

PRE-
APPLICATION
CONSULTATION
REPORT

**Waterfall Country
Pontneddfechan –
Visitor Infrastructure
Scheme**

September 2024



Summary

Proposal:

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm access track with associated infrastructure works

Location:

Land at Pontneddfechan and south of Pontneathvaughan Road,
Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR

Date:

September 2024

Project Reference:

S23.118

Client:

Head of Property and Regeneration for Neath Port Talbot County Borough Council

Product of:

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Introduction

- 1.1 Asbri Planning have been instructed by the Head of Property and Regeneration for Neath Port Talbot County Borough Council to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm access track with associated infrastructure works at land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;

- g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) copies of all responses received from community and specialist consultees.

1.6 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 11th July 2024 to the 8th August 2024 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of The Head of Property and Regeneration at Neath Port Talbot County Borough Council that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 11th July 2024 to the 8th August 2024
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Glynneath Library, Park Avenue, Glynneath, Neath, Neath Port Talbot, SA11 5DW. The library is open during the following hours: Monday and Thursday (10am – 1pm and 2pm – 5.30pm), Tuesday and Friday (9.30am – 1pm and 2pm – 5.30 pm), Saturday (10am – 1pm), and Wednesday and Sunday (Closed).
 - The following plans and documents were made available for inspection;

Drawing name	Drawing reference
Site Location Plan	2081-00-HIR-A-DR-00020-S2-P7
Existing Site Roof Plan	2081-00-HIR-A-DR-01039-S2-P5
Proposed Site Plan	2081-00-HIR-A-DR-00200-S2-P11
Site Demolition Plan	2081-00-HIR-A-DR-01139-S2-P4
Proposed Ground Floor Plan	2081-00-HIR-A-DR-01300-S2-P14
Proposed First Floor Plan	2081-00-HIR-A-DR-01310-S2-P12
Proposed Roof Plan	2081-00-HIR-A-DR-01390-S2-P10

Proposed Accommodation Elevations	2081-01-HIR-A-DR-02410-S2-P7
Proposed Shop Elevations 1	2081-02-HIR-A-DR-02420-S2-P6
Proposed Shop Elevations 2	2081-02-HIR-A-DR-02421-S2-P6
Proposed Welfare Elevations 1	2081-04-HIR-A-DR-02440-S2-P6
Proposed Welfare Elevations 2	2081-04-HIR-A-DR-02441-S2-P6
Existing Site Sections	2081-00-HIR-A-DR-03050-S2-P4
Proposed Site Sections	2081-00-HIR-A-DR-03500-S2-P4
Proposed Bin Store	2081-04-HIR-A-DR-00450-S2-P4
Proposed Bike and Water Tank Enclosure Elevations	2081-04-HIR-A-DR-00452-S2-P4
Foundation Layout	2081-00-JUB-S-DR-11000-S2-P1
Highway Works - Existing & Proposed Drainage	2081-00-JUB-C-DR-00540-S2-P04
Highway Works - General Arrangement	2081-05-JUB-C-DR-00100-S2-P04
Highway Works - Swept Path Analysis - Delivery Vehicles	2081-05-JUB-C-DR-00151-S2-P03
Highway Works - Swept Path Analysis - MPV and Estate Car	2081-05-JUB-C-DR-00150-S2-P03
Highway Works - Swept Path Analysis - Refuse and Recycling Vehicles	2081-05-JUB-C-DR-00152-S2-P03
Highway Works - Swept Path Analysis – Tractor and Trailer	2081-05-JUB-C-DR-00153-S2-P01
Proposed Car Park - Drainage Layout	2081-04-JUB-C-DR-00500-S2-P04
Proposed Car Park - General Arrangement	2081-04-JUB-C-DR-00100-S2-P04
Proposed Car Park - Swept Path Analysis - Coaches	2081-04-JUB-C-DR-00150-S2-P03
Proposed Car Park - Swept Path Analysis - Delivery and Refuse Vehicles	2081-04-JUB-C-DR-00152-S2-P03
Proposed Car Park - Swept Path Analysis - MPV and Estate Cars	2081-04-JUB-C-DR-00151-S2-P03

Sub-Structure Sections	2081-00-JUB-S-DR-11005-S2-P1
Ground Floor Layout	2081-00-JUB-S-DR-12000-P1
Ecological Enhancements Plan	2228-DLA-DR-L-05-P02
Hard Landscape Plan	2228-DLA-DR-L-01-P12
Landscape Sections	2228-DLA-DR-L-04-P04
Soft Landscape Plan	2228-DLA-DR-L-02-P07
Tree Pit Details	2228-DLA-DR-L-03-P02
Lighting Strategy	2081-00-MCP-E-DR-9000
Tree Survey Plan	TS589
Topographical Survey	6785A

Document name (reference where appropriate)	Prepared by
Draft Application Form	Asbri Planning
Cover Letter	Asbri Planning
Planning Statement	Asbri Planning
Welsh Language Action Plan	Asbri Planning
Design and Access Statement	Hiraeth Architecture
Accommodation Schedule	Hiraeth Architecture
Drainage Strategy	Jubb
Flood Risk Technical Note	Jubb
Transport Statement	Asbri Transport
Preliminary Ecological Appraisal	Neath Port Talbot County Borough Council
Tree Survey	Neath Port Talbot County Borough Council
Landscape Management Plan	Davies Landscapes
Green Infrastructure Statement	Davies Landscapes
Factual Exploratory Investigation	Earth Science Partnership
Ground Conditions Assessment Report	Jubb
Historic Environment Desk Based Assessment	Dyfed Archaeological Trust

2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 8th August 2024.

2.3 The pre-application consultation was also publicised on the Neath Port Talbot County Borough Council website, which resulted in some

responses being received from individuals who did not live in close proximity to the site.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Member	Cllr Simon Anthony Knoyle
Local Member	Cllr David Thomas
Glynneath Town Council	Mrs Ceri Wilcox
Ystradfellte Community Council	Mrs S Harvey-Powell

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- Cadw
- Dwr Cymru
- NRW
- NPTCBC Highways
- Trunk Road Agency
- HSE
- Mid and West Wales Fire and Rescue Service
- Coal Authority
- The Canal and River Trust

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities

- Neath Port Talbot County Borough Council Ecology Department
- Neath Port Talbot County Borough Council Drainage Department
- Neath Port Talbot County Borough Council Trees Department
- Neath Port Talbot County Borough Council Active Travel Department
- Neath Port Talbot County Borough Council Contaminated Land Department
- Archaeological Trust
- Secured by Design Officer
- Bannau Brycheiniog National Park Authority Planning Department
- Bannau Brycheiniog National Park Authority Head of Planning

3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

- 4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.
- 4.2 As discussed, the application was publicised as follows;
- A site notice was displayed on/adjacent to the site; and
 - Notices were issued to the adjoining land owners and/or occupiers.
- 4.3 0 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	4
Neither object nor support	6
Object	35
Total	45

- 4.4 The nature of the response totalled 4 in support, 6 persons of neutral opinion, and 35 objections. The contents of these responses is summarised as follows:

Comments in support

- 4.5 The following comments were raised:

Comments	Response
I am a resident of Pontneddfechan and fully support the regeneration development. There are a minority who oppose the scheme and have very loud voices but the majority of residents support the development and insist it must be brought to fruition.	Comments are welcomed.
I am a resident of Pontneddfechan and have been involved in	Comments are welcomed.

discussions within local community groups and also as a member of community council over several years in relation to visitors and car parking in the area. A significant amount of research in the form of surveys and representation to the council has been undertaken locally over the years which has shown significant support for facilities in the area however recently a small vocal minority have tried to influence others in a negative way in relation to facilitating visitors to the area.	
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Comments neither in object nor support

4.6 The following comments were raised:

Comments	Response
You have asked for feedback from residents. I cannot find where the feedback form is on your website. Perhaps you don't want any.	The respondent was directed to the links on the website containing the feedback forms and was also issued with copies via email in word format.
Is a gate to be placed at the bottom of the site so that members of the angling club have access to the river Neath	Access for the angling club will be accommodated for as part of the proposal.
Part of land at end of 4 – 7 Angel Place next to the road near entrance to waterfalls is not within applicant ownership and need to correct boundary plans	The red line boundary plan has been amended to remove the land at the end of 4-7 Angel Place.

Comments of objection

4.7 The following comments were raised:

Highways/Parking/Access

Comment	Response
Is there overprovision of EV and disabled spaces	The level of EV and disabled spaces is deemed to be in accordance with NPTCBC Parking Standards. No concerns were raised within the Highways response.
Will highway measures be introduced to control parking/highway safety	The speed limit will be 20mph along the highway running through the centre of the site and narrowing of the carriageway to 6.5m to enable a footway on the northern edge of carriageway.
Layby parking should be removed	Some layby parking will be retained.
Will the car park be managed 24/7	The car park access will be managed. The opening times of the car park are set out within the submitted Planning Statement.
When the field is open for parking no one goes there as they have to pay, and they park in the village instead	This is not a material planning consideration.
Likely to cause more issues for emergency services	There is a bay for emergency vehicles at the entrance to the Waterfalls.
Design of car park is disappointing and tarmac shouldn't be used	The use of tarmac has been minimised.
A traffic/parking survey should be carried out to see if there is need for development	The Transport Statement contains the most up to date traffic/parking surveys.
NPTCBC should introduce 20mph for the full length of the parking bays	This has not been raised as part of the Highways response.
The information on parking demand is inaccurate	The Transport Statement contains the most up to date data.
The farm access track needs to be closer to the existing fence line	It is not possible to dig in the root protection area of the large tree.

The car park shouldn't be open 24 hours – there is plenty of room to have the car park further west	The car park won't be open 24 hours. Please refer to the times provided within the submitted Planning Statement.
Village will become gridlocked	The proposal aims to ease congestion within the village. BBNPA welcomes the opportunity that the provision of additional parking would provide to visitors to Waterfall Country to help alleviate current parking.
Will the car park be free	There will be a tariff for parking in the new car park.
Will there be double yellow lines painted on the road	Some traffic management will be undertaken.
Proposed access will be a safety hazard for pedestrians and cyclists	A Road Safety Audit is to be undertaken and its findings will be taken on board as part of the proposal.
The access is proposed in a dangerous location	Highways did not raise any concerns about the proposed location of the access.

