

PRE-
APPLICATION
CONSULTATION
REPORT

**Stationery House,
Port Talbot**

September 2024



Summary

Proposal:

Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

Location:

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Date:

September 2024

Project Reference:

S24.144

Client:

Frensius Medical Care Renal Services Ltd.

Product of:

Asbri Planning Limited
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff CF23 8RS

Prepared by:

Ffion Goodland | Planner

Approved by:

Oliver Hanney | Senior Planner

Disclaimer:

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Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Frensius Medical Care Renal Services Ltd. to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.
- 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 9th August 2024 to the 9th September 2024 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Fresenius Medical Care Renal Services Ltd 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 9th August 2024 until the 9th September 2024 inclusive.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Sandfields Library, Morrison Road, Sandfields, Port Talbot, SA12 6TG with the following opening hours: Monday 09:30-12:30 and 14:00-17:00, Tuesday-Friday 09:30-12:30 and 14:00-17:30, Saturday 09:30-12:30 and Sunday – Closed. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan and Block Plan	AL10
Site Layout Plan 'as existing'	AL11
Site Layout Plan 'as proposed'	AL12A
Building Layout 'as existing'	AL13
Building Roof Plan 'as existing'	AL14
Building Elevations 'as existing'	AL15
Building Layout 'as proposed'	AL16
Building Roof Plan 'as proposed'	AL17
Building Elevations 'as proposed'	AL18
Building Section 'as existing & Proposed'	AL19
Bin Store and AC Enclosure Details	AL20A
Cycle Store Details	AL21
Entrance Gate Details	AL22
Site Section 'as proposed'	AL23
General Arrangement Plan 'as	AL24

proposed'

Indicative Demolition Areas Plan	SK01
Visualisations	-

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning
Construction Environmental Management Plan	Sandycroft
Construction Method Statement	Sandycroft
Drainage Strategy	Waterco
Interim Ecological Statement	Hawkeswood Ecology
Energy Statement	Viro
Engineering Appraisal	C2C
Green Infrastructure Statement	DP Landscape Architecture
Soft Landscape Proposals	DP Landscape Architecture
Noise Impact Assessment	Acoustic Consultants
Radon Report	Rhondda Geotech Services
Topographical Survey	Redbox Surveys
Transport Statement	Asbri Transport
Tree Report	ArbTS
Site Investigation	Rhondda Geotech

- 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 9th September 2024.

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 Ward Member	Cllr. Matthew Crowley
Local Ward Member	Cllr. Edward V. Latham
Local Ward Member	Cllr. Sean Pursey
Neighbouring Local Member	Cllr. Oliver Stewart
Neighbouring Local Member	Cllr. Suzanne Paddison
Neighbouring Local Member	Cllr. Robert William Wood

- 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
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- The Canal and River Trust
- Hazardous Subsidence Authority
- Local Highway Authority
- South Wales Fire and Rescue Service

- 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
- Archaeological Trust
- Police/ Secure by design

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 One response was 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	0
Neither object nor support	1
Object	0
Total	1

4.4 The nature of the response totalled 0 in support, 1 person of neutral opinion, and 0 objections. The contents of these responses is summarised as follows:

Comments neither in object nor support

4.5 The following comments were raised:

Comment	Response
I could see only 1 toilet for the bats 2,3 and 4 which I feel may not be enough.	Toilet provision is in accordance the Welsh HBN 07:01, to suit the type of treatment being provided. Two accessible toilets are provided off the main waiting area and a further two toilets are provided in the main dialysis / shared self-care areas respectively, accessible to all patients. In addition, all side rooms have dedicated en-suite facility.
The seminar room could be moved to the consulting rooms 1, 2 and they could be moved here with access to windows to consulting	The location of the seminar room has been designed to allow operational flexibility, strategically placed to provide an alternative dedicated exit

rooms. I feel this would be better.	route from the dialysis area if required for infection control / pandemic reasons.
The staff desk positions are not clear on the dialysis bays. Are they the two chair like positions outside the bays?	Yes, each bay has a dedicated nurse desk.
With regards to outside parking, the parking bay 5 can also be converted to an ambulance bay so that all those spaces will be ambulance bay in continuity.	Please see revised site layout proposal, with parking bay 5 moved in line with the Highway authority feedback.

