person to ensure proper assessment made of the potential interaction between hydrology, the proposed drainage system and ground stability, including any implications for any mine workings.

Overall The Coal Authority makes no objection, subject to the above. It would be requested that the LPA impose a suitably worded condition to secure the undertaking of intrusive site investigations for the shallow coal mine workings, prior to commencement of development.

Comment: It is accepted that those further information requested would be acceptable and reasonable to provide at the reserved matters stage. In response to concerns about development in high risk areas, the provisional considerations of those adits known has informed the proposed layout. An improved illustration of this is now to be provided within the planning application by , directly in response to the concerns raised, and to provide provisional reassurance at this Outline stage that the layout is appropriate.

Specialist Consultee: Cadw

Recommendation: No objection raised. In agreement with the archaeological and heritage assessment prepared by EDP that identifies the known archaeological sites in the development area and concludes that there will not be a significant impact on the historic assets.

It is welcomed that section 4.8 of the planning statement will be included in the application, which includes proposals to manage the vegetation on the scheduled monument GM276 Pen-Rhiw-Angharad Round Cairns. Additional comments were raised that there could be possible undesignated historic assets that could be affected by the proposed development, recommendation to consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust.

Comment: The application has an appreciation of concerns regarding the Scheduled Monument within the site, and proposals for its protection and enhancement could be detailed further as part of Reserved Matters; likely under a requirement for a Landscape and Ecological / Environmental Management Plan.

Specialist Consultee: Local Highway Authority (NPTCBC) & Drainage Authority

Recommendation: As the highways authority the local authority have made several comments regarding what their considered requirements for details of the scheme will need to be. Issues raised include: visibility splays and entrance set-back, the adherence to Active Travel (Wales) Act 2013 and related guidance, a requirement for an increase in right turn capacity and potential for highway queueing, need for Road Safety Audits as well as swept path analysis of the entrance junction and roads, the lighting details for the proposed new junction at B4434, the details of access junction amendments to public highway, the agreement to carry out out such amendments of a highway (S.278/38), the erection of gates at least 20m back from the proposed junction and a delivery management plan, Construction and Environmental Management Plan requirements, cap on parking and service yard manoeuvring areas to the Parking Standards dimensions, and electric charging point provision.

New Junction: it is expected that several requirements surrounding the form of the proposed junction with the B4434, its features, following of legislation / guidance in the design of these, and evidence provided of those considerations suitability. Legal agreements will also be required to secure any required changes to the public highway.

Internal road and areas: it is expected that internal areas conform to requirements surrounding accessibility, parking standards, and the needs for current and future electric vehicle transition.

CEMP: it is expected that operational requirements relating to vehicles and potential impacts to the public highway will be considered in a Construction and Environmental Management plan.

As the SAB authority the local authority have made several comments regarding what their considered requirements for details of the scheme will need to be. Issues raised include: SAB approval prior to commencement of any building, protocol required in case of encountering springs or ground water seepage during works, a direction to not interfere with any flowing water or ditch without local authority approval, and for surface water to be drained separately to foul water, and no surface or land drainage to connect to a public sewerage system, and adequate provision made for drainage on the site to ensure it does not adversely affected or interrupt adjoining land's drainage during construction.

Comment: All requirements are only possible to detail and comply with at the Reserved Matters stage, and as such these Highways and SAB responses are considered to be direction for such conditions of an Outline Planning approval. None of these matters are principal to the proposed development being considered acceptable, and therefore would also be appropriate to address at a later Reserved Matters stage.

Specialist Consultee: Dŵr Cymru Welsh Water

Recommendation: None.

Comment: No response required.

Specialist Consultee: Natural Resources Wales - South West Wales

Recommendation: NRW have made a request that additional information is submitted to include Foul drainage, European protected species, pollution prevention and ornithology.

Foul Drainage: Issue was raised surrounding the installation of a private sewerage treatment facility in an area which is supported by an existing public sewerage network. NRW expects developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. If a connection to the mains sewer is not feasible, this must be evidenced and it must be demonstrated that development would not pose an unacceptable risk to the water environment.

Swimming Pool Discharges: Details which relate to the discharge of water from the proposed swimming pool have been requested to ensure there is no risk of potential contamination.

European Protected Species: It has been requested that an updated walkover survey would be undertaken at the detailed design stage to identify all likely trees to be removed and further surveys would be undertaken to establish the presence or likely absence of bats. Due to the presence of small watercourses and ponds on site it has been recommended that these areas are monitored for otters throughout the construction period. It has also been recommended that a full Construction Environmental Management Plan be submitted to understand details of mitigation and retention for priority habitats and species.

Ornithology: It has been requested that justification is given as to why fewer than recommended birds surveys have been undertaken. The limitation of Nightjar surveys may not have been mentioned in the ES, therefore it cannot be agreed that this species is absent from the site.

Pollution prevention: It has been requested that a full Construction and Environmental Management Plan is to be submitted within the application, with regard to pollution prevention also.

Land Contamination: It has been advised that additional works are carried out to follow the risk management framework. Conditions for the application have been suggested to the LPA.

Ancient Woodland: The development has been identified as being partially within an area of semi natural ancient woodland, and there is an expectation trees will have to be removed to facilitate the proposal. It has been recommended that appropriate measures are put in place to protect the trees and avoid losses or damage, and standing advice is referenced.

Comment:

Foul Drainage: The proposed private sewage treatment plant (STP) would treat domestic type sewerage but this be in a centrally controlled commercial estate, and therefore the standards of outfall water could be tightly controlled, and a single operator company fully accountable for this. The option of mains connection will be further explored at later stages of design development, and either evidenced as not feasible and STP outfall standards made explicit, or the details of that mains sewerage connection instead provided.

Swimming Pool Discharges: There are several standard options for making safe and disposal of pool water. Those options would be explored further at the Reserved Matters stage of planning, and a condition to provide those details, in a method statement, would be acceptable. It is imagined this could comprise the de-chlorination of water by evaporation or otherwise neutralising, filtering, and use as grey-water or sustainable disposal within the development; or other off-site treatment and disposal.

European Protected species: Where further assessment is needed or potentially needed, professional advice will be taken as to scope of these. The provision of details of the programme of further surveys, results of those, further recommendations / mitigation if require, could be provided at Reserved Matters stage; considering the minor addition this would be to existing surveys, the minor potential implications of that work, and the suitability of the site to provide any required compensation.

Ornithology: A suitable number of surveys were provided, with regard to all species of interest, including nightjar. Additional surveys for that species were already included in the ecological reporting available, and this has been made more explicit in that reporting.

Pollution Prevention and Land Contamination: A full Construction and Environmental Management Plan of all phases of construction would be required, from a health and safety perspective as well as an environmental one. This would be expected to be required as a condition of planning approval, once details of the proposal, and therefore likely construction methods, are better known. No existing land contamination would be allowed to be made worse because of the proposed development, and where possible a betterment would be produced.