Drainage

Comment	Response
Need to address bad state of sewerage system in the area	Please refer to the Welsh Water response where no objection has been raised. The foul flows can be accommodated within the sewerage system. Capacity is currently available in the water supply system to accommodate the development.
Sewage spillage is common in the area	Please refer to the Welsh Water response where no objection has been raised. The foul flows can be accommodated within the sewerage system. Capacity is currently available in the water supply system to accommodate the development.
The proposed septic tanks will need to be emptied	Septic tanks are not proposed as part of the development.

Biodiversity and Landscaping

Comment	Response
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No bat boxes on the buildings	The Ecological Enhancement Plan shows two swift boxes and two nest boxes are proposed.
What is intended in nature buffer planting along the river side	Please refer to the landscaping drawings.
Will NPT be undertaking the landscaping works	It will be confirmed at a later date who will carry out the landscaping works.
Will bats and hedgehogs be protected from the development	There will be no impact on hedgehogs as a result of the development. Enhancement opportunities are provided in the form of nesting boxes.
Ecologist should be on hand during construction and development to ensure the preservation of biodiversity/environment, and that no tree with preliminary roost features for bats are destroyed	A Construction Environmental Management Plan will be provided to deal with the ecological impacts of the construction works.
Too much hard landscaping and chippings which could be replaced by more aesthetically coloured surfacing	A mixture of hard and soft landscaping is proposed which is considered to be appropriate for the development proposed.
Car park opening hours should be restricted to allow nocturnal animals to flourish	The opening hours of the car park will be considerate of the surroundings.

Community Impact

Comment	Response
The waterfalls will be overwhelmed with visitors	The proposal is not considered to increase the number of visitors, it will just provide an improved experience for them and local villagers. BBNPA welcomes the opportunity that the provision of further parking/facilities in the area would provide to visitors to Waterfall Country to help alleviate current parking/infrastructure pressures in the local community.
Hinders running and investment of existing farm	This is not a material planning consideration.

No profit will go back into Pontneddfechan community	The scheme aims to utilise the LUF to create an attractive environment and priceless tourism opportunity that will benefit Pontneddfechan along with the wider area, making it a highly desirable destination with many economic benefits. There are several opportunities associated with the proposal including taking advantage of the popularity of the Waterfall Trails which can aid local companies, provide improved pedestrian connectivity and movement by delivering highway improvements, reducing the existing parking problems through development of a new car park, and offer additional facilities that can be used by both visitors to the area and the local community.
People should not be forced to give up their homes for someone else's financial gain	No one's homes are being affected by the development.
Will have a detrimental effect on local businesses	The proposal is considered to have a positive impact on local companies and individuals.
The quaintness and character of the village will be lost	The proposal has been influenced by the character of the village as referenced within the Design and Access Statement.
Funds from proposal will only benefit NPT Council	The scheme aims to utilise the LUF to create an attractive environment and priceless tourism opportunity that will benefit Pontneddfechan along with the wider area, making it a highly desirable destination with many economic benefits. There are several opportunities associated with the proposal including taking advantage of the popularity of the Waterfall Trails which can aid local companies, provide improved pedestrian connectivity and movement by delivering highway

	improvements, reducing the existing parking problems through development of a new car park, and offer additional facilities that can be used by both visitors to the area and the local community.
Proposal is forcing a working farmer out of business	This is not a material planning consideration.
Will result in loss of privacy as house is situated directly across the river from the proposed plans	The proposal is considered to be situated an appropriate distance away from sensitive receptors.
Accommodation will attract large groups of people who will impact adjoining residences	The accommodation proposed is a similar offering to Sgwd Gwladys
Money should be spent to improve the experience of residents living in Pontneathvaughan	The scheme aims to utilise the LUF to create an attractive environment and priceless tourism opportunity that will benefit Pontneddfechan along with the wider area, making it a highly desirable destination with many economic benefits. There are several opportunities associated with the proposal including taking advantage of the popularity of the Waterfall Trails which can aid local companies, provide improved pedestrian connectivity and movement by delivering highway improvements, reducing the existing parking problems through development of a new car park, and offer additional facilities that can be used by both visitors to the area and the local community.
Residents won't be able to get in and out of the village	The development aims to make movement in and out of the village easier for both tourists and locals. BBNPA welcomes the opportunity that the provision of further parking/facilities in the area would provide to visitors to Waterfall Country to help alleviate current

	parking/infrastructure pressures in the local community.
Proposal will ruin the village forever	The proposals are only deemed to enhance the village rather than be detract from it.
Proposal will only benefit tourists	The scheme aims to utilise the LUF to create an attractive environment and priceless tourism opportunity that will benefit Pontneddfechan along with the wider area, making it a highly desirable destination with many economic benefits. There are several opportunities associated with the proposal including taking advantage of the popularity of the Waterfall Trails which can aid local companies, provide improved pedestrian connectivity and movement by delivering highway improvements, reducing the existing parking problems through development of a new car park, and offer additional facilities that can be used by both visitors to the area and the local community.
When people previously have parked in the field some have gone into the river to wash themselves	This is not a material planning consideration.
Development will change the area completely for worse	The development is only considered to enhance the village.
Want the village to retain green fields and trees	The village will only lose some of its greenery, and visitors entering the village from Glynneath will still encounter green fields at first.

Scheme Design

Comment	Response
Clearer detail of pedestrian routes required	It is considered that an appropriate level of detail of pedestrian routes has been provided.
Shouldn't remove toilet block and nearby parking	This is not a material planning consideration as replacement toilet and parking provision is provided,

Cycle store not visible from pub	The proposed cycle store will have other natural surveillance.
Don't need shop or more accommodation	The proposal has identified a need for a shop and further accommodation.
Further detail for playground required	Details of the playground will be provided as part of the full planning submission.
Why is a small section of the new roof red	On the proposed roof plan, the roof is not shown to be red.
Is the footpath on western side of proposed car park required	The proposal has been thought out in detail with a high level of stakeholder engagement and has been subject to numerous changes. The proposal is now considered to be acceptable.
Not an equal amount of male and female toilet cubicles	This is not a material planning consideration, with the toilet provision provided considered acceptable.
The development is too large	The development is considered to be commensurate to the scale of the village.
Proposed viewing platform should be removed	This has been removed from the scheme
Existing toilet block should be expanded	The existing toilet block is to be demolished however replacement provision will be provided.
The design and appearance of the proposed buildings isn't compatible with the aesthetics of a greenfield site	Please refer to the Design and Access Statement which contains a full analysis of the design and appearance of the proposal.
The community already has a hub at Pontneathvaughan Village Hall	This comment is noted.
Should include building a taller river bank along the east side of the site - extending from the bridge to the pond - to deflect noise and protect privacy in Brodawl and Ashmere Dr, with 'buffer planting on top.	The proposal has been thought out in detail with a high level of stakeholder engagement and has been subject to numerous changes. The proposal is now considered to be acceptable.
No attention has been given to protecting paths and river banks that visitors come to	This comment appears to be referring to the Waterfalls paths and

see and they are already in a dangerous state	river banks in Bannau Brycheiniog National Park Authority which are outside the scope of this application.
Scale of proposal is unwarranted	The development is considered to be commensurate to the scale of the village.
Tourist hub is too close to residential properties	There is considered to be sufficient separation distances between the tourist hub and residential properties.
What is meant by improvements to public realm	The public realm proposals are set out in detail within the Design and Access Statement.
Development should be moved closer to the fishing club	The proposal has been thought out in detail with a high level of stakeholder engagement and has been subject to numerous changes. The proposal is now considered to be acceptable.

Planning

Comment	Response
The information about this pre-application has not been made clear and we only found out about it from a neighbour	There is no statutory obligation to consult everybody in the village. Only adjoining landowners, community/statutory/other consultees have to be consulted as part of the PAC. The extent of consultation with adjoining residents was extended beyond the minimum requirements as part of this PAC.
The landowner was previously denied planning so what has changed in recent years to allow these proposals to go ahead	This is not a material planning consideration. Every application is judged on its own merit.
Would like a meeting to be held so that the proposal can be discussed with local villagers	Local residents have had the opportunity to comment during the pre-application consultation and at the full planning application stage. As such, no meeting is considered necessary.
Every person in the village should have been consulted as part of the PAC	There is no statutory obligation to consult everybody in the village. Only adjoining landowners, community/statutory/other

	consultees have to be consulted as part of the PAC. The extent of consultation with adjoining residents was extended beyond the minimum requirements as part of this PAC.
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Miscellaneous

Comment	Response
Has business assessment of shop/coffee kiosk been undertaken	No business assessment has been undertaken. Under the Levelling Up Fundings, there was a requirement of a commercial entity as part of the development. Several options were considered and the shop/coffee kiosk option was deemed to be the most feasible.
Scheme is totally unnecessary – was only brought about as a result of higher visitor numbers during Covid	This is an unsubstantiated comment, the project has been subject to scrutiny for Levelling Up Funding which has been granted for these improvement works.
Increased pollution/noise disturbance	A Construction Environmental Management Plan will be produced to address any noise/pollution matters.
Does the Upper Neath Valley require LUF	The project has been subject to scrutiny for Levelling Up Funding which has been granted for these improvement works.
Regular cleaning would require buy in from Powys	The proposal lies within Neath Port Talbot County Borough Council therefore it does not require any input from Powys.
Powys Council have not engaged with local villagers regarding the proposal	The proposal lies within Neath Port Talbot County Borough Council therefore it does not require engagement with Powys Council
Destroying possible archaeological research - back in the 90s a bronze aged axe head was found on the farm	Please refer to the Glamorgan Gwent Archaeological Trust response where no objection has been raised.
Visitors need educating about the dangers of the waterfalls	This is a non-material planning consideration. A welfare building containing a Warden's Office, providing a base for a

	ranger/warden and forming a point of contact/ information for tourists. This, alongside improved signage will help educate visitors about the opportunities and dangers of the Waterfall Country.
Money should be spent on other things such as hospitals	This is a non-material planning consideration.
Any previous studies justifying the development are null and void	The project has been subject to scrutiny for Levelling Up Funding which has been granted for these improvement works.
There needs to be someone on site 24hrs for health and safety reasons	A welfare building containing a Warden's Office, providing a base for a ranger/warden and forming a point of contact/ information for tourists. This, alongside improved signage will help educate visitors about the opportunities and dangers of the Waterfall Country.
A Wellbeing Plan should have been put in place	This is a non-material planning consideration
Toilets need to have daily maintenance	This is a non-material planning consideration, but the toilets will be subject to a maintenance regime.