Response to the community consultees

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams responses to these comments;

Councillor Robert Wood	
Comments	
Comment	I think it is a great proposal, however there are issues at that location with surface water on occasion leading to the road closure to be aware of when there is heavy rain. I have contacted Welsh Water on this as it will be a major upheaval when they eventually get around to do the work.
Response	Comments noted.

Paragraph 2.4 of the Planning Statement notes that Natural Resources Wales' (NRW) Flood Map for Planning identifies the site to be within the Surface Water and Small Watercourses—Flood Zone 2 area with a 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from surface water and/or small watercourse.

Notwithstanding the above, it is noted in Paragraphs 6.66 and 6.67 of the Planning Statement that Surface water runoff up to the 1 in 100 year plus 40% climate change event will be attenuated on site. A total attenuation volume of 208m³ will be required to achieve the discharge rate and will be provided in the form of the sub-grade of permeable surfaced parking spaces. The sub-grade will be formed from a 0.3m depth of stone aggregate underlain by a 0.4m deep geo-cellular storage structure.

The sub-grade will be lined as to prevent groundwater ingress. A geo-cellular structure with suitable load bearing capacity such as the Polypipe Permavoid system will be used to enable shallow depth installation. Raingardens are also proposed to provide amenity and biodiversity benefits. Foul flows will be discharged to the public combined sewer crossing the site utilising the existing connection.

As such, it is considered that surface water drainage will not constrain the re-development of the site.

Councillor Matthew Crowley

Comments

Comment Thank you for the update.

Response Comments noted. No action required.

Councillor Sean Pursey

Comments

Comment Access / Footways

1. Suggest that a continuous footway / cycle path is located on the northern side of Acacia Avenue. The cycle path could then link up to Afan Way and on to Port Talbot Resource Centre/NPT.
2. If a shared cycleway/footway is provided outside the site, then the internal footways should be widened to suit and provide access to the cycle parking.
3. Internally to the site boundary the use of dropped kerbs on the zebra crossing should be avoided, and instead raised plateau zebra crossing used.
4. The dimensions of the internal footpaths on site are not shown, these should be wide enough to accommodate wheelchairs and mobility scooters moving in both directions.
5. Narrow paths with 90-degree corners are also difficult to navigate for wheelchairs, scooters and bikes, provision to widen the paths at these locations, or 'cut the corner' at a shallower angle would be helpful.
6. Cycle parking access appears to be blocked by the taxi drop off area, cycle storage should be covered.
7. Consideration should be given for secondary cycle storage for staff, either within the internal building layout at the service entrance, or externally near to the service entrance.

External Boundaries

8. Retaining the existing palisade fencing at the front entrance area to the site would be poor design for a public facing building.

9. Consideration should be given to renewing the fencing on the acacia avenue elevation to either a lower, less oppressive fencing design to allow sightlines in, or if security of the site boundary is key, then a weldmesh design of a similar height would be significantly better for the street scene. This could be in anthracite RAL 7016 to match rainwater goods on the building.

Flooding

10. This area is prone to flooding during periods of rain due to low lying ground levels and poor drainage, properties in the street regularly use sand bags and the road is impassible at times.

11. No FCA is provided and the DAS does not refer to the known flooding near to the site.

Response Comments noted.

Access / Footways

1 Such a footpath is outside the remit of this development. There is an existing footpath along the whole of the southern side of Acacia Avenue connecting with the A4241 Afan Way via Southdown Road to the west and Vivian Park Drive to the west and further to Neath Port Talbot Hospital, with potential shown in Appendix D of the TS for informal crossing provision immediately to the west of the development site.