Ancient Woodland: This Outline planning application's statement and supporting Heritage and Arboricultural documents have made clear that detailed consideration of historic OS mapping shows the areas of 'ancient woodland' as previously cleared and converted to other habitat types. Further detailed botanical surveys, set out in the supporting Ecology (Environmental Statement chapter) document supports that conclusion of mapping analysis, that ancient woodland areas have been previously cleared in recent history. As such, these areas do not meet the criteria to be considered 'ancient', are instead only of higher ecological value in the local area, and are therefore considered as such as part of this application.

Specialist Consultee: Welsh Government Highways

Recommendation: The highway authority for the A465 trunk road does not issue a direction in respect of this application.

Comment: No response required.

Specialist Consultee: Mid and West Wales Fire and Rescue Service

Recommendation: None.

Comment: No response required.

Specialist Consultee: Health and Safety Executive

Recommendation: Recommendation to consider the site's Risk Zones and then request further comment.

Comment: Given then the applicant has previously carried out paid consultation with the Health and Safety Executive, and the design responds to the received comments on the constraints and opportunity for development, no further consideration or request for comment is considered required.

6. Public Responses

The public responses are summarised below including confirmation of whether the issues raised have been addressed, and if so, how. Several of these responses were extremely similar or identical, and the coordinated response has been noted, and greater emphasis given to responding to those collective concerns.

The main issues were raised around the following themes:

- Security of groundwater supplies
- Access along Fairyland Road
- Concerns about the proposed use and visitor impacts

1. *Water supplies to the proposed development*

The proposed development has always intended to connect to a mains water supply, due to the scale of potential use, and therefore unsuitability of relying on well water.

2. *Groundwater security*

While the supporting documents have focused on the ability to manage surface water across the site, the information provided can also evidence a lack of groundwater flow

impacts. The catchments that exist downstream of the site are clearly shown in supporting documents considering the outfall of surface water from the proposed development. This demonstrates that water captured off buildings and roads in any one catchment area will be maintained in the same natural valley throughout the site, and beyond. Therefore, the natural regime of water flows will be minimally impacted.

The proposed development site sits parallel, along the slope, to most nearby residential properties, and not above them. As no properties sit solely within or below catchments intercepted by the site, there is very little risk of interruption from the proposed development to any neighbouring groundwater and consequently well water supplies.

3. Construction and Vehicular Access Along Fairyland Road

While there was the potential need for limited use of Fairyland Road to enable construction of the proposed alternative access, the applicant has reflected on comments and has devised an alternate strategy. This new approach means that Fairyland Road would not be used by any construction or personnel traffic.

The first stage of construction would be to use existing access off the B4434 to commence the new access road's construction, and thereafter this would be the only access road used. Barriers or fencing would be placed at the proposed development site's entrance to Fairyland Road, to prevent access both to and from the site by vehicles. A secure gate at the site's new road entrance, during construction and thereafter, would ensure that this access is not used by unauthorised vehicles which may look to use the site to access Fairyland Road. The proposal would therefore reduce the overall use of Fairyland Road by vehicles, by excluding normal access to/from the existing residential property at the site, as currently occurs.

4. Other Access Along Fairyland Road, and nearby Public Rights of Way.

It is imagined that the proposed development will lead to a certain amount of increased use of local Public Rights of Way, and National Cycle Routes by walkers and cyclists, which in part will include those leading to or along parts of Fairyland Road. However, this is unlikely to be a significant increase, and other routes are widely available in the local area which would be equally likely to be used.

It is likely that the use of bicycles by visitors to the site would be by either experienced cyclists with their own equipment, or by visitors renting equipment and potentially being led on a tour. That former and later of these could be educated on the potential hazards, including those along Fairyland Road, by signage at routes into and out of the site. The latter could be further educated and potentially guided on appropriate use of routes, as part of their rental experience.

Appropriate behaviour from all those likely to use those routes would be encouraged by the provision of a 'Welcome Pack' of information on arrival of visitors to the site. This could set out the countryside code guidance, clarify that there is no right-to-roam, clearly signpost permitted routes nearby, and in particular could focus on how to behave around livestock (dogs on lead etc.). The provision of such a package could be ensured by any approval of planning having a suitable condition, that would require its provision, and a single management company of the site making this enforceable and appropriate.

7. Conclusion

This Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for a proposed leisure development at Parc Pelenna. It has sought to adequately address all comments received, where this has been possible. The proposed development, while major, is still at the Outline stage of planning, and as such only a certain level of detail can be provided. Further detail, which will look to address comments and concerns in more detail would be provided as part of any Reserved Matters applications. Consultees will have opportunity to comment both during the Outline application decision process as well as during the decision process of any subsequent Reserved Matters. The proposed development has therefore adequately provided opportunity for comments at this stage, and will continue to do so.

8. Appendices

Appendix 1 - Statutory notices

ATODLEN 1C

Erthygl 2D

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD DAN ERTHYGL 2D

Diben yr hysbysiad yma: mae'r hysbysiad yma'm cynnwys cais ffurfiol i gynnal ymgynghoriad cyn cyflwyno cais o dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012

Datblygiad arfaethedig ar: **Tir i'r Penrhiw Angharad Uchaf, Tonna, Castell-nedd, SA11 3QB.**

Rhoddaf hysbysiad: **Trisvelhus UK Holdings Ltd. yn bwriadu gwneud cais am ddatblygiad cyrchfan hamdden arfaethedig.**

Mae modd bwrw golwg ar gopi o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein

yn: <https://theurbanists.net/application/proposed-leisure-development-at-Penrhiw-Angharad-Uchaf-Neath> yn ystod y cyfnod hysbysu sy'n dechrau ar 22/06/24 ac yn gorffen ar 19/07/24.

Yn unol â gofynion erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at yr Asiant yn planning@theurbanists.net erbyn 19/07/24.

Llofnodwyd: L Hopkins ar ran The Urbanists, ar ran Trisvelhus UK Holdings Ltd.

Dyddiad: 21/06/24

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D**

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

Proposed development at: **Land at Penrhiw Angharad Uchaf, Tonna, Neath, SA11 3QB**

I give notice that: **Trisvelhus UK Holdings Ltd. are intending to apply for a proposed leisure resort development.**

A copy of the proposed application, plans and other supporting documents can be viewed online

at: <https://theurbanists.net/application/proposed-leisure-development-at-Penrhiw-Angharad-Uchaf-Neath> during the notification period commencing 22/06/24 and completing 19/07/24..

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 planning@theurbanists.net by 19/07/24.

Signed: L Hopkins for The Urbanists Ltd, on behalf of Trisvelhus UK Holdings Ltd.

Date: 21/06/24

ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO

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

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

Diben yr hysbysiad yma: mae'r hysbysiad yma'n gyfle i gyflwyno sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol (ACL). Bydd unrhyw gais cynllunio olynol yn cael ei gyhoeddi gan yr awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir fel ymateb i'r hysbysiad yma yn effeithio ar eich gallu i gyflwyno sylwadau i'r awdurdod cynllunio lleol am unrhyw gais cynllunio cysylltiedig. Nodwch, mae modd i unrhyw sylwadau a gyflwynir cael eu rhoi ar ffeil gyhoeddus.