Response to the community consultees

- 5.1 No comments were provided by community consultees.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Canal and River Trust	
No comment	
Comment	This scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
Response	Comments noted. No response required.

Coal Authority	
No objection	
Comment	We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.
Response	Comments noted. No response required

Health and Safety Executive	
No objection	
Comment	The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.
Response	Comments noted. No response required.

Fire and Rescue Service	
No objection	
Comment	Please confirm the Proposal meets the requirements of B5 Approved document B (Wales) 2020 in relation to water supplies and vehicle access for firefighting

	purposes. The developer should consider the need to provide adequate water supplies and vehicle access
Response	The buildings are within the required distance to the hydrant.

Cadw	
No objection	
Comment	Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. We therefore have no comments to make on the proposed development.
Response	Comments noted. No response required

Trunk Road Agency	
No objection	
Comment	A Transport Assessment (TA) to include detailed traffic modelling of A465/A4109 junction to check capacity. The assessment should be undertaken to include any high seasonal variations (if appropriate) and AM / PM peak hour flows on the trunk road network. Committed development in the immediate vicinity, should be included.
Response	It is not considered that a Transport Assessment is required as the development will not have a substantial impact on the nearby A roads. Asbri Transport have updated their Transport Statement for the full planning application providing further justification on this point.

Local Highway Authority	
No objection	
Comment	Vehicle vision splays need to accord with TAN 18. The swept path analysis shows a 15m coach reversing the wrong way down a one-way aisle within the car park. No swept-path has been shown for coaches at the junction with the B4242. What is the largest vehicle that will service the site for deliveries? Where will this vehicle stop to load/unload? Emergency layby should be marked accordingly on drawing. How will spaces and direction arrows etc be marked out on proposed gravel surfaced element of car park? Will the alterations to the existing highway require the relocation of any lighting columns? Will the car parking area be lit? All works to

	be constructed on the public highway shall be subject to Road Safety Audits, stages 1 to 4. A Construction Method Statement is required.
Response	One lighting column next to the existing toilet block will need to be relocated. A suitable lighting scheme will be worked up with the assistance of the Highways department. The lighting scheme will only cover the footpath alongside the accommodation building and not cover the pedestrian route through the car park. The swept path analysis for coaches has be re-run. A loading bay has now been provided as part of the proposal. It is requested that the Road Safety Audits and Construction Method Statements are dealt with via condition.

Welsh Water	
No objection	
Comment	The foul flows can be accommodated within the sewerage system. Capacity is currently available in the water supply system to accommodate the development.
Response	Comments noted. No response required.

Natural Resources Wales	
No objection	
Comment	Discrepancy between the Ecological Assessment and Design and Access Statement in terms of Area 3. PEA states there will be a viewing platform in Area 3 whilst this is not stated in DAS. Concerned a significant effect on the SAC can't be ruled out. CEMP has been requested.
Response	There is no viewing platform proposed within Area 3. A Construction Environmental Management Plan will be provided during the planning process.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Active Travel Officer	
No objection	
Comment	In the Pontneddfechan Waterfalls consultation, the 'Proposed Bike and Water Tank Enclosure Elevations' link doesn't have any information attached.
Response	The link now works on the website and the drawing is displayed for all to view.

Secure By Design	
No objection	
Comment	Consideration must be given to installing a CCTV system to protect the fronts of the shop, accommodation, cycle stores, parking areas. These areas should also be lit. The lighting should also protect the vehicle parking area where the lighting should meet the British Standard 5489.. Bin and bike stores should be controlled by access system.
Response	Cameras are to be located on the accommodation block facing the parking area, whereas the external plant/bike stores will be lit and securely locked/accessed. It is not proposed to light the car park as part of the development.

Wales and West Utilities	
No comment	
Comment	No comments provided
Response	No response required.

Bannau Brycheiniog National Park Authority	
No objection	
Comment	There is no in-principle objection to the proposed development. The Authority welcomes the opportunity

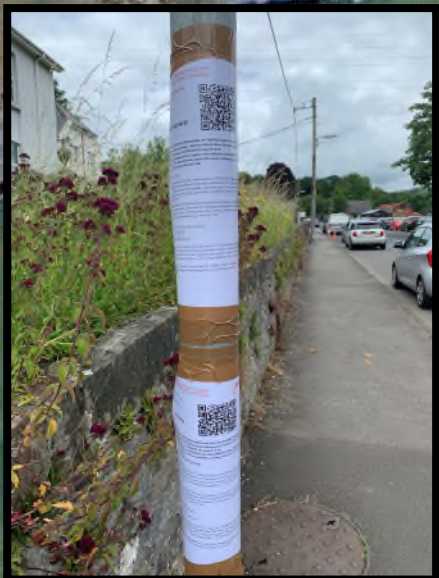
	that the provision of additional parking and facilities in Pontneddfechan would provide to visitors to Waterfall Country to help alleviate current parking and infrastructure pressures in the local community. The proposed facility provides an excellent opportunity to tie in with the BBNPA's work in clarifying the trails throughout 'Waterfall Country' and in this regard for interpretation and facilities to ensure against the introduction of Invasive Non-native Species should be embraced by the proposal (an interpretation strategy is currently missing). The scheme would benefit from a design quality review to inform the detail of the final proposal before being submitted as a planning application.
Response	Comments are welcomed as regards to the principle of development, however the programme for the development has not accounted for presenting the proposal at Design Commission for Wales. A detailed assessment of the design has been set out within the Design and Access Statement.

GGAT	
No objection	
Comment	The Desk Based Assessment recommends archaeological monitoring in the form of a watching brief during requisite groundworks. They are likely to recommend a condition for a programme of archaeological work be attached to any consent, specifically for a watching brief. The exact scope and methodology would need to be detailed in a Written Scheme of Investigation (WSI) agreed.
Response	Comments noted. It is requested that a Written Scheme of Investigation is conditioned.

Conclusion

- 8.1 Asbri Planning have been instructed by the Head of Property and Regeneration for Neath Port Talbot County Borough Council to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm access track with associated infrastructure works at land at Pontneddfechan and south of Pontneathvaughan Road, Pontneathvaughan Road, Pontneddfechan, Glynneath, SA11 5NR.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location



Date: 11th July 2024

Our Ref: S23.118

SITE NOTICE



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended)
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

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.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Glynneath Library, Park Avenue, Glynneath, Neath, Neath Port Talbot, SA11 5DW. The library is open during the following hours: Monday and Thursday (10am – 1pm and 2pm – 5.30pm), Tuesday and Friday (9.30am – 1pm and 2pm – 5.30 pm), Saturday (10am – 1pm), and Wednesday and Sunday (Closed).

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024.

Dyddiad: 11fed Gorffennaf 2024
Ein cyf: S23.118

Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

HYSBYSIAD SAFLE



CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig ym Mhontneddfechan, Glyn-nedd, SA11 5NR.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Glyn-nedd, Park Avenue, Glyn-nedd, Castell-nedd, Castell-nedd Port Talbot, SA11 5DW. Mae'r llyfrgell ar agor yn ystod yr oriau canlynol: Dydd Llun a Dydd Iau (10yb-1yp a 2yp-5.30yp), Dydd Mawrth a Dydd Gwener (9.30yb-1yp a 2yp-5.30yp), Dydd Sadwrn (10yb-1yp), a Dydd Mercher a Dydd Sul (Ar gau).

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 8fed Awst 2024.

Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

Date: 11th July 2024

Our Ref: S23.118

«Add_1»

«Add_2»

«Add_3»

«Add_4»

«Add_5»

«Add_6_»



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

Asbri Planning Ltd. has been commissioned by the Head of Property and Regeneration for Neath Port Talbot County Borough Council in respect of full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works at Pontneddfechan, Glynneath, SA11 5NR. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

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.

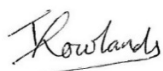
You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Glynneath Library, Park Avenue, Glynneath, Neath, Neath Port Talbot, SA11 5DW. The library is open during the following hours: Monday and Thursday (10am – 1pm and 2pm – 5.30pm), Tuesday and Friday (9.30am – 1pm and 2pm – 5.30 pm), Saturday (10am – 1pm), and Wednesday and Sunday (Closed).

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024

Yours sincerely,



Iwan Rowlands – Planner Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

«Add_1»

«Add_2»

«Add_3»

«Add_4»

«Add_5»

«Add_6_»

«Add_7»



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Sir/madam

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig Pontneddfechan, Glyn-nedd, SA11 5NR

Mae Asbri Planning Ltd. wedi ei gomisiynu gan y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig ym Mhontneddfechan, Glyn-nedd, SA11 5NR. Gan bod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno, i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Glyn-nedd, Park Avenue, Glyn-nedd, Castell-nedd, Castell-nedd Port Talbot, SA11 5DW. Mae'r llyfrgell ar agor yn ystod yr oriau canlynol: Dydd Llun a Dydd Iau (10yb-1yp a 2yp-5.30yp), Dydd Mawrth a Dydd Gwener (9.30yb-1yp a 2yp-5.30yp), Dydd Sadwrn (10yb-1yp), a Dydd Mercher a Dydd Sul (Ar gau).

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 8fed Awst 2024.