2 Internal shared footways are wide enough to accommodate pedestrians & cyclists with easy access to the secure cycle parking provided adjacent to the main entrance to the building – see Appendices B and F of the TS.

3 The internal Zebra Crossing is now to be implemented on a raised platform across the internal access road to the level of the shared footways

4 The internal site access footway is 2.15m wide, which allows for wheelchairs and mobility scooters moving in both directions.

5 The internal paths are wide enough to accommodate turning movements for wheelchairs, scooters and bikes.

6 There is a buffer provided between the Cycle Storage and Drop Off/Taxi Area, while the cycle storage will be covered.

7 This has been accommodated with the internal building design and in conjunction with social and changing facilities.

External Boundaries

8-9. The proposals will adhere to the design principles outlined in the Designing out Crime Officer's report.

Flooding

10-11 Please see comments made in relation to Councillor Robert Wood's response above.

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 G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Coal Authority

No comment

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 action required.

Trunk Road Agency

No comment

Comment I refer to your preplanning consultation of 09/08/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the M4 Motorway does not issue a direction in respect of this application.

Response Comments noted. No action required.

Fire and Rescue Service

Comments

Comment The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.

- Access and facilities for the Fire and Rescue Service in accordance with Approved Document B (Wales) 2020
- Section 16 Fire main and Hydrants
- Section 17 Vehicle access

Response Comments noted. All points have been taken on board by the design team.

Welsh Water

Comments

Comment Public Sewerage Network

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site.

Surface Water Drainage

A SuDS application should be submitted to the SuDS Approval Body.

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

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SS74906701.

Sewerage Treatment

No problems envisaged.

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 90mm diameter watermain in 274699, 190694 location.

Response Comments noted. All points have been taken on board by the drainage consultants.

Cadw

Comments

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 action required.

SAB + Highways Officer

Comments

Comment Highway Safety Observations

1. Drawing no. AL12 (Rev.A) – the size of the standard parking bays should be increased from 2.4m x 4.8m to 2.6m x 4.8m.
2. Parking provision should include EV charging bays at a rate of 10%
3. Drawing no. AL12 (Rev.A) shows 3no. standard parking bays and 1no. disabled bay to have EV charging facilities. These bays must be dedicated for the use of EV vehicles whilst charging only. Signage and road marking should be utilised to make this clear to drivers.
4. Drawing no. AL12 (Rev.A) – the size of the disabled parking bays must achieve 3.6m width x 4.8m length rather than 2.4m x 4.8m (excluding yellow thatched road markings).
5. Swept Path Analysis (**Mercedes Actros**) - Swept Path is not clear on how this vehicle turns around fully in the Delivery area without impeding on parking bay 22, to be able to exit the site in a forward gear. Please provide swept path analysis in CAD format in subsequent submissions to support the turning of rigid vehicles (10m and above) for deliveries to the site.

If turning in this area is not possible for larger vehicles without impacting nearby parking bays, a delivery statement and programme shall be provided to highlight mitigation strategies for medical deliveries to the site. For example, only smaller vehicles, supported by the swept path analysis, shall deliver medical equipment to the site during operational hours.
6. Swept Path Analysis (**Refuse Vehicle**) – It is not clear how this vehicle turns around fully in the Refuse Collection area without impeding on parking bay 22. Please provide swept path analysis in CAD format in subsequent submissions to support the turning of this vehicle within the designated area, so that vehicles of

this nature (reduced visibility in mirrors) exit the site in a forward gear only.

7. Transport Statement Section 3.2 -

Please include delivery and refuse collection details to demonstrate that no more than 1no. delivery / refuse collection will take place at the same time during operational hours.

8. New, inwards opening, palisade vehicular gates illustrated on drawing number AL12, Rev A and AL22 should be set back 5m from the edge of the existing carriageway to ensure that when unlocking and locking the site vehicles have adequate room to pull in off of the highway.

The recessed area is not to be obstructed by any chain or other barrier, is to be kept open for entry at all times and surfaced with bitumen bound materials or concrete. The recessed area is to be maintained by the occupier in perpetuity.