Datblygiad arfaethedig ar: **Tir i'r Penrhiw Angharad Uchaf, Tonna, Castell-nedd, SA11 3QB.**

Rhoddaf hysbysiad: **Trisvelhus UK Holdings Ltd. yn bwriadu gwneud cais am ddatblygiad cyrchfan hamdden arfaethedig.**

Mae modd bwrw golwg ar gopi o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein

yn: <https://theurbanists.net/application/proposed-leisure-development-at-Penrhiw-Angharad-Uchaf-Neath>. Ymhellach, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Castell-nedd rhwng yr oriau dydd Llun i ddydd Gwener o 9am - 5.30pm, dydd Sadwrn 9am - 4pm, ar gau ddydd Sul.

Mae'r cyfnod swyddogol ble mae modd cyflwyno sylwadau yn dechrau ar 22/06/24 ac yn gorffen ar 19/07/24.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig yma ysgrifennu at yr asiant yn planning@theurbanists.net neu *The Urbanists, Yr Ardal Greadigol, 8a Arcêd Morgan, Caerdydd CF10 1AF* erbyn 19/07/24.

Llofnodwyd: L Hopkins ar ran The Urbanists, ar ran Trisvelhus UK Holdings Ltd.

Dyddiad: 21/06/24

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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

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

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

Proposed development at: **Land at Penrhiw Angharad Uchaf, Tonna, Neath, SA11 3QB**

I give notice that: **Trisvelhus UK Holdings Ltd. are intending to apply for a proposed leisure resort development.**

A copy of the proposed application, plans and other supporting documents can be viewed online

at: <https://theurbanists.net/application/proposed-leisure-development-at-Penrhiw-Angharad-Uchaf-Neath>. Furthermore, computer facilities are available to view this information online at Neath Library between the hours of Monday to Friday from 9am - 5.30pm, Saturday 9am - 4pm, closed Sunday.

The formal period during which comments should be made is from 22/06/24 to 19/07/24.

Anyone who wishes to make representations about this proposed development must write to the agent at planning@theurbanists.net or *The Urbanists, The Creative Quarter, 8a Morgan Arcade, Cardiff, CF10 1AF* by 19/07/24.

Signed: L Hopkins for The Urbanists Ltd, on behalf of Trisvelhus UK Holdings Ltd.

Date: 21/06/24

Appendix 2 - Specialist Consultee Responses



Adam Thomas <adam.thomas@theurbanists.net>

Parc Pelenna Holiday Resort

1 message

Sport Wales FIT <sw.fit@sport.wales>

Reply-To: sw.fit@sport.wales

To: Urbanists Planning <planning@theurbanists.net>

26 June 2024 at

Good morning

On behalf of Sport Wales, thank you for the opportunity to comment as part of the pre-planning consultation. As the land to be used for the resort is no sporting land, Sport Wales has no comment to make.

Kind regards

Angela

Angela Lewis

Sport Wales | Chwaraeon Cymru
Sophia Gardens | Gerddi Sophia
Cardiff | Caerdydd
CF11 9SW

www.sport.wales | www.chwaraeon.cymru

We welcome correspondences in Welsh and English, corresponding in Welsh will not lead to a delay.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg, ni fydd gohebu drwy gyfrwng y Gymraeg yn arwain at oedi.

Fedr eich clwb chwaraeon chi elwa o grant gan y Loteri Genedlaethol? [Rhagor o wybodaeth](#) am y £1,500 y gallech wneud cais amdano drwy ein Gist Gymunedol.

Sport Wales FIT
Sport Wales | Chwaraeon Cymru
Sophia Gardens | Gerddi Sophia
Cardiff | Caerdydd
CF11 9SW

Tel | Ffôn:

✉ sw.fit@sport.wales🌐 www.sport.wales | www.chwaraeon.cymru

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Rydym yn gweithio'n hyblyg yn Chwaraeon Cymru– felly, er ei fod yn addas i mi e-bostio nawr, nid wyf yn disgwyl ymateb na gweithred y tu allan i'ch oriau gwaith eich hun.

We welcome correspondence in Welsh and English, corresponding in Welsh will not lead to a delay.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg, ni fydd gohebu drwy gyfrwng y Gymraeg yn arwain at oedi.

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Os derbyniwch yr e-bost hwn mewn camgymeriad, rhowch wybod i'r anfonwr os gwelwch yn dda a'i ddileu ar unwaith.

Nid yw datgelu i unrhyw un ar wahân i'r sawl y cyfeirir yr e-bost ato, boed yn ddamweiniol neu fel arall, yn ildio cyfrinachedd yn fwriadol.

Efallai y bydd Chwaraeon Cymru'n monitro ac yn cofnodi'r holl e-byst ar gyfer rheoli ansawdd ac at ddibenion hyfforddi.

Ac eithrio pan anfonir yr e-bost hwn fel rhan o'n gwaith a'n busnes arferol, mae'r safbwyntiau a fynegir yn yr e-bost hwn yn perthyn i'r anfonwr ac nid i Chwaraeon Cymru.

Nid yw Chwaraeon Cymru na'r anfonwr yn derbyn unrhyw gyfrifoldeb am frysau a'ch cyfrifoldeb chi yw sicrhau eich bod yn gwirio'r e-bost hwn ac unrhyw atodiadau am bresenoldeb firy

Chwaraeon Cymru yw enw brand Cyngor Chwaraeon Cymru ac mae ei gyfeiriad swyddfa cofrestredig yng Ngerddi Sophia, Caerdydd, CF11 9SW.

Mae'n gwmni sydd wedi'i ymgorffori gan Siarter Brenhinol ac mae'n gofrestredig yng Nghymru ac yn Lloegr a'i rif cofrestru fel cwmni yw: RC000579.



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Adam Thomas - Planner

The Urbanists Ltd

[By email: planning@theurbanists.net]

03 July 2024

Dear Mr Thomas

PRE-APPLICATION Land at Penrhiw Angharad Uchaf - Proposed leisure resort development; LAND AT PENRHIW ANGHARAD UCHAF, TONNA, NEATH PORT TALBOT, SA11 3QB

Thank you for your notification of 21 June 2024 seeking the views of the Coal Authority on the above.

I have checked the site location plan (Drawing No. 2304/ 002 rev A) against our coal mining information and can confirm that parts of the site falls within the Development High Risk Area as defined by the Coal Authority. Therefore within the site and surrounding area there are coal mining features and hazards that need to be considered in relation to the determination of any formal planning application.

The Coal Authority records indicate that within or within 20m of the site there are 10 mine entries (adits), recorded and probable historic unrecorded shallow coal workings; and coal seams of workable thickness are recorded to outcrop at or close to the surface of the site that may have been worked from the surface. These coal mining features currently

present a significant risk (public safety and surface instability) for the redevelopment of this site.