Yn gywir

Iwan Rowlands – Cynllunydd

Add1	Add2	Add3	Add4	Add5
Owner/Occupier	Ebenezer Chapel	Pontneathvaughan Road	Glynneath	SA11 5NR
Owner/Occupier	62	Pontneathvaughan Road	Glynneath	SA11 5NR
Owner/Occupier	63	Pontneathvaughan Road	Glynneath	SA11 5NR
Owner/Occupier	Angel Inn	Pontneathvaughan Road	Glynneath	SA11 5NR
Owner/Occupier	Tourist Information Centre	Pontneathvaughan Road	Glynneath	SA11 5NR
Owner/Occupier	1	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	2	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	3	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	4	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	5	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	6	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	7	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	8	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	9	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	10	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	11	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	12	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	13	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	14	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	15	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	16	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	17	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	18	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	1	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	2	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	3	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	4	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	5	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	6	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	7	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	8	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	9	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	10	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	11	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	12	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	13	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	14	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	15	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	16	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	17	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	18	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	19	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	20	Brodawel	Pontneddfechan	SA11 5NW

Owner/Occupier	1	Ashmere Drive	Pontneddfechan	SA11 5NX
Owner/Occupier	2	Ashmere Drive	Pontneddfechan	SA11 5NX
Owner/Occupier	3	Ashmere Drive	Pontneddfechan	SA11 5NX
Owner/Occupier	4	Ashmere Drive	Pontneddfechan	SA11 5NX
Owner/Occupier	17	Heol Y Graig	Cwmgwrach	SA11 5TW
Owner/Occupier	Crown Building	Cathays Park	Cardiff	CF10 3NQ
Owner/Occupier	Crown Building	Cathays Park	Cardiff	CF10 3NQ
Owner/Occupier	25	Brynhyfryd	Glynneath	SA11 5BA
Owner/Occupier	21	Godfrey Avenue	Glynneath	SA11 5HF
Owner/Occupier	Brynawel	Ystradfellte Road	Pontneddfechan	SA11 5UL
Owner/Occupier	16	Dunraven Street	Cwmgwrach	SA11 5PB
Owner/Occupier	38	Glanrhyd Street	Cwmaman	CF44 6LB
Owner/Occupier	63	Pontneathvaughan Road	Glynneath	SA11 5NR
Owner/Occupier	Cefn Uchaf Farm	Banwen Road	Glynneath	SA11 5TY
Owner/Occupier	1	Church Yard	Baglan	SA12 8SS
Owner/Occupier	10	Brodawel	Pontneddfechan	SA11 5NW
Owner/Occupier	County Hall	Llandrindod Wells	Powys	LD1 5LG
Owner/Occupier	8	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	5	Parish Road	Cwmgwrach	SA11 5SW
Owner/Occupier	6	High Street	Pontneddfechan	SA11 5NP
Owner/Occupier	6	Glyndwr Road	Wrexham	LL12 8DG
Owner/Occupier	Pencomin Isaf	Pontneddfechan	Neath	SA11 5UF
Owner/Occupier	Dwr Cymru Welsh Water Linea	Fortran Road	St Mellons	CF3 0LT
Owner/Occupier	Sterling House	Maple Court	Tankersley	C75 3DP
Owner/Occupier	1	Brodawel	Pontneddfechan	Sa11 5NW
Owner/Occupier	3	Ashmere Drive	Pontneddfechan	SA11 5NX
Owner/Occupier	3	Ashmere Drive	Pontneddfechan	SA11 5NX
Owner/Occupier	9	High Street	Pontneddfechan	SA11 5NP.
Owner/Occupier	Cefngelli Farm	Clyne	Neath	SA11 4ER
Owner/Occupier	14	Cefngelli	Cwmgwrach	SA11 5PE
Owner/Occupier	58	Pontneathvaughan Road	Glynneath	SA11 5NR

Appendix C - Screenshot of the Asbri Planning Website

PONTNEDDFECHAN WATERFALLS

Home > Consultations > Statutory Pre-Application Consultation > Pontneddfechan Waterfalls

PONTNEDDFECHAN WATERFALLS



Asbri Planning Ltd. has been commissioned by the Head of Property and Regeneration for Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of the full planning application for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

We give notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply to Neath Port Talbot County Borough Council for the following development:

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

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

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk.

Anyone who wishes to make representations about this proposed development must do so by 8th August 2024. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to: Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW

Mae Asbri Planning Ltd wedi cael ei gomisiynu gan Bennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio llawn am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig ym Mhontneddfechan, Glyn-nedd, SA11 5NR.

Rydym yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu cyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Castell-nedd Port Talbot ar gyfer y datblygiad canlynol:

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, (Wedi diwygio), bydd y cais yn destun ymgynghoriad cyn gwneud cais cynllunio.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod, i'r rhai heb fynediad i'r rhyngwyd, gallwch ofyn am gopïau electronig o'r wybodaeth yma trwy ddanfon ebost i mail@asbriplanning.co.uk.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant 8fed Awst 2024, drwy ebostio mail@asbriplanning.co.uk neu gallwch lawrlwytho [y ffurflen sydd wedi ei atodi](#), a'i ddanfon i: Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW

Supporting Documents

Plans

Architectural

[Accommodation Schedule](#)

[Demolition Plan](#)

[Existing Site Roof Plan](#)

[Existing Site Sections](#)

[Proposed Bike and Water Tank Enclosure Elevations](#)

[Proposed Bin Store](#)

[Proposed First Floor Plan](#)

[Proposed Ground Floor Plan](#)

[Proposed Roof Plan](#)

[Proposed Shop Elevations 1](#)

[Proposed Shop Elevations 2](#)

[Proposed Site Plan](#)

[Proposed Site Sections](#)

[Proposed Welfare Elevations 1](#)

[Proposed Welfare Elevations 2](#)

[Site Location Plan](#)

[Proposed Accommodation Elevations](#)

Engineering & Drainage

[Foundation Layout](#)

[Ground Floor Layout](#)

[Highway Works - Existing & Proposed Drainage](#)

[Highway Works - General Arrangement](#)

[Highway Works - Swept Path Analysis - Delivery Vehicles](#)

[Highway Works - Swept Path Analysis - MPV and Estate Car](#)

[Highway Works - Swept Path Analysis - Refuse and Recycling Vehicles](#)

[Swept Path Analysis - Tractor and Trailer](#)

[Proposed Car Park - Drainage Layout](#)

[Proposed Car Park - General Arrangement](#)

[Proposed Car Park - Swept Path Analysis - Coaches](#)

[Proposed Car Park - Swept Path Analysis - Delivery and Refuse Vehicles](#)

[Proposed Car Park - Swept Path Analysis - MPV and Estate Cars](#)

[Sub-Structure Sections](#)

Landscaping

[Ecological Enhancements](#)

[Hard Landscape](#)

[Landscape Sections](#)

[Soft Landscape](#)

[Tree Pit Detail](#)

[Lighting Strategy](#)

[Topographical Survey](#)

[Tree Survey Plan](#)

Reports

[Historic Environment Desk Based Assessment](#)

[Drainage Strategy](#)

[Preliminary Ecological Appraisal](#)

[Flood Risk Technical Note](#)

[Green Infrastructure Statement](#)

[Factual Exploratory Investigation](#)

[Ground Condition Assessment Report](#)

[Landscape Management Plan](#)

[Transport Statement](#)

[Tree Survey](#)

[Design and Access Statement](#)

[Covering Letter](#)

[Draft Planning Application](#)

[Planning Statement](#)

[Welsh Language Action Plan](#)

[<](#) PREVIOUS

NEXT [>](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Date: 11th July 2024

Our Ref: S23.118

Local Member
Cllr Simon Anthony Knoyle
cllr.s.a.knoyle@npt.gov.uk
26 Ynys-Y-Nos Avenue
Pontwalby
Glynneath
SA11 5LS



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

**Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works
Pontneddfechan, Glynneath, SA11 5NR**

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.

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Glynneath Library, Park Avenue, Glynneath, Neath, Neath Port Talbot, SA11 5DW. The library is open during the following hours: Monday and Thursday (10am – 1pm and 2pm – 5.30pm), Tuesday and Friday (9.30am – 1pm and 2pm – 5.30 pm), Saturday (10am – 1pm), and Wednesday and Sunday (Closed).

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024.

Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118

Local Member
Cllr Simon Anthony Knoyle
cllr.s.a.knoyle@npt.gov.uk
26 Ynys-Y-Nos Avenue
Pontwalby
Glynneath
SA11 5LS



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Cllr

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig ym Mhontneddfechan, Glyn-nedd, SA11 5NR.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Glyn-nedd, Park Avenue, Glyn-nedd, Castell-nedd, Castell-nedd Port Talbot, SA11 5DW. Mae'r llyfrgell ar agor yn ystod yr oriau canlynol: Dydd Llun a Dydd Iau (10yb-1yp a 2yp-5.30yp), Dydd Mawrth a Dydd Gwener (9.30yb-1yp a 2yp-5.30yp), Dydd Sadwrn (10yb-1yp), a Dydd Mercher a Dydd Sul (Ar gau).

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 8fed Awst 2024.

Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

Local Member
Cllr David Thomas
cllr.david.thomas@powys.gov.uk
16 Ynyswen
Penycae
Swansea
SA9 1YS



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

**Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works
Pontneddfechan, Glynneath, SA11 5NR**

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.

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You may inspect copies of:

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- the plans; and
- other supporting documents

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024.

Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118

Local Member
Cllr David Thomas
cllr.david.thomas@powys.gov.uk
16 Ynyswen
Penycae
Swansea
SA9 1YS



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Cllr

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C a 2D

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafateisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

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Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Glyn-nedd, Park Avenue, Glyn-nedd, Castell-nedd, Castell-nedd Port Talbot, SA11 5DW. Mae'r llyfrgell ar agor yn ystod yr oriau canlynol: Dydd Llun a Dydd Iau (10yb-1yp a 2yp-5.30yp), Dydd Mawrth a Dydd Gwener (9.30yb-1yp a 2yp-5.30yp), Dydd Sadwrn (10yb-1yp), a Dydd Mercher a Dydd Sul (Ar gau).