Highways Conditions

1. Prior to any works commencing on site including any works of demolition of existing buildings a condition survey shall be carried out on Acacia Avenue that fronts the proposed development site and shall be submitted to and approved by the local planning authority.

2. Within one month of the completion of the development a condition survey shall be again carried out of the same roads, the findings of the survey shall be used to identify any damage to the public highway that has been caused as a consequence of the development and a scheme for the rectification of the damage together with a timetable for the completion of the works shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full in accordance with the approved details.

3. No development shall take place, including any works of demolition until the Construction Phase Environmental Plan has been updated, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide

for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development; and
- wheel washing facilities

4. Prior to first use the applicant is to construct a vehicular verge/footway crossing to Highway Authority specification and design.

Drainage Safety Observations

1. Full SAB approval will be required alongside full planning permission.

2. Should any springs or ground water seepage be encountered the on-site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

3. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.

4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.

5. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

6. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

Response Highway Safety Observations

1. Comment noted. The Site Layout Plan 'as 'proposed' AL12 Rev. C has been updated to reflect the requested amendment.

2. Comment noted. The Site Layout Plan 'as 'proposed' AL12 Rev. C has been updated to reflect the requested amendment.

3. Comment noted. The Site Layout Plan 'as 'proposed' AL12 Rev. C has been updated to reflect the requested amendment.

4. Comment noted. The Site Layout Plan 'as 'proposed' AL12 Rev. C has been updated to reflect the requested amendment.

5.& 6. The swept path analysis undertaken with the latest adjusted layout as well as the previous layout demonstrates that the 10.5m rigid vehicle (Mercedes (Actros), which is the largest vehicle likely to access the site on a regular basis, does not impinge upon car parking bay 22. For vehicles larger than 10.5m, if any such vehicle is ever required to access the site the swept path analysis (11.2m Refuse Collection Vehicle) also shows sufficient space to turn around within the site at the front of the proposed building. Any such manoeuvre would be made with the aid of staff on-site to ensure no conflict with pedestrian and other traffic movements. Discussed in paragraphs 3.2.6-3.2.10 in the revised Transport Statement.

7. It is envisaged a servicing and delivery plan will be addressed as a potential planning condition.

8. Comment noted. The Site Layout Plan 'as 'proposed' AL12 Rev. C has been updated to reflect the requested amendment.

Highways Conditions

Noted.

Drainage Safety Observations

Comments noted.

Health and Safety Executive

No Comment

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 action required.

NRW

No objection

Comment Based on the information provided, we would have no objection to the proposed development.

Response Comments noted. No action required.

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 H. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

GGAT

Comments

Comment We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within, or in close proximity to, the proposed development area. Similarly a review of historic Ordnance Survey mapping depicts no archaeologically significant structures or features. Modern aerial photography suggests the standing structure is of relatively limited historic significance, and we also note it is proposed to partially retain the building. Overall it is unlikely that significant archaeological remains will be encountered during the course of the proposed works.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.

Response Comments noted. No action required.

Designing Out Crime Officer

Comments

Comment Comments were made regarding the following topics:

1. Perimeter security;
2. CCTV;
3. Signage;
4. Lighting;
5. Landscaping;
6. Vehicle parking area;
7. Cycle storage;
8. Bin stores;
9. Drainpipes;
10. Intruder alarm systems;
11. Access control;

12. Door security; and
13. Window security.

Response	Comments noted. The proposals will adhere to the design principles outlined in the Officer's report.
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Conclusion

- 8.1 Asbri Planning have been instructed by Fresenius Medical Care Renal Services Ltd to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works at Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.
- 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: 9th August 2024
Our Ref: OH/FG/S24.144

SITE NOTICE

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

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

Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

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 Fresenius Medical Care Renal Services Ltd is intending to apply for planning permission for the proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works at Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

You may inspect copies of the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting: <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

For those without access to the internet, computer facilities are available at Sandfields Library, Morrison Road, Sandfields, Port Talbot, SA12 6TG with the following opening hours: Monday 09:30-12:30 and 14:00-17:00, Tuesday-Friday 09:30-12:30 and 14:00-17:30, Saturday 09:30-12:30 and Sunday – Closed. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by the 9th September 2024.