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

It is a requirement of the Planning Policy Wales, paras. 6.9.23 - 28 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. Further information on how to prepare Coal Mining Risk Assessments can be found at: <https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

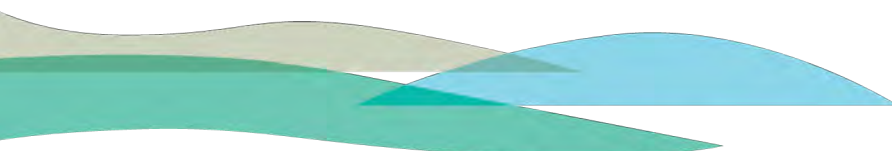
The Coal Mining Risk Assessment should be informed by up-to-date coal mining information for the proposed application site. Coal Mining Reports are available from: www.groundstability.com or other service providers.

This coal mining information should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

It is noted that this enquiry is accompanied by a Phase 1 Ground Conditions Desk Study Report (16044-HYD-XX-XX-RP-GE-1000, 12 December 2023) prepared for leisure resort development by Hydrock Consultants Limited. The Report has been informed by an extensive range of sources of information.

Having carried out an in-depth review of the available information, the Report identifies there is currently a moderate to high risk of shallow coal mine workings and recommendations have been made that intrusive site investigations are required to confirm the exact ground conditions beneath the site. The findings should inform the extent of any remedial and / or mitigation measures that may be required to ensure the site is made safe, stable and suitable for the development proposed.

We welcome the above comments made by Hydrock Consultants Limited. However, due to the presence of recorded mine entries within the site, which have significant impact on the



layout of a development, we would expect the exact location and condition of these specific mining features to be confirmed, including their calculated zone of influence, in order to inform the layout of this proposal. No built development should take place within the no build exclusion zone. It would be prudent to carry out a positional review of the mine entries in order that the best plot position can inform the intrusive investigations.

We would request that as part of any formal planning submission, all recorded mine entries and their resultant zones of influence (no build exclusion zones) are identified on all proposed site layout plans to ensure that adequate separation between buildings is incorporated within the overall development layout.

The applicant should be made aware that when a site is affected by land instability, the responsibility for securing safe and stable development rests with the developer and / or landowner. Accordingly, any treatment works for the on-site mine entries will need to be in accordance with current authoritative UK guidance (CIRIA C758D), respective of the end use and under the terms and condition of a Coal Authority Permit.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Subject to the above, it is unlikely that the Coal Authority would object to the proposed development. It would be requested that the LPA impose a suitably worded condition to secure the undertaking of intrusive site investigations for the shallow coal mine workings, prior to commencement of development.

Mine Gas

Wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by

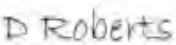
the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

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

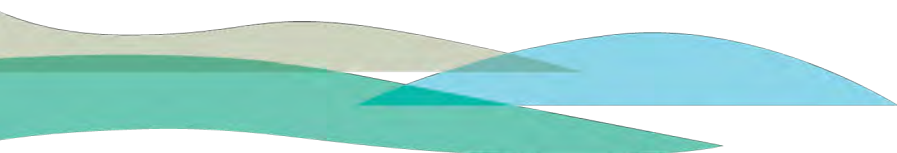
Yours sincerely


Deb Roberts M.Sc. MRTPI
Planning & Development Manager

Disclaimer

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



Making a **better future** for people
and the environment **in mining areas**

The Urbanists

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

12 July 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Leisure resort development, Land at Penrhiw Angharad Uchaf, Tonna, Neath, SA11 3QB

Thank you for your letter of 21 June inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

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

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

Assessment

Scheduled Monuments

GM258 Blaen-Cwmbach Camp
GM264 Cefn Morfydd Dyke & Earthwork
GM276 Pen-Rhiw-Angharad Round Cairns
GM277 Blaen-Cwmbach Earthwork
GM366 Camp 280m S of Melin Court Brook
GM367 Roman Marching Camp South West of Melin Court Brook
GM385 Three Round Cairns on Carn Caca
GM416 Remains of Blast Furnace at Melin Court
GM447 Glyncorrgw Mineral Railway (Parsons Folly) Section on Cefn Morfudd

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.



GM458 Cwm Pelenna Colliery Ventilation Furnace
GM485 Tinplate works at Aberdulais Falls
GM505 Canal Boat at Aberdulais Basin
GM506 Aberdulais Aqueduct

Registered Parks and Gardens:

PGW(Gm)50(NEP) The Gnoll

This pre-planning application is for a leisure holiday resort development at Parc Pelenna, Penrhiw Angharad Uchaf Farm, Tonna.

The application will be accompanied by an archaeological and heritage assessment prepared by EDP that identifies the known archaeological sites in the development area and concludes that there will not be a significant impact on the historic assets. We concur with this conclusion.

Section 4.12 of the assessment notes that the individual cairns that comprise scheduled monument GM276 Pen-Rhiw-Angharad Round Cairns are generally hard to see as they are situated within an area of dense young woodland with a dense understorey which screens the low-lying features. One of the proposed benefits included in the proposed development is for the erection of interpretation signs that will explain the monument, but this will be of little benefit if the features cannot be seen. It is therefore welcomed that section 4.8 of the planning statement, that will be included in the application, includes proposals to manage the vegetation on the scheduled monument.

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
Historic Environment Branch

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.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/24/0004/00
APPLICANT: TRISVELHUS UK HOLDINGS LTD
LOCATION: LAND AT PENRHIW ANGHARAD UCHAF, TONNA,
NEATH, SA11 3QB
PROPOSAL: LEISURE RESORT DEVELOPMENT

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:-

The development should be designed in accordance with the following documents:

- 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

Highway Comments

1. The vehicular visibility splays for the junction onto the B4434 shall be in compliance with TAN 18. Shall be setback to 4.5 metres given it is a single access to facilitate guest arrivals/departures, service and emergency vehicle access. Any future full planning submission shall have the visibility splays at the proposed access point clearly annotated on plan to the speed limit applicable at the time of submission.
2. The Active Travel (Wales) Act 2013 may impact the geometry of the proposed junction off the B4434 to enable passage for all users. It is recommended that the information and construction details within the Welsh Government guidance document titled '*Policy and Strategy Active Travel Act Guidance July 21*' is applied to the highway design where applicable.
3. Details within the submitted Transport Assessment 16044-HYD-XX-XX-RP-TP-5001-P04 prepared by Hydrock, dated 08/05/2024 are noted.
4. It is considered that the nature of guest arrival will require an increase in right turn capacity. Experience of similar venues has shown that guests tend to arrive in concentrated time frames. There by resulting in queuing on the main carriageway. Any future submissions will need to incorporate this into the highway access design from the B4434.
5. All works to be constructed on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges.
6. All swept path analysis are to be provided as CAD files, for the largest vehicles (inclusive of emergency vehicles) likely to utilise the junction from the B4434, as no alternative service access is proposed. Swept path analysis is to be carried out once the Active Travel design criteria has been applied.
7. Public lighting details will be required for the junction access from the B4434.
8. A scheme shall be provided detailing all required white lining, traffic regulation orders signage and advanced signage in relation to the access junction from the B4434.
9. Any gates to be erected at the access off the B4434 should be set back 20 metres from the edge of the carriageway. If gates cannot be set back the required 20 metres, it is suggested that a delivery management plan is submitted.
10. A S.278/38 Hybrid highway agreement will be required to be entered into with the authority for any highway works required to facilitate the development and to ensure all highway works are constructed to the standard of and subsequently adopted by Neath Port Talbot County Borough Council.
11. A Construction Method Statement shall be submitted and shall provide for:
 - (i) the parking of vehicles of site operatives and visitors

- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (viii) scheme for the erection of temporary/semi temporary signage warning drivers of the presence of a site access.
- (ix) The Construction Method Statement shall be signed by a competent person(s).