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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

Glynneath Town Council
Mrs Ceri Wilcox
clerk@glynneathtowncouncil.gov.uk
Bethania Community Centre
High Street
Glynneath
SA11 5DA



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

**Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works
Pontneddfechan, Glynneath, SA11 5NR**

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.

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- the plans; and
- other supporting documents

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024.

Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118

Glynneath Town Council
Mrs Ceri Wilcox
clerk@glynneathtowncouncil.gov.uk
Bethania Community Centre
High Street
Glynneath
SA11 5DA



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
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Annwyl Sir/madam

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

Ystradfellte Community Council
Mrs S Harvey-Powell
sueharveypowell@gmail.com
Llwynfedwen Farm
Penderyn
Aberdare
CF44 9JB



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

**Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works
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Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118

Ystradfellte Community Council
Mrs S Harvey-Powell
sueharveypowell@gmail.com
Llwynfedwen Farm
Penderyn
Aberdare
CF44 9JB



Swit D,
Llawr 1af,
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Annwyl Sir/madam

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Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod y Pennaeth Eiddo ac Adfywio am Gyngor Bwrdeistref Sirol Castell-Nedd Port Talbot yn bwriadu gwneud cais am ganiatâd cynllunio llawn am ddatblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig ym Mhontneddfechan, Glyn-nedd, SA11 5NR.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Glyn-nedd, Park Avenue, Glyn-nedd, Castell-nedd, Castell-nedd Port Talbot, SA11 5DW. Mae'r llyfrgell ar agor yn ystod yr oriau canlynol: Dydd Llun a Dydd Iau (10yb-1yp a 2yp-5.30yp), Dydd Mawrth a Dydd Gwener (9.30yb-1yp a 2yp-5.30yp), Dydd Sadwrn (10yb-1yp), a Dydd Mercher a Dydd Sul (Ar gau).

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Swit D, Llawr 1af, 220 High Street, Abertawe SA1 1NW erbyn 8fed Awst 2024.

Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 11th July 2024

Our Ref: S23.118

Cadw
cadwplanning@gov.wales



Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

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 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

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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 mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024

Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118

Cadw
cadwplanning@gov.wales



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio)
Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig

Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

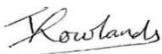
Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;
<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

Dwr Cymru

developer.services@dwrcymru.com



Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

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 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

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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 mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024

Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

Dwr Cymru

developer.services@dwrcymru.com



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig

Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

NRW

swplanning@cyfoethnaturiolcymru.gov.uk



Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

Purpose of this notice:

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Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

NRW

swplanning@cyfoethnaturiolcymru.gov.uk



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Datblygiad arfaethedig am Fro'r Sgydau Pontneddfechan Cynllun Seilwaith Ymwelwyr i gynnwys siop adwerthu, cyfleusterau lles, llety twristiaeth, ystafell offer ategol, cyfleusterau parcio ceir gyda gwaith isadeiledd cysylltiedig

Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

Mae'r hysbysiad hwn yn gais ffurfiol am ymateb i ymgynghoriad cyn gwneud cais cynllunio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Wedi diwygio).

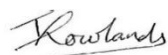
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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

NPTCBC Highways

j.griffiths4@npt.gov.uk/hdc@npt.gov.uk



Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

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 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

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Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

NPTCBC Highways

j.griffiths4@npt.gov.uk/hdc@npt.gov.uk



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Pontneddfechan, Glyn-nedd, SA11 5NR

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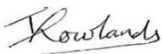
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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

Trunk Road Agency
LGC_Development_Control-



South@gov.wales

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Dear Sir/Madam

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

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Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

Trunk Road Agency
LGC_Development_Control-South@gov.wales



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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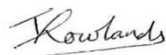
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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

HSE

Via Web App



Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

Pontneddfechan, Glynneath, SA11 5NR

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 (As Amended).

Asbri Planning Ltd. gives notice that the Head of Property and Regeneration for Neath Port Talbot County Borough Council is intending to apply for full planning permission for proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works.

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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 mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 8th August 2024

Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

HSE

Via Web App



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Ffon: 01792 480535

www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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Pontneddfechan, Glyn-nedd, SA11 5NR

Bwriad yr hysbysiad:

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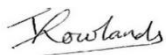
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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118



Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk/Firesafety@southwales-fire.gov.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

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Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118



Swit D,
Llawr 1af,
220 High Street,
Abertawe,
SA1 1NW

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk/Firesafety@southwales-fire.gov.uk

Ffon: 01792 480535
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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Bwriad yr hysbysiad:

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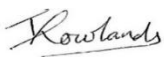
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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118

Coal Authority
planningconsultation@coal.gov.uk



Dear Sir/Madam

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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Yours sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024

Ein cyf: S23.118

Coal Authority
planningconsultation@coal.gov.uk



Swit D,
Llawr 1af,
220 High Street,
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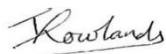
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Yn gywir



Iwan Rowlands – Cynllunydd
Asbri Planning Ltd

Date: 11th July 2024

Our Ref: S23.118



The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

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Iwan Rowlands – Planner
Asbri Planning Ltd

Dyddiad: 11eg Gorffennaf 2024
Ein cyf: S23.118



The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

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Ffon: 01792 480535
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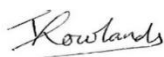
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Yn gywir



Appendix F - Responses received from specialist consultees

Asbri Planning Ltd

Eich cyfeirnod
Your reference

S23.118

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

22 July 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room and car parking facilities with associated infrastructure works, Pontneddfechan, Glynneath, SA11 5NR

Thank you for your letter of 11 July inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

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

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

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

Assessment

Scheduled Monuments

BR178 Craig y Ddinas Hillfort
BR229 Dinas Silica Mine
BR230 Glynneath Gunpowder Works

This pre-planning application is for the development of a Visitor Infrastructure Scheme at Pontneddfechan, Glynneath, SA11 5NR.



The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
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 12 \(gov.wales\)](#) 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.

Archived: 16 July 2024 07:13:54

From: [National Planning Function](#)

Mail received time: Fri, 12 Jul 2024 10:28:26

Sent: Fri, 12 Jul 2024 09:28:13

To: [Mail Asbriplanning](#)

Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

Importance: Normal

Sensitivity: None

Dear Sir / Madam

Thank you for your pre-application consultation in respect of the proposals at Pontneddfechan. The Canal & River Trust is potentially a specialist consultee in the mandatory pre-application process. However, this scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

We are therefore returning the consultation to you. If for any reason you consider that you require the input of the Trust please let us know. 'a0 'a0

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

Kind regards

Victoria

[Victoria Johnson](#)

Planning and Data Support Technician

My working hours are Wednesday, Thursday 8:00-16:30 and Friday 8:00-16:00

E planning@canalrivertrust.org.uk



**Canal &
River Trust**

Making life better by water

From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: Thursday, July 11, 2024 12:48 PM

To: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

Dear Sir/madam

Please see attached Consultation for your attention

Kind regards

Kelly Davies
Business Support Manager
Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



Think before you print

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<http://www.canit.akauk.net/>

Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>
Become a fan on <https://www.facebook.com/canalrivertrust>
Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵwr Cymru <https://canalrivertrust.org.uk/newsletter>
Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>
Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵwr Cymru.

Mae Glandŵwr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen

gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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<http://www.canit.akauk.net/>



The Coal
Authority

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: Iwan Rowlands

Neath Port Talbot County Borough Council

[By email: mail@asbriplanning.co.uk]

11 July 2024

Dear Iwan Rowlands

Re: PRE-APPLICATION Waterfall Country Pontneddfechan

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works; PONTNEDDFECHAN, GLYNNEATH, SA11 5NR

Thank you for your notification of 11 July 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

Asbri Planning
Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

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

Station Manager L. Williams

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

LW/KDT/00352652

Dyddiad/Date:

12 July 2024

Dear Sir / Madam,

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

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

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

**RE: Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure
Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant
room, car parking facilities with associated infrastructure works Pontneddfechan,
Glynneath, SA11 5NR**

APPLICATION NUMBER: S23.118

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

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

- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.
1. Please confirm the Proposal meets the requirements of B5 Approved document B (Wales) 2020 in relation to water supplies and vehicle access for firefighting purposes.

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

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

post@tancgc.gov.uk
mail@mawwfire.gov.uk

0370 60 60 699

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

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the current version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'L. Williams', with a horizontal line drawn underneath.

Station Manager L Williams
Authorised Fire Safety Regulator
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

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

1.7. CONCLUSION

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

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

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/4/24/0005/00
APPLICANT: ASBRI PLANNING, SUITE D, 1ST FLOOR, 220
HIGH STREET, SWANSEA, SA1 1NW
LOCATION: PONTNEDDFECHAN, GLYNNEATH, SA11 5NR
PROPOSAL: DEVELOPMENT OF WATERFALL COUNTRY
PONTNEDDFECHAN VISITOR
INFRASTRUCTURE SCHEME

The Highway 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	☐

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

1. As the development fronts/joins a classified road (B4242), vehicular vision splays at access points shall be in accordance with TAN 18. At the time of writing the speed limit fronting the development is 20mph and therefore vision splays should be 45m in both directions from a 2.4m set-back.
2. The Active Travel (Wales) Act 2013 may impact the geometry of the proposed junctions 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. The swept path analysis shows a 15m coach reversing the wrong way down a one-way aisle within the car park to turn around. This would be unacceptable due to the potential conflict with vehicular and pedestrian carpark users. No swept-path has been shown for coaches at the junction with the B4242.

4. What is the largest vehicle that will service the site for deliveries? Where will this vehicle stop to load/unload?
5. Emergency layby should be marked accordingly on drawing.
6. How will spaces and direction arrows etc be marked out on proposed gravel surfaced element of car park?
7. Will the alterations to the existing highway require the relocation of any lighting columns? If so a lighting scheme will need to be submitted for the relocation of these columns.
8. The submitted lighting scheme for the proposed development doesn't have an adverse effect on highway safety. Will the car parking area be lit? This isn't currently shown on the submitted lighting scheme.
9. 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.
10. All swept path analysis are to be provided as CAD files, for the largest vehicles (inclusive of emergency vehicles) likely to utilise the junction. Swept path analysis is to be carried out if/once any changes to the junction layout arise as a result of applying Active Travel criteria.
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).