Dyddiad: 9fed Awst 2024
Ein cyf: OH/FG/S24.144

Swit D, Llawr 1af
220 Y Stryd Fawr
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HYSBYSIAD SAFLE

Tel: 01792 480535
www.asbriplanning.co.uk



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 i ailddatblygu Stationery House trwy ddymchwel rhan o'r ffatri a chynnal gwaith ailadeiladu, newid defnydd y ffatri (o Ddosbarth Defnydd B1 & B8) i adeiladu canolfan dialysis newydd (Dosbarth Defnydd D1) yn cynnwys newidiadau i'r adeilad presennol, ffurfiant maes parcio cysylltiedig, gwaith tirlunio, storfa gwastraff, a gwaith peirianyddol

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

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 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 Asbri Planning Limited yn hysbysu bod Fresenius Medical Care Renal Services Ltd yn bwriadu ymgeisio am ganiatâd cynllunio am datblygiad arfaethedig i ailddatblygu Stationery House trwy ddymchwel rhan o'r ffatri a chynnal gwaith ailadeiladu, newid defnydd y ffatri (o Ddosbarth Defnydd B1 & B8) i adeiladu canolfan dialysis newydd (Dosbarth Defnydd D1) yn cynnwys newidiadau i'r adeilad presennol, ffurfiant maes parcio cysylltiedig, gwaith tirlunio, storfa gwastraff, a gwaith peirianyddol ar safle Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

Mae modd i chi archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning: <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Mae modd defnyddio cyfleusterau cyfrifiadur yn Llyfrgell Sandfields, Heol Morrison, Sandfields, Port Talbot, SA12 6TG. Mae'r llyfrgell ar agor fel y ganlyn: Dydd Llun 09:30-12:30 a 14:00-17:00, Dydd Mawrth-Dydd Gwener 09:30-12:30 a 14:00-17:30, Dydd Sadwrn 09:30-12:30 a Dydd Sul – Ar gau. Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Swit D, Llawr 1af, 220 Y Stryd Fawr, Abertawe, SA1 1NW erbyn y 9fed o Fedi 2024.

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

Consultee Address	
Ford House	Acacia Avenue
Afan Way / A4241	NPT CBC Highways
150 Lingfield Avenue	Port Talbot
152 Lingfield Avenue	Port Talbot
154 Lingfield Avenue	Port Talbot
156 Lingfield Avenue	Port Talbot
158 Lingfield Avenue	Port Talbot
160 Lingfield Avenue	Port Talbot
162 Lingfield Avenue	Port Talbot
164 Lingfield Avenue	Port Talbot
166 Lingfield Avenue	Port Talbot
168 Lingfield Avenue	Port Talbot
170 Lingfield Avenue	Port Talbot
172 Lingfield Avenue	Port Talbot
2 Fairway	Port Talbot
4 Fairway	Port Talbot
6 Fairway	Port Talbot
8 Fairway	Port Talbot
10 Fairway	Port Talbot
12 Fairway	Port Talbot
14 Fairway	Port Talbot
16 Fairway	Port Talbot
18 Fairway	Port Talbot
20 Fairway	Port Talbot
1 Acacia Avenue	Port Talbot
3 Acacia Avenue	Port Talbot
5 Acacia Avenue	Port Talbot
7 Acacia Avenue	Port Talbot
9 Acacia Avenue	Port Talbot
11 Acacia Avenue	Port Talbot
13 Acacia Avenue	Port Talbot
15 Acacia Avenue	Port Talbot

Appendix C - Screenshot of the Asbri Planning Website

NEATH PORT TALBOT DIALYSIS UNIT

Home » Consultations » Statutory Pre-Application Consultation » Neath Port Talbot Dialysis Unit