12. All vehicular car parking spaces and service yard manoeuvring areas shall be dimensioned in accordance with Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).

13. Electric Vehicle Charging Points - The site shall be provided with Electrical Vehicle Parking Spaces, as per Planning Policy Wales (11).

Drainage Comments

1. **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 <https://www.npt.gov.uk/sab>
2. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
3. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
5. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
6. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTE(S) TO APPLICANT

1. For the implementation of any Traffic Regulation Orders you should contact the Project Manager – Engineering of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG. f.a.o Martin Brumby tel: 01639 686013 or email: m.brumby@npt.gov.uk who will advise you of the procedure for the implementation of the required Traffic Regulations Orders. *** Please note this process can take up to 6 months – subject to the consultation process outcome.**
2. In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Highway Development Control Section, e-mail SAB-HDC@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.
3. Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278/38 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Highway Development Control, e-mail SAB-HDC@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.
4. Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any

part of the public highway, including verges and footways. The Developer must:-

(i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.

(ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.

(iii) Give not less than 1 calendar months' notice in writing of the date of commencement of the works.

As part of this process you are advised that any principle contractors and/or subcontractors that are on the Local Authority's framework approved list are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section on request.

5. **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.

6. 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.

7. Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the SAB & Highway Development Control Section, at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (e-mail SAB-HDC@npt.gov.uk). Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

SIGNED:



DATE: 15th July 2024

pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N/4/24/0004/00 JW



Adam Thomas <adam.thomas@theurbanists.net>

Re: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

1 message

Adam Thomas <[REDACTED]>
To: Services Developer <developer.services@dwrcymru.com>

21 June 2024 at 10:49

Hi Hannah,

Our letter does state the website will be live at Midnight this evening. However we have now taken it live early, to ensure access.

We are required to provide notice in advance of the consultation commencing, which is only due to start tomorrow (22nd), which is why this access was not previously available.

The website address which is within the originally attached notice is now available for your access: <https://theurbanists.net/application/proposed-leisure-development-at-Penrhiw-Angharad-Uchaf-Neath/>

If you need any other assistance please do let me know.

Regards,

Adam

On Fri, 21 Jun 2024 at 10:02, Services Developer <developer.services@dwrcymru.com> wrote:

Good morning,

It appears the proposal isn't listed on your website. Please can you ensure when sending Pre-Planning consultations that the site it is in relation to is available to view.

Please can you upload the site and documents to your website or send me the draft application (if available), design and access statement and location plan as soon as possible to prevent delay.

Kind Regards,



Hannah Lewis

Developer Services Advisor | Developer Services

Dŵr Cymru Welsh Water



W: dwrcymru.com



E: developer.services@dwrcymru.com



T: 0800 917 2652 ext. 58039



A: PO Box 3146, Cardiff, CF30 0EH

*Before you print* please think about the **ENVIRONMENT****From:** Adam Thomas <[REDACTED]>**Sent:** Friday, June 21, 2024 9:23 AM**Subject:** Re: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

***** External Mail *****

Dear recipient,

Apologies as a previous email did not contain the intended Notice attachment. Please now find this attached in regard to the below.

RE: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

Dear Consultee

We act on behalf of Trivselhus UK Holdings Limited as planning consultants in respect of the above land, where it is intended to apply for planning permission for a leisure development.

The Planning Act requires applicants to inform adjoining landowners, local members, and specialist consultees before a planning application is made. The enclosed notice allows comments to be made on the proposals before the application is submitted to the Local Planning Authority. Details on how a response can be made and the timescale for when a response should be provided are on the notice. Please note that the usual planning consultation procedures will still be followed by the Planning Authority whilst determining the application.

Please do get in touch if you require any further clarification. Please note the website for the planning application will go live at midnight this evening.

Regards

Adam Thomas

Planner (BSc Hons, MSc)

Cardiff Studio

The Creative Quarter,

Bristol Studio

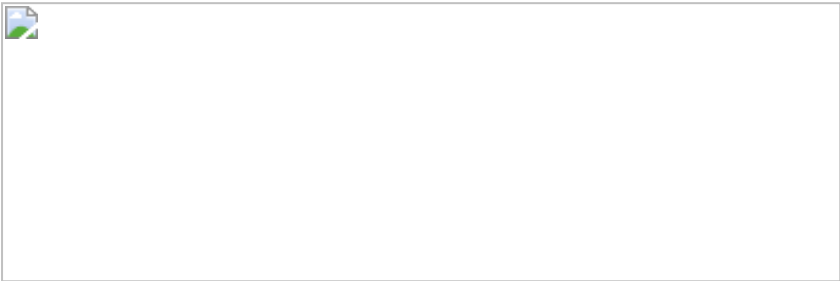
Generator Building,

Adam Thomas
Planner (BSc Hons, MSc)

8A Morgan Arcade,
Cardiff, CF10 1AF

Finzels Reach,
Bristol, BS1 6BX

Office: 029 2023 6133 | Mobile: [REDACTED]
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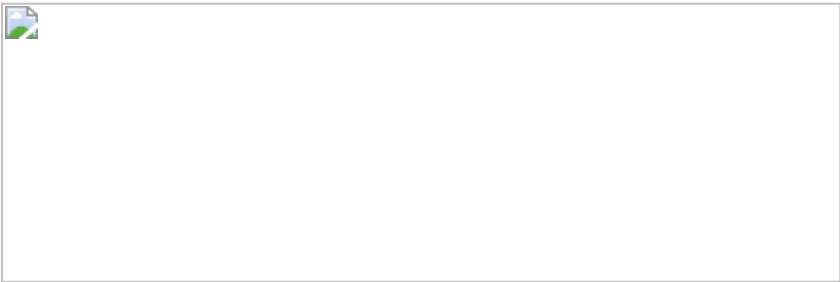
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--
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Ein cyf/Our ref: CAS-258821-B2M1
Eich cyf/Your ref: Parc Pelenna

The Urbanists
The Creative Quarter
8a Morgan Arcade
Cardiff
CF10 1AF

Dyddiad/Date: 18 July 2024

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: UP TO 120 HOLIDAY LODGES AND ASSOCIATED PARKING, HIGHWAY ACCESS AND PEDESTRIAN ROUTES, COMMUNAL LEISURE BUILDING OFFERING HOSPITALITY AND A POOL, NATURALISTIC PLAY AND LEISURE AREAS, WALKING AND FORAGING ROUTES, ASSOCIATED SERVICES INFRASTRUCTURE INCLUDING SUSTAINABLE DRAINAGE, AND ON-SITE WASTEWATER TREATMENT AND NATURE ENHANCEMENT SPACES AND FEATURES, INCLUDING EXTENSIVE NEW TREE PLANTING AND ENHANCED MANAGEMENT

LLEOLIAD/LOCATION: LAND AT PENRHIW ANGHARAD UCHAF, TONNA, NEATH, SA11 3QB

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 21 June 2024.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding foul drainage, European Protected Species, pollution prevention and ornithology. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

Foul Drainage

From the “*Drainage Strategy – Foul Water Strategy*” document, we note that the intention is to dispose of foul drainage to a private sewerage system. According to our records, the proposed development is located within a publicly sewered area. The installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states 'Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...'

Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

We therefore advise you to either amend your proposals to ensure that the foul drainage is connected to the mains sewerage system or provide detailed evidence to demonstrate that it is not reasonable to connect.

You should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.
- If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system.
- If the sewerage undertaker refuses both of the above, you must appeal the refusal with Ofwat.

For further details please see [Natural Resources Wales / Private sewage treatment in an area with a public sewer](#)

You should be aware that should a connection to the mains sewer not be feasible, you will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

As stated above, we expect developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

You will need to apply for an environmental permit if it is not possible to connect to the public foul sewer, further details can be found [here](#). Further information may be needed as part of that application process. You are therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible.

Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

Swimming Pool Discharges

No details have been provided for the discharge of water from the proposed swimming pool development.

Swimming pool discharges result from the cleaning of the filters (filter backwash) and the emptying of the pool water (drain-down). Filter backwash is the water used to clean the accumulated pool dirt and debris off the filters by reversing the flow across the filter. Cleaning of the filters is a regular exercise. Drain down arises from emptying the swimming pool. The potential contaminant of concern is the disinfectant and its by-products.

More information would be required regarding this discharge and the plans for its removal from site.

European Protected Species

We have reviewed the following documents, and advise that these are included within your submission to the Local Planning Authority (LPA):

- PARC PELENNIA HOLIDAY RESORT - ENVIRONMENTAL IMPACT ASSESSMENT: ECOLOGY CHAPTER, dated 12/06/2024 by Ramboll
- PPL-HYD-XX-00-DR-E-0001 Initial Lighting Strategy Revision: P01 Date: 12/04/2024 by Hydrock

Bats

We note that bat surveys undertaken to date indicate the presence of common and soprano pipistrelle roosts (including possible maternity use) within three structures to be lost to development, namely bungalow (TN10), shed (TN9) and chalet (TN16). The document 'PARC PELENNIA HOLIDAY RESORT - ENVIRONMENTAL IMPACT ASSESSMENT: ECOLOGY CHAPTER' correctly states that a European Protected Species (EPS) licence would be required for works affecting bat roosts.

From the information provided, we understand that a number of sycamore trees were identified as being suitable for use by roosting bats; however, no bats were observed emerging from the trees during surveys, and the trees in question are intended to be retained within the development. We welcome the indication within the Ecology Chapter of the Environmental Statement (ES) that an update walkover survey would be undertaken at the detailed design stage to identify all trees likely to be removed, and where necessary, further surveys (emergence/ re-entrance or climbing surveys) would be undertaken to establish the presence or likely absence of bats.

The results of all bat surveys should inform appropriate mitigation proposals, to be submitted to the Local Planning Authority as part of any future planning application. All bat surveys should be carried out in accordance with 'Bat Surveys for Professional Ecologists – Good Practice Guidelines' (4th edition), published by the Bat Conservation Trust, 2023.

Otters

Due to the small watercourses and ponds present onsite, we would recommend monitoring for otter throughout the construction process, as they are likely to utilise these areas for foraging. Any dense woodland near these could also have the potential for a natal or resting holt, and regular surveys to check for otter holt presence should be scheduled.

The ecological surveys detailed within the Environmental Impact Assessment are otherwise adequate in assessing a risk to general biodiversity on a local level, and we look forward to seeing a full Construction Environmental Management Plan (CEMP) and habitat management plans with detail on mitigation and retention for priority habitats and species.

Ornithology

Whilst we welcome the breeding birds surveys and agree with the methods employed, both suites of surveys contain fewer visits than recommended by best practice (see [Bird Survey Guidelines](#)). Justification for carrying out fewer than the recommended surveys should be made within the Environmental Statement.

Determining Species Importance

We welcome the reference to the [Birds of Conservation Concern Wales 4 \(BoCCW4\)](#), as well as listing Section 7 of the Environment Act (Wales) 2016, and Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

Determining the importance of species and populations identified from surveys should refer to Wales specific resources and publications where practical. Relevant population estimates can be found in, but not limited to, [Hughes et al. 2020](#) (Wales) and [Woodward et al. 2020](#) (UK/Britain). County Bird Reports, the Welsh Bird Reports, as well as Birds of Wales/Adar Cymru (Pritchard et al. 2021) may also contain relevant information.

We note that Section 5.3 (Nightjar Surveys) of Appendix 5 of the Breeding Bird and Vantage Point Survey Report states *"No Nightjars were detected on site. However, the date these surveys were carried out was slightly late to detect the presence of this species. Males normally churr when arriving at the breeding ground, and by the end of July, peak activity of courtship and display are reduced significantly. Nonetheless, suitable habitats for breeding are present on site and were identified, this is shown in appendix map 2"*.

This limitation does not appear to have been mentioned within the main body of the ES. We therefore do not agree with the current assessment that this species is absent from the site.

Mitigation, compensation, and enhancements

Details of appropriate mitigation (following the stepwise approach) for any likely significant effects identified should be provided along with appropriate enhancements. In some instances, mitigation may need to take the form of curtailment or redirection of activities during particular times of year (during all phases). Where buffer distances are required or need to be considered then reference should be made to [Goodship & Furness 2022](#) or

alternative published references for species not listed within Goodship & Furness 2022. This is particularly important in relation to species listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

Pollution Prevention

There is a minor watercourse on site, and the main river Neath is located approximately 275 metres away from the site entrance. The River Gwenffrwd is approximately 270 metres to the south, and Neath Canal is located approximately 88 metres away.

We note that a Construction Environmental Management Plan (CEMP) has not been submitted with this pre-application. Should an application for full planning permission be submitted, we would expect a CEMP to be included within the submission, due to the proximity of the above watercourses and the scale and nature of the development.

Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste, particularly during the construction phase. A construction environmental management plan should include site-specific measures which will be put in place before construction to prevent pollution to the surrounding land and water environments.