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. It is recommended to submit separate SAB applications for the existing junction layout alterations and the proposed visitor centre/carpark development.
3. 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.
4. 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.
5. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
6. 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.

7. 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.

NOTES TO APPLICANT

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.

SIGNED: NF ~~Antalen~~ DATE: 06/08/2024
pp HEAD OF ENGINEERING & TRANSPORT

PAC REF: N324000500

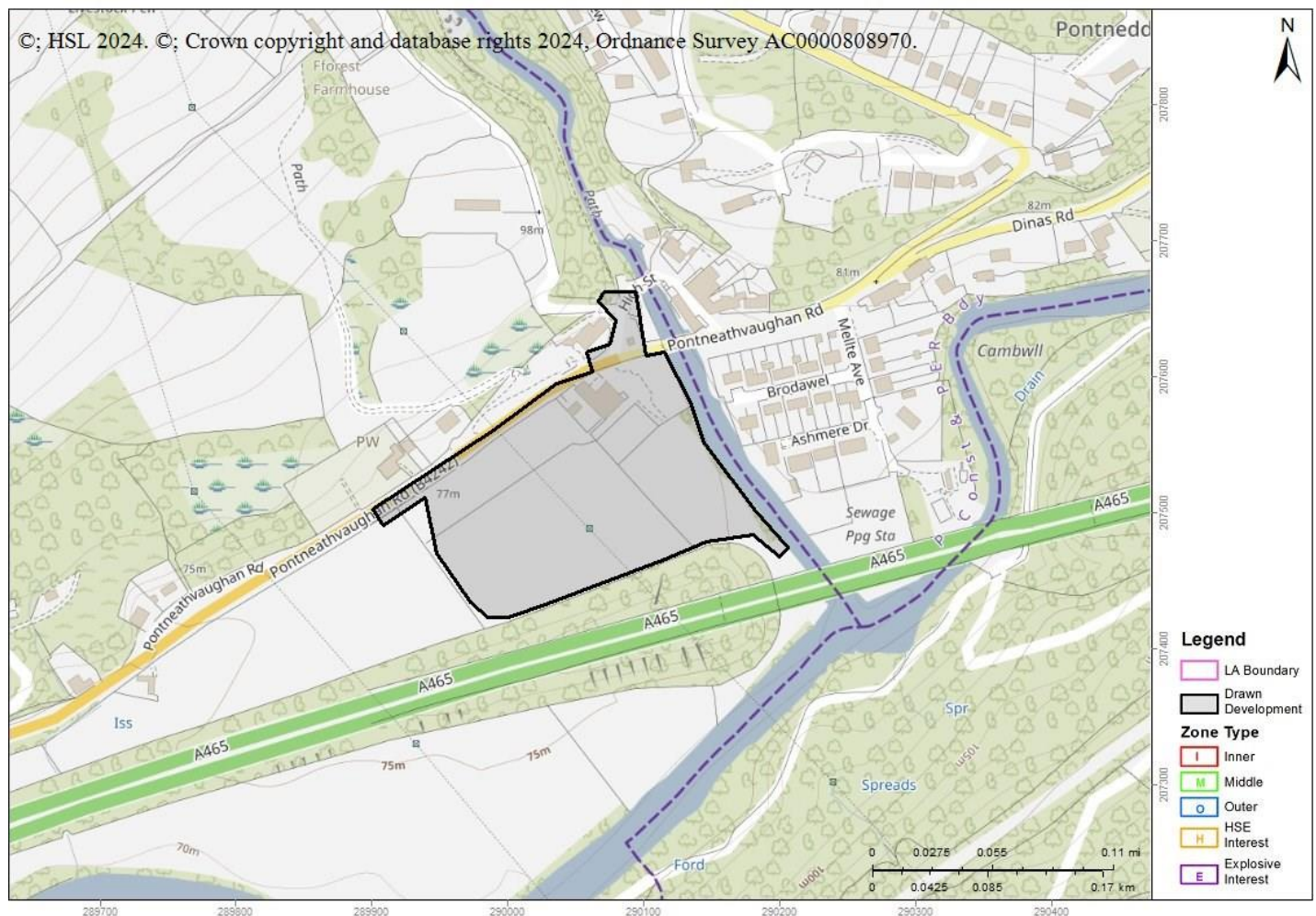
Cardiff
CF56 8RS

Advice : HSL-240717162349-744 Does Not Cross Any Consultation Zones

Your Ref: S23.118

Development Name: Waterfalls

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 17 July 2024.

Asbri Planning Ltd.
Suite D, 1st Floor,
220 High Street,
Swansea
SA1 NW

Ein cyf/Our ref: CAS-260418-G6R0
Eich cyf/Your ref: S23.118

Dyddiad/Date: 07 August 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: PROPOSED DEVELOPMENT OF WATERFALL COUNTRY PONTNEDDFECHAN VISITOR INFRASTRUCTURE SCHEME TO INCLUDE RETAIL SHOP, WELFARE FACILITIES, TOURIST ACCOMMODATION, ANCILLARY PLANT ROOM, CAR PARKING FACILITIES WITH ASSOCIATED INFRASTRUCTURE WORKS

LLEOLIAD/LOCATION: PONTNEDDFECHAN, GLYNNEATH, SA11 5NR

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 11 July 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 protected sites. 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.

Protected Sites

The application is located approximately 20 metres from the Neath, Mellte and Sychryd Geological Conservation Review (GCR) site. The application site also borders the Coedydd Nedd a Mellte Special Area of Conservation (SAC), and the Dyffrynoedd Nedd a Mellte a Moel Penderyn SSSI.

The Preliminary Ecological Assessment (PEA) (“Pontneddfechan Preliminary Ecological Assessment” by NPT Wildlife, dated December 2023, reference: EC2023-004) states that “proposals indicate the intention to construct a viewing platform within Area 3, over the river bank, which would encroach over the boundary of the SAC and SSSI. This proposal will result in the loss/disturbance of land designated as SAC and SSSI”.

However, from page 32 of the Design and Access Statement ("Design and Access Statement – Lower Pontneddfechan, Glynneath, Neath Port Talbot, SA11 5NR" by Hiraeth Architecture, dated 04/07/2024, revision P3), we note that Area 3 no longer forms part of the proposed development area. Please can you confirm which is the correct proposal when you apply for planning permission.

Due to the proximity of the SAC to the development site, the potential for pollution during construction, the potential increase in visitor numbers and subsequent pressure on the site features as a result of the upgraded parking facilities, we have concerns that a significant effect from the proposed development on the SAC cannot be ruled out. We advise that further information in the form of a Construction Environmental Management Plan (CEMP) is required to adequately consider the potential impacts on the features of protected sites, and in particular to enable the Local Planning Authority to carry out a Habitats Regulations Assessment under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, either alone or in combination with other plans or projects, we would expect to be consulted by the LPA on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

Careful consideration should be given to any planting/seed mixes to be used within the development, as these could have the potential to affect the protected sites.

Construction Environmental Management Plan

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 River Neath, which borders the site.

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.

- 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 (including details of sewage disposal from any welfare facilities on site), 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, and the methods of mitigation should be identified. 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.

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).

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.

Flood Risk

Our Flood Risk Map confirms that a small area of the application site lies within Zone C2 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies that a small area

of the application site along the eastern site boundary to be at risk of flooding and falls into Flood Zone 3 Rivers.

We have reviewed the Flood Risk Technical Note ("Waterfalls Country Centre, Flood Risk Technical Note for Planning – P01" by Jubb, dated March 2024, reference: 2081-00-JUB-C-RP-00002), and note that there is no development in the area affected by flood risk, therefore we have no flood risk concerns.

Any works in, under, over or within 8m from the River Neath, which is designated as a main river at this location, will require a flood risk activity permit from Natural Resources Wales under the Environment Permitting Regulations (England and Wales) 2016. We suggest that you check whether you need a Flood Risk Activity Permit (FRAP) - [Natural Resources Wales / Check if you need a flood risk activity permit \(FRAP\)](#). You should be advised that, in addition to planning permission, it is your responsibility to ensure that you secure all other permits/consents relevant to the development.

Foul Drainage

The site is located within a sewered area. We welcome the submission of the drainage strategy ("Waterfalls Country Centre – Drainage Strategy for Planning – P03" by Jubb, dated July 2024, reference: (23158) 2081-00-JUB-C-RP-00003) which states that the site will be connecting into the public sewer system.

Protected Species

From the PEA we note that there are no European protected species on site. We therefore have no adverse comments to make regarding the application as submitted with respect to protected species and would defer any further matters to the Local Authority's planning ecologists.

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](#).

Additional Comments

The geological feature is partially obscured with non-native conifers at the Angel entrance to the Waterfalls path. This may be outside of the scope of the application, however, removal of these non-native trees would provide a biodiversity benefit.

We suggest that you contact the Geopark Management Group to discuss your proposals.

Ancient Woodland

The proposed development borders an area of 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.](#)

Please also refer the applicant 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.](#)

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.

Archived: 24 July 2024 13:43:03

From: [Mail Asbriplanning](#)

Mail received time: Wed, 24 Jul 2024 12:43:58

Sent: Wed, 24 Jul 2024 12:43:57

To: [Iwan Rowlands](#)

Subject: FW: Pre-Planning - Pontneddfechan, Glynneath

Importance: Normal

Sensitivity: None

From: Mustafa, Dana <Dana.Mustafa@wsp.com>

Sent: 24 July 2024 12:06

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Cc: LGC_Development_Control-South@gov.wales

Subject: Pre-Planning - Pontneddfechan, Glynneath

Good afternoon,

On behalf of Welsh Government transport,

Pre-Planning - Pontneddfechan, Glynneath

Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

I refer to your preplanning consultation of 11 July regarding the above site and advise that, should a formal planning application be submitted for this proposal, the Welsh Government as highway authority for the A465 trunk road network would require the following information:-

1. A Transport Assessment (TA) to include detailed traffic modelling of A465/A4109 junction to check capacity. The assessment should be undertaken to include any high seasonal variations (if appropriate) and AM / PM peak hour flows on the trunk road network. Committed development in the immediate vicinity, should be included. If the junction capacity for the worst case scenario is observed to be operating above the theoretical Ratio of Flow Capacity (RFC) value of 0.85, the applicant would be required to supply proposals to alleviate capacity concerns mitigating the developments impact. Alternatively, reasoning for its acceptability should be supplied for our full consideration.