NEATH PORT TALBOT DIALYSIS UNIT



Asbri Planning Ltd. has been commissioned by Fresenius Medical Care Renal Services Ltd to undertake pre-application consultation in respect of a full planning application for the proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works at Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

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. Computer facilities are available at Sandfields Library, Morrison Road, Sandfields, Port Talbot, SA12 6TG. The identified library is open as follows:

- Monday 09:30-12:30 and 14:00-17:00
- Tuesday-Friday 09:30-12:30 and 14:00-17:30
- Saturday 09:30-12:30
- Sunday - Closed

Anyone who wishes to make representations about this proposed development must do so by the **9th September 2024**. We would encourage you to e-mail these to enquiries@asbriplanning.co.uk, alternatively please download the [application form](#) and send them to:

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

Mae Asbri Planning Ltd wedi ei gomisiynu gan Fresenius Medical Care Renal Services Ltd i drefnu ymgynghoriad cyn gwneud cais cynllunio ar gyfer cais cynllunio llawn am Datblygiad arfaethedig i ailddatblygu Stationery House trwy ddymchwel rhan o'r ffrati a chynnal gwaith ail-adeiladu, newid defnydd y ffrati (o Ddosbarth Defnydd B1 & B8) i adeiladu canolfan dialysis newydd (Dosbarth Defnydd D1) yn cynnwys newidiadau i'r adeilad presennol, ffuriant maes parcio cysylltiedig, gwaith tirlunio, storfa gwastraff, a gwaith peiranyddol ar safle Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

Cyn cyflwyno 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.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfrgell Sandfields, Heol Morrison, Sandfields, Port Talbot, SA12 6TG. Mae'r llyfrgell ar agor fel a ganlyn:

- Dydd Llun 09:30-12:30 a 14:00-17:00
- Dydd Mawrth-Dydd Gwener 09:30-12:30 a 14:00-17:30
- Dydd Sadwrn 09:30-12:30
- Dydd Sul - Ar gau

Dylai unrhyw un sydd yn dymuno sylwadau ynglŷn â'r datblygiad arfaethedig gwneud erbyn y **9fed o Fedi 2024**. Rydym yn eich annog i e-bostio eich sylwadau at enquiries@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atoliol](#) a'u gyrru at:

Asbri Planning Ltd, Swit D, Llawr 1af, 220 Y Stryd Fawr, Abertawe, SA1 1NW.

Supporting Documents

Plans

[Site Location & Block Plan](#)

- [Site Layout Plan 'as existing'](#)
- [Site Layout Plan 'as proposed'](#)
- [Building Layout 'as existing'](#)
- [Building Roof Plan 'as existing'](#)
- [Building Elevations 'as existing'](#)
- [Building Layout 'as proposed'](#)
- [Building Roof Plan 'as proposed'](#)
- [Building Elevations 'as proposed'](#)
- [Building Section 'as existing' & 'as proposed'](#)
- [Bin Store and AC Enclosure Details](#)
- [Cycle Store Details](#)
- [Entrance Gate Details](#)
- [Site Sections 'as proposed'](#)
- [General Arrangement Plan 'as proposed'](#)
- [Indicative Demolition Areas Plan](#)
- [Port Talbot Dialysis Unit Visualisations](#)
- [Engineers](#)
- [Structural Appraisal](#)
- [Reports](#)
- [Design and Access Statement V1](#)
- [Planning Statements](#)
- [Noise Impact Assessment](#)
- [Soft Landscape Proposal](#)
- [Green Infrastructure Statement](#)
- [Drainage Strategy](#)
- [Energy Statement - New Dialysis Unit - Port Talbot](#)
- [Phase 1 & Report](#)
- [Radon Report](#)
- [Ecological Appraisal](#)
- [Environmental Plan](#)
- [Construction Methodology](#)
- [Transport Statement](#)
- [Arbicultural Report](#)
- [Application Form](#)
- [Letter of support 1](#)
- [Letter of support 2](#)
- [Letter of support 3](#)

[PREVIOUS](#)

[NEXT](#)

[Services](#) [Sectors](#) [Our Team](#) [News](#)

[029 2079 2652](#)

Company Registration No. 06233853 | 2015 Asbin Planning | All rights reserved.