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. All fuel, oil and chemicals used on Site must be stored away in a locked store which is bunded to 110% capacity of the total volume stored.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance, and mitigation measures.
- Soil Management: details of topsoil strip, storage, and amelioration for re-use. The early establishment of buffer strips during surface restoration work can filter runoff and reduce soil erosion – such measures are particularly important on steep slopes and bare soil vulnerable to runoff.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration, and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater, and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan, following the Pollution Control Hierarchy. Site specific pollution sensitive receptors should be identified and their risks (for

example the watercourse that runs through the site), and the methods of mitigation should be identified and a monitoring plan for watercourses should be developed.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

Prior to commencing any excavation, pollution protection methods should be installed to ensure there is no adverse impact from the works. A variety of silt mitigation measures should be implemented throughout the work site where appropriate, as they work more effectively in combination. Metal pins/rods should not be used to support silt fencing or sedi-mats as they do not provide sufficient support, resulting in the products sagging or collapsing. Wooden stakes should be used in accordance with the manufacturer's installation recommendations.

Water quality leaving the working area will need to be regularly monitored to avoid a pollution incident. It may be necessary to: adjust, replace, or augment the pollution control products deployed and/or adapt the work method further, as work recommences and progresses. As with all pollution mitigation measures, these will need to be reviewed by yourselves regularly through the works and if found not to be sufficient, other options should be considered.

Wherever possible, clean or uncontaminated water should be intercepted and diverted around the working area. This should help minimise the volume of dirty water generated and therefore requiring treatment (if reasonably practicable).

We would advise that you should avoid entering/working in the watercourse whenever possible, and where this is not possible, time spent in the watercourse should be minimised.

The agreed method of working must be complied with at all times to avoid discolouration/sedimentation or pollution of the watercourse. Should any discolouration/sedimentation or pollution of the watercourse occur, work must stop immediately, and Natural Resources Wales should be notified on 0300 065 3000 to review work practices before work re-commences.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Land Contamination

We have reviewed the following information which has been submitted:

- Parc Pelenna Holiday Resort Phase 1 Ground Conditions Desk Study For Trivselhus UK Date: 12 December 2023 Doc ref: 16044-HYD-XX-XX-RP-GE-1000 Prepared by Hydrock Consultants Ltd

We are in broad agreement with the recommendation within Section 6 to carry out a site investigation. We would advise that the proposed additional work is carried out in line with the following:

1. Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#)
2. Refer to '[Development of land affected by contamination: A guide for developers](#)' (WLGA, 2023) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our [groundwater protection](#) advice on www.gov.uk

Based on the information submitted as part of this statutory pre application, should an application for full/formal planning permission be received we would likely request the following conditions:

Condition 1 - Land affected by contamination

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

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site [*largely completed*]
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

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

Condition 2 - Contamination verification report

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

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

Condition 3 - Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

In addition, we advise an informative is included on any decision notice informing the applicant to obtain the approval of the SuDS Approving Body (SAB) for their management of surface water.

We advise that infiltration of surface water drainage into the ground should only be permitted for parts of the site where it has been demonstrated there is no resultant unacceptable risk to controlled waters. This should be informed by the applicant's existing ground investigations and/or remediation strategy. If this is not properly controlled, the development may create pathways for pollution to controlled waters.

Ancient Woodland

The proposed development is within an area of semi natural ancient woodland and it is expected that trees will need to be removed to facilitate this proposal. The proposal should ensure appropriate measures are in place to protect the trees and to avoid losses or damage.

Please review the following link which considers proposals affecting ancient woodland : [:Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland.](#)

We also refer you to the following link which provides advice on, 'how to avoid or reduce effects of a development on ancient woodland' : [:Natural Resources Wales / How to avoid or reduce effects of a development on ancient woodland.](#)

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](#).

Advice for the Developer

Waste on site

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [CL:AIRE Definition of Waste: Development Industry Code of Practice](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

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

Yn gywir / Yours faithfully

A Fracchiolla

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Adam Thomas <adam.thomas@theurbanists.net>

Neath Port Talbot - Pre Planning

1 message

Mustafa, Dana <[REDACTED]>

4 July 2024 at 16:15

To: "[REDACTED]" <[REDACTED]>

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

Good afternoon, Adam,

On behalf of Welsh Government transport,

Pre-Planning - Land at Penrhiw Angharad Uchaf, Tonna, Neath

Proposed leisure resort development

I refer to your consultation of 21/06/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

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

Kind regards,

Dana

Dana Mustafa *BEng (Hons) MSc*

Assistant Engineer – Highways North, Liverpool



M: [REDACTED]

1st Floor, Exchange Station

Tithebarn Street, Liverpool

L2 2QP

[wsp.com](https://www.wsp.com)

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



Adam Thomas <adam.thomas@theurbanists.net>

RE: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

1 message

Building Regulations (Central) <bregs@mawwfire.gov.uk>

24 June 2024 at 09:41

To: "[REDACTED]" <[REDACTED]>

Good Morning,

Thank you for your email and attached Pre-Planning Notification, which was forwarded to me by our Main Reception.

I can confirm that we have no comment to make at this stage and will provide our comments at the pre-planning stage upon receipt of the consultation request.

When sending any correspondence, would you please use our bregs@mawwfire.gov.uk dedicated email address which will ensure everything goes direct to the appropriate Officers.

Kind Regards,

Kay Thomas**Cydlynnydd Rheoliadau Adeiladu****Building Regulations Co-ordinator****Lleihau Risg yn y Gymuned****Community Risk Reduction**

(Mewnol/Internal: Ext. 9291)

(Allanol/External: 07788 241558)

* E-Bost/E-Mail: bregs@mawwfire.gov.uk: Gwefan/Website: www.mawwfire.gov.uk**Cadwch yn ddiogel**  **Stay Safe**

From: HQ RECEPTION H.Q. <mail@mawwfire.gov.uk>

Sent: Friday, June 21, 2024 9:25 AM

To: Building Regulations (Central) <bregs@mawwfire.gov.uk>

Subject: FW: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

From: Adam Thomas <[REDACTED]>

Sent: Friday, June 21, 2024 9:23 AM

Subject: Re: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This is an external email and may be malicious. Do not click links or open attachments unless you are expecting them, even if you know the sender.

Dear recipient,

Apologies as a previous email did not contain the intended Notice attachment. Please now find this attached in regard to the below.

RE: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

Dear Consultee

We act on behalf of Trivselhus UK Holdings Limited as planning consultants in respect of the above land, where it is intended to apply for planning permission for a leisure development.

The Planning Act requires applicants to inform adjoining landowners, local members, and specialist consultees before a planning application is made. The enclosed notice allows comments to be made on the proposals before the application is submitted to the Local Planning Authority. Details on how a response can be made and the timescale for when a response should be provided are on the notice. Please note that the usual planning consultation procedures will still be followed by the Planning Authority whilst determining the application.

Please do get in touch if you require any further clarification. Please note the website for the planning application will go live at midnight this evening.