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: +44 (0) 7478 477470

1st Floor, Exchange Station
Tithebarn Street, Liverpool
L2 2QP

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-LAEmHhHzdJzBITWfa4Hgs7pbKl Checked for spam and viruses

<http://www.canit.akauk.net/>



PPA0008839



LEGEND(Representative of most common features)

- Waste networks:
- | | | | |
|--|-------------------------|--|---|
| | Foul chamber | | Outfall |
| | Surface water chamber | | Lamp hole |
| | Combined chamber | | Storm Overflow |
| | Combined sewer overflow | | Rising main |
| | Special purpose chamber | | Gravity sewer |
| | Treatment works | | Private sewer |
| | Pumping station | | Private sewer subject to Sect. 104 adoption agreement |
- NB: Sewer symbol colour indicates the type.
- | | | | |
|--------|--|--|------------------------|
| RED | - Combined | | Private Sewer Transfer |
| GREEN | - Surface Water | | Lateral Drain |
| BROWN | - Foul | | Inspection Chamber |
| Purple | - Former S24 sewers (for indicative purposes only) | | |

Notes:

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

Dŵr Cymru Cymuneddy (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which in no way opens the liability of the Company or its officers, directors, employees or agents in respect of any loss or damage caused by the use of this information. It should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus and before 1 September 1992, or if they do, the particular detail relating to the position underground may not be accurate. It must be understood that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 290001,207522
Map scale: 1:1250
Printed by: Sara Wall
Printed on: 30 Jul 2024



Dŵr Cymru
Welsh Water

PPA0008839



LEGEND

Clean network:

- Sluice valve
- Pressure reducing valve
- Meter
- Bulk meter
- Hydrant
- Cap end
- Air valve



- Stop tap
- Water Treatment Works
- Water Pumping Station

- Existing main
- Non-operational main

- Raw Water

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

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

Dŵr Cymru Cymunedig (The Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made entirely on their own. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 195 and 199 of the Water Industry Act 1991 which in no way opens the liability of the Company, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus and before 1 September 1992, or if they do, the particulars thereof including the position, underground may not be accurate. It must be understood that the furnishing of this information is solely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus. Service pipes are not generally shown but their presence should be anticipated.

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

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Map Ref: 290001,207522
Map scale: 1:1250
Printed by: Sara Wall
Printed on: 30 Jul 2024

Iwan Rowlands
Asbri Planning
Suite D, 1st Floor
220 High Street,
Swansea,
SA1 1NW

Date: 31/07/2024
Our Ref: PPA0008839

Dear Iwan Rowlands,

Grid Ref: 290057 207519

Site Address: Land at Pontneddfechan and south of Pontneathvaughan Road, Pontneddfechan

Development: Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works

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

SEWERAGE

Firstly, we note that the proposal relates to a proposed visitor centre including accommodation on Land at Pontneddfechan and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a separate sewerage system, comprising [combined], foul and surface water public sewers, which drains to Pontneddfechan Wastewater Treatment Works (WwTW).

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

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

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manholes SN90070601.

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

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

SEWAGE TREATMENT

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

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 6 inch diameter watermain in 289984, 207562 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

This site is crossed by a public watermain with the approximate position being marked on the attached Statutory Public watermain Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public watermain measured 6 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.



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

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Appendix G - Responses received from 'other' consultees

Iwan Rowlands
ASBRI Planning Ltd
mail@asbriplanning.co.uk

Date: 1 August 2024
Officer: Lisa Hughes
Our Ref: 24/23059/FRI
Your Ref:

Dear Sirs,

The Town and Country Planning Act 1990 (as amended)

The Town and Country Planning (Development Management Procedures) (Wales) Order 2012

Proposal: "CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION -Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works"

Address: Pontneddfechan, Glynneath, SA11 5NR

I write with reference to the above pre-application consultation.

The below response is based upon available documentation, namely the suite of documents found at:
<https://www.asbriplanning.co.uk/statutory-pre-application-consultation/pontneddfechan-waterfalls/>

The Site

The site is currently a field to the south west corner of Pontneddfechan. The site is bounded to the west by the Afon Nedd (River Neath). The river forms the boundary of the Bannau Brycheiniog National Park. Coedydd Nedd a Mellte Special Area of Conservation, and Dyffrynoedd Nedd a Mellte a Moel Penderyn Site of Specific Scientific Interest lie to the north of the site and approximately 100m to the west of the site.

There is a well documented issue with parking around Waterfall Country.

The site has previously been identified in a study commissioned by the BBNPA as a potential opportunity for overspill parking for a shuttle bus service. An enhanced public transport service would aim to:

- Improve visitor access to and within the area, reducing overall reliance on cars to access the area and reducing the movement of cars within the area, particularly at peak visitor times;
- Reduce traffic problems associated with excessive levels of cars and inappropriate parking and reduce its impacts on local communities;
- Enhance the economic contribution of visitors in local economy.

The Proposal

The proposal has been prepared by Asbri Planning on behalf of The Head of Property and Regeneration at Neath Port Talbot County Borough Council (NPTCBC) for the proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, car parking facilities with associated infrastructure works at Pontneddfechan, Glynneath, SA11 5NR. The full series of works includes:

- Dedicated car parking including EV charging, and accessible, coach and minibus space provision;
- Creation of public squares within the centre of Pontneddfechan which will create a sense of arrival into the village and a gateway for visitors to the waterfalls;
- Construction of warden's office, a community shop and accommodation block;
- Additional public WC's as there is currently inadequate provision in the village; and
- Integrated sustainable drainage schemes, ecology and arboricultural enhancement works, and highways and traffic calming improvements.

Policy and Legal Context

Section 63 of the Environment Act (1995) sets out the statutory purposes of the National Park as follows:-

To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
To promote opportunities for the public understanding and enjoyment of the special qualities of the National Park

In accordance with section 62(2) of the Environment Act, any relevant Authority shall have regard to National Park purposes when performing any functions in relation to, or so as to affect, land in a National Park. Relevant Authorities include public bodies, government departments, local authorities and statutory undertakers.

Section 3.1.3 of the Brecon Beacons National park Authority Local Development Plan 2007-2022 states that in commenting on proposals that impact on the National Park it will aim to ensure that s62(2) is observed through the application of strategic policy SP1.

Policy SP1 states the following:

Development in the National Park will be required to comply with the purposes and statutory duty set out in legislation, and will be permitted where it:

- a) conserves and enhances the natural beauty, wildlife and cultural heritage of the Park; and/or
- b) provides for, or supports, the understanding and enjoyment of the special qualities of the National Park in a way that does not harm those special qualities; and
- c) fulfils the two purposes above and assists the economic and social well-being of local communities.

The Special Qualities of the National Park may be significantly impacted by development proposals on the fringes of the National Park. The Brecon Beacons National Park Management Plan 2023-2028 defines the Special Qualities of the Brecon Beacons National Park as follows:

The National Park's sweeping grandeur and outstanding natural beauty observed across a variety of harmoniously connected landscapes, including marvellous gorges and waterfalls, classic karst geology with limestone pavement, caves and sink holes, contrasting glacial landforms such as cliffs and broad valleys



**Bannau
Brycheiniog**

Bannau Brycheiniog National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 620431
E-mail: planning.enquiries@bannau.gov.wales
Website: www.bannau.gov.wales
Chief Executive: Catherine Mealing-Jones

The Authority welcomes correspondence in Welsh or English

Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffon: (01874) 620431
E-bost: planning.enquiries@bannau.gov.wales
Safle ar y we: www.bannau.llyw.cymru
Prif Weithredwr: Catherine Mealing-Jones

Mae'r Awdurdod yn croesowu gohebiaeth yn y Gymraeg neu'r Saesneg

carved from old red sandstone and prominent hilltops with extensive views in all directions. A landscape that provides a sense of time depth and timelessness

A working, living “patchwork” of contrasting patterns, colours and textures comprising well-maintained farmed landscapes, open uplands, lakes and meandering rivers, punctuated by small-scale woodlands, country lanes, hedgerows and stone walls and scattered settlements. Grouped around landscape, community, experiences and wildlife. Because these special qualities are often felt rather than rationally processed through statements of policy, we have asked local poets and artists to respond to the special qualities, to help speak to the emotive sense of what makes the Park special.

A sense of place and cultural identity - “Welshness” - characterised by the indigenous Welsh language, religious and spiritual connections, unique customs and events, traditional foods and crafts, relatively unspoilt historic towns and villages, family farms and continued practices of traditional skills developed by local inhabitants to live and earn a living here, such as common land practices and grazing.

An intimate sense of community where small, pastoral towns and villages are comparatively safe, friendly, welcoming and retain a spirit of cooperation.

Enjoyable and accessible countryside with extensive, widespread and varied opportunities to pursue walking, cycling, fishing, waterbased activities and other forms of sustainable recreation or relaxation.

A sense of discovery where people explore the National Park’s hidden secrets and stories such as genealogical histories, prehistoric ritual sites, relic medieval rural settlements, early industrial sites, local myths and legends and geological treasures from time immemorial.

A feeling of vitality and wellbeing that comes from enjoying the National Park’s fresh air, clean water, rural setting, open land and locally produced foods.

A National Park offering, dark, night time skies, peace and tranquility with opportunities for quiet enjoyment, inspiration, relaxation and spiritual renewal

The geology and climate vary greatly across the Park creating an elaborate patchwork landscape rich in biodiversity. The Park hosts heathlands, grasslands and woodlands, with uplands and lowlands, natural lakes and riparian habitats. The Park contains limestone pavement and blanket bogs of international and national importance. Several endangered species survive in the Park, including some for which the Park is their furthest extent of their natural range.

An abundance of wildlife thrives in semi-natural habitats that have been lived in and shaped by human settlement for millennia. The landscape is interlaced with ancient hedgerows bustling with life, enclosing wildlife-rich hay meadows, and primeval woodlands that cloak some steep-sided valleys. Veteran trees adorn the landscape, carrying the scars of centuries of changing dependency on their resources. Heather-dominated uplands maintained through grazing by horses, sheep and cattle are a testament to the intimate relationship between biodiversity and farming.



Planning Policy Wales (PPW) (Edition 12) acknowledges the statutory purposes of National Parks and references the "Sandford Principle" (page 140), whereby if there is a conflict between the statutory purposes, greater weight shall be given to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage. PPW states that "planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas. The designated landscapes should be drivers of the sustainable use and management of natural resources in their areas, and planning authorities should have regard to their identified special qualities in the exercise of their functions and any relevant management plans." (see para 6.3.5).

Landscape and Visual Impact

The impact of the proposed development on the National Park is limited due to the location of the proposed development, however the materials that are proposed are welcomed

Ecology

Potential ecology impacts will be addressed by NPTCBC; ecology information prepared already identifies proximity of the proposal to Coedydd Need a Mellt SAC and Dyffrynoedd Nedd a Mellt a Moel Penderyn SSSI, both of which extend into the BBNP. Any development must ensure that these sites are protected in accordance with legislation and national planning policy.

Conclusion

There is no in-principle objection to the proposed development. The Authority welcomes the opportunity that the provision of additional parking and facilities in Pontneddfechan would provide to visitors to Waterfall Country to help alleviate current parking and infrastructure pressures in the local community. The scheme would contribute to a long-term strategic approach to the management of visitor and traffic pressure in the area, and is the culmination of collaborative work to assess issues and solutions over many years.

The proposed facility provides an excellent opportunity to tie in with the BBNPA's work in clarifying the trails throughout 'Waterfall Country' and in this regard for interpretation and facilities to ensure against the introduction of Invasive Non-native Species should be embraced by the proposal (an interpretation strategy is currently missing).

The scheme would benefit from a design quality review to inform the detail of the final proposal before being submitted as a planning application.

Yours faithfully,



Gareth Jones
Director, Planning and Place

Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymraeg yn arwain at oedi yn y mater sy'n cael ei drin.

We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter being dealt with.

Archived: 16 July 2024 14:39:50

From: [Rob Dunning](#)

Mail received time: Tue, 16 Jul 2024 12:39:24

Sent: Tue, 16 Jul 2024 11:39:08

To: [Mail Asbriplanning](#)

Subject: RE: Pontneddfechan, Glynneath, SA11 5NR

Importance: Normal

Sensitivity: None

Dear Kelly,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the submission of an Historic Environment Desk-based Assessment by Dyfed Archaeological Trust (report no. 2023-43, dated November 2023). The document notes the potential impact on several Post-medieval sites, including Sgwyd Gwladys, infrastructure and buildings depicted on historic mapping. A Bronze Age axe has also been recorded within the proposed development area. As such there is the possibility of encountering archaeological remains during the course of the proposed works. The Assessment recommends archaeological monitoring in the form of a watching brief during requisite groundworks. We concur with such a recommendation.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works. Rather we would be likely to recommend a condition for a programme of archaeological work be attached to any consent, specifically for a watching brief. The exact scope and methodology would need to be detailed in a Written Scheme of Investigation (WSI) agreed with ourselves.

It is our policy to recommend that all archaeological work is carried out either by a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA), or by a full Member (MCIfA) of CIfA.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer



Heneb Ymddiriedolaeth Archaeolegol Cymru Rhanbarth Morgannwg Gwent
Heneb The Trust for Welsh Archaeology, Glamorgan Gwent Region

gynt Ymddiriedolaeth Archaeolegol Morgannwg Gwent Cyf, Formerly Glamorgan Gwent Archaeological Trust Ltd.

SA12 Business Centre, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

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Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: enquiries@ggat.org.uk

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From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: 11 July 2024 12:47

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Kelly Davies
Business Support Manager
Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



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Archived: 16 July 2024 08:25:53

From: [Peter Jenkins](#)

Mail received time: Mon, 15 Jul 2024 10:44:36

Sent: Mon, 15 Jul 2024 09:44:11

To: [Mail Asbriplanning](#)

Subject: Pontneddfechan Waterfalls Consultation, Glynneath, SA11 5NR - Proposed Bike and Water Tank Enclosure Elevations required

Importance: Normal

Sensitivity: None

Attachments:

[Others Bilingual.pdf](#) 

Hello,

Could you pls provide the following details. In the Pontneddfechan Waterfalls consultation, the 'Proposed Bike and Water Tank Enclosure Elevations' link doesn't have any information attached.

[Pontneddfechan Waterfalls \(asbriplanning.co.uk\)](https://asbriplanning.co.uk)

Many thanks.

From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: Thursday, July 11, 2024 12:47 PM

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

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Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Kelly Davies

Business Support Manager

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



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

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

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Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**
Website: www.south-wales.police.uk

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028
Michael.Harvey2@south-wales.pnn.police.uk

16th July 2024

Asbri Planning

Dear Sir / Madam

Re: Proposed development Pontneddfechan.

Having reviewed the drawings in respect of the above, I would have the following observations to make:-

(i). CCTV.

Consideration must be given to installing a CCTV system to protect the fronts of the commercial units- the shop, kiosk, the accomodation block, cycle stores and the parking areas. The reception area should also be protected by CCTV.

The General Data Protection Regulations (GDPR) must be complied with.

Reason – To deter and detect criminals.

(ii). Lighting.

Lighting must be effective and complement and enhance CCTV, if CCTV is installed. The commercial units, bike stores, accomodation block, bin stores and public circulation areas should be lit.

The lighting should also protect the vehicle parking area where the lighting should meet the British Standard 5489.

Reason-To enhance CCTV and public safety and reduce the fear of crime.



(iii). Bike stores.

Bike stores must be secure (please visit the Secured by Design website www.securedbydesign.com for further information). Access into the bike store areas must be controlled by access control.

Reason – To prevent pedal cycle theft.

(iv). Bin stores.

Bin stores must be secure. Access into the bin stores must be controlled by access control e.g., digilocks, fob or swipe card. Bin stores should be lit when in use.

Reason – To prevent arson.

(v). Drainpipes.

Drain pipes must be concealed within the fabric of the buildings or designed to be difficult to climb e.g. flush fitting.

Reason – To prevent access to windows above ground floor and roof areas.

(vi). Building shell.

The commercial units must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

The design of the buildings must consider the need to prevent features that aid scaling or climbing, and hidden areas and covered areas ideally should be designed out.

Reason – To prevent burglary, rough sleeping and people congregating.

(vii). Access control.

Access into the holiday accommodation i.e. bedroom areas, must be controlled via access control that meets SBD standards.

Access into rooms where valuable property is located should also be controlled by access control e.g. fob or swipe card.

Reason – To prevent burglary and opportunist crime.



(viii). Door security.

The main external doors into the buildings must meet the standards specified by SBD (SBD) i.e. PAS 24 2022, LPS 1175 SR2 or equivalent and be third party tested and certificated. Individual bedroom doors must also meet the same SBD standards.

Fire doors should have no external furniture fitted. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for security, smoke, and fire performance.

Glass in external door panels or adjacent to these panels must be laminated and doors in recesses of more than 600mm must be avoided.

Consideration should be given to protecting the external doors of commercial units with security shutters or grilles that meet the security standard LPS 1175SR2 or equivalent.

Commercial units should also be protected against ram raiding.

Reason – To prevent burglary.

(ix). Window security.

All vulnerable windows in the buildings must meet the SBD standard PAS 24 2022 or equivalent and should be third party tested and certificated.

The windows in the commercial units must also meet the standard i.e. PAS 24 2022 or equivalent, have laminated glass fitted. Windows should also be third party tested and certificated.

Consideration should be given to protecting the vulnerable external windows in the commercial units with security shutters or grilles that meet the security standard LPS 1175 SR2 or equivalent.

Reason – To prevent burglary.

(x). Intruder alarm.

Commercial units should be protected by an alarm system. Ideally the system would be monitored with any alarm wires protected.

Reason – To prevent burglary.

Further more detailed information can be found at the Secured by Design website www.securedbydesign.com.



If you or the developer require discussing any of the points raised in this report, please do not hesitate to contact me.

Yours Sincerely

Mike Harvey

Designing out Crime Officer

Please note

For the Secured by Design Award to be made, PAS 24 2022 doors and windows must be visibly and preferably permanently marked PAS 24 2022 and must be third party tested and certificated.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcome's receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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Archived: 11 July 2024 17:34:43

From: [Mail Asbriplanning](mailto:Mail.Asbriplanning)

Mail received time: Thu, 11 Jul 2024 15:25:06

Sent: Thu, 11 Jul 2024 15:25:05

To: [Iwan Rowlands](#)

Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

Importance: Normal

Sensitivity: None

From: Sophie Dawkins <Sophie.Dawkins@wwutilities.co.uk> **On Behalf Of** Dig (Shared Mailbox)

Sent: 11 July 2024 14:50

To: Mail Asbriplanning <mail@asbriplanning.co.uk>

Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

Good Afternoon,

Wales & West Utilities plans should now be obtained from LSBUD (<https://www.linsearchbeforeudig.co.uk/>).

Please note that your request will not be processed due to the above.

Kind Regards,



Sophie Dawkins | Plant Protection Administrative Assistant

Plant Protection Tel: 02920 278912 | **Extension:** 2030 | **Mobile:** 07811795329

Wales & West House | Spooner Close | Coedkernew | Celtic Springs | Newport | NP10 8FZ

From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: Thursday, July 11, 2024 12:47 PM

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Pontneddfechan, Glynneath, SA11 5NR

[Caution: This email has been sent from outside Wales & West Utilities]

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Kelly Davies

Business Support Manager

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea



Think before you print

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