Regards

Adam Thomas

Planner (BSc Hons, MSc)

Cardiff Studio

The Creative Quarter,

8A Morgan Arcade,

Cardiff, CF10 1AF

Bristol Studio

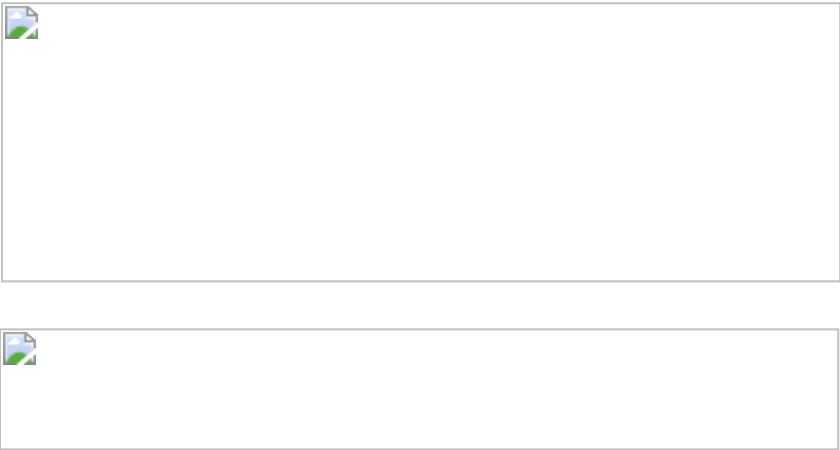
Generator Building,

Finzels Reach,

Bristol, BS1 6BX

Office: 029 2023 6133 | **Mobile:** [REDACTED]

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Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg / We welcome calls in Welsh and English.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi / We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

Mae'r e-bost ac unrhyw ffeiliau a drosglwyddir gydag ef yn breifat ac wedi'u bwriadu ar gyfer defnydd yr unigolyn neu'r endid y maent yn cael sylw. Os nad chi yw'r derbynnydd y bwriedid y E-bost ac unrhyw ffeiliau wedi cael eu trosglwyddo i chi mewn camgymeriad, rhowch wybod i'r anfonwr ar unwaith a dinistrio y deunydd a storio ar gyfrifiadur neu fel arall; yn ogystal, bydd unrhyw ddefnydd gopïo, dosbarthu neu eraill y wybodaeth geir ynddynt yn gwahardd yn llym. Dim gweithiwr Canolbarth a Gorllewin Cymru Gwasanaeth Tân ac Achub yn cael ei awdurdodi i ddod i'r casgliad unrhyw gytundeb cyfrwymol ar ran yr awdurdod gydag unrhyw barti arall yn unig gan y defnydd o e-bost - Canolbarth a Gorllewin Cymru Gwasanaeth Tân ac Achub. Gall E-bost adael y Canolbarth a Gorllewin Cymru Gwasanaeth Tân ac Achub yn cael ei logio, ei monitro a / neu ei chofnodi am resymau cyfreithiol.

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Adam Thomas <adam.thomas@theurbanists.net>

Fw: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

1 message

LUP enquiries <LUPenquiries@hse.gov.uk>

25 June 2024 at 11:46

To: "planning@theurbanists.net" <planning@theurbanists.net>

Cc: Adam Thomas <[REDACTED]>

Dear Sir or Madam

Thank you for your email regarding a pre-application consultation for Land at Penrhiw Angharad Uchaf, Tonna, Neath, SA11 3QB which has been forwarded to us from PlanningGatewayOne@hse.gov.uk.

HSE's pre-application advice with respect to land use planning is only required where a development lays wholly or partially within a HSE consultation distance. HSE's Land Use Planning Web App can be used to establish if the proposed development site is within such a consultation distance. This element can be obtained with no cost.

I understand that The Urbanists already have access to the web app (If you are experiencing problems with using the Web App, then please let us know) and therefore, request that you only forward those applications which require our formal pre-application advice, and attach evidence of such i.e. the PDF document produced by phase 1 of the web app consultation.

The Land Use Planning web app can be found here;
<https://pa.hsl.gov.uk/>

If the site does fall within a HSE consultation zone, then please forward the output pdf received and we will then provide you with a credit for each pre-application consultation required, so that you may then obtain our formal pre-application advice, again via the web app i.e. Phase 2.

Should you have any queries, please do not hesitate to contact us.

Regards

Sue Howe

HSE's Land Use Planning Support Team
Chemicals, Explosives and Microbiological Division 5
HSE, Harpur Hill, Buxton, Derbyshire, SK17 9JN

Find out how HSE is Helping Great Britain work well

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link [HSE's Planning Advice Web App - Login \(hsl.gov.uk\)](#) and then click on 'terms and conditions'.

From: PlanningGatewayOne <PlanningGatewayOne@hse.gov.uk>**Sent:** 21 June 2024 14:21**To:** LUP enquiries <LUPenquiries@hse.gov.uk>**Subject:** FW: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

Good Afternoon,

I believe this is one of your cases that came through to us

Kind Regards

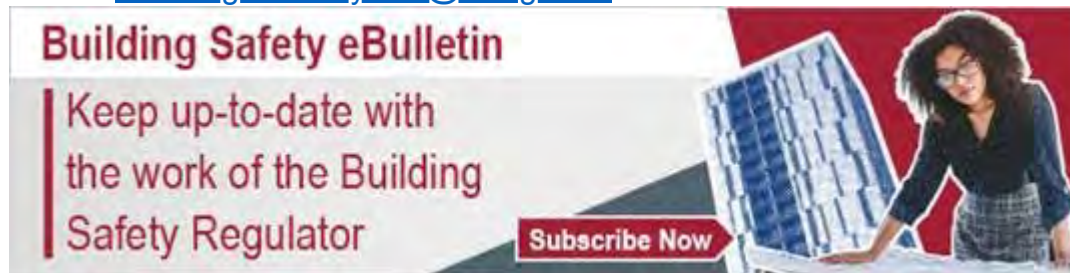
[Ethan Fakir](#)

Operational Support,

Building Safety and Construction Division

Health And Safety Executive, Redgrave Court, Merton Road, Bootle, Merseyside, Liverpool, L20 7HS

☎: ✉: PlanningGatewayOne@hse.gov.uk



From: Adam Thomas <[REDACTED]>

Sent: Friday, June 21, 2024 9:23 AM

Subject: Re: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

Dear recipient,

Apologies as a previous email did not contain the intended Notice attachment. Please now find this attached in regard to the below.

RE: Pre-planning notification for proposed leisure development on land between Tonna and Resolven in the Vale of Neath

Dear Consultee

We act on behalf of Trivselhus UK Holdings Limited as planning consultants in respect of the above land, where it is intended to apply for planning permission for a leisure development.

The Planning Act requires applicants to inform adjoining landowners, local members, and specialist consultees before a planning application is made. The enclosed notice allows comments to be made on the proposals before the application is submitted to the Local Planning Authority. Details on how a response can be made and the timescale for when a response should be provided are on the notice. Please note that the usual planning consultation procedures will still be followed by the Planning Authority whilst determining the application.

Please do get in touch if you require any further clarification. Please note the website for the planning application will go live at midnight this evening.

Regards

Adam Thomas
Planner (BSc Hons, MSc)

Cardiff Studio

The Creative Quarter,
8A Morgan Arcade,
Cardiff, CF10 1AF

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