Website developed by [spindogs](#)

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

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Cllr. Matthew Crowley
cllr.c.m.crowley@npt.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr. Matthew Crowley



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**

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factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8)
to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building,
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Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Purpose of this notice:

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You may inspect copies of the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>

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Yours faithfully,



Oliver Hanney – Senior Planner

Dyddiad: 9fed Awst 2024
Ein cyf: OH/FG/S24.144

Cllr. Matthew Crowley
cllr.c.m.crowley@npt.gov.uk



Annwyl Cllr. Matthew Crowley

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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Bwriad yr hysbysiad:

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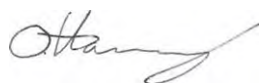
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Yn gywir,



Oliver Hanney – Uwch Gynllunyydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Cllr. Edward V.Latham
cllr.e.v.latham@npt.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr. Edward V.Latham



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**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Yours faithfully,



Oliver Hanney – Senior Planner

Dyddiad: 9fed Awst 2024

Ein cyf: OH/FG/S24.144

Cllr. Edward V.Latham
cllr.e.v.latham@npt.gov.uk

Annwyl Cllr. Edward V.Latham



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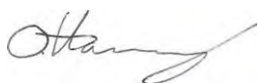
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Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael 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.

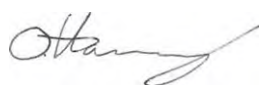
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Mae modd i chi archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar wefan Asbri Planning:

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Yn gywir,



Oliver Hanney – Uwch Gynllunyydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Cllr. Oliver Stewart
cllr.o.s.davies@npt.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr. Oliver Stewart



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 redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

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 the proposed application; the plans; and other supporting documents online by scanning the QR Code or by visiting <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>

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Yours faithfully,



Oliver Hanney – Senior Planner

Dyddiad: 9fed Awst 2024
Ein cyf: OH/FG/S24.144

Cllr. Oliver Stewart
cllr.o.s.davies@npt.gov.uk



Annwyl Cllr. Oliver Stewart

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 i ailddatblygu Stationery House trwy ddymchwel rhan o'r ffatri a chynnal gwaith ail-adeiladu, newid defnydd y ffatri (o Ddosbarth Defnydd B1 & B8) i adeiladu canolfan dialysis newydd (Dosbarth Defnydd D1) yn cynnwys newidiadau i'r adeilad presennol, ffurfiant maes parcio cysylltiedig, gwaith tirlunio, storfa gwastraff, a gwaith peirianyddol
Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN**

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.

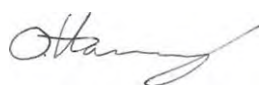
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Yn gywir,



Oliver Hanney – Uwch Gynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Cllr. Suzanne Paddison
cllr.s.paddison@npt.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr. Suzanne Paddison



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**

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Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

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Yours faithfully,



Oliver Hanney – Senior Planner

Dyddiad: 9fed Awst 2024

Ein cyf: OH/FG/S24.144

Cllr. Suzanne Paddison
cllr.s.paddison@npt.gov.uk

Annwyl Cllr. Suzanne Paddison



CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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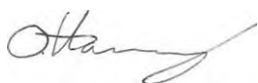
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Yn gywir,



Oliver Hanney – Uwch Gynllunyydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Cllr. Robert William Wood
cllr.r.w.wood@npt.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr. Robert William Wood



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**

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Oliver Hanney – Senior Planner

Dyddiad: 9fed Awst 2024

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

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

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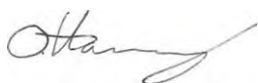
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Yn gywir,



Oliver Hanney – Uwch Gynllunydd

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

Date: 9th August 2024
Our Ref: OH/FG/S24.144

The Health and Safety Executive
Via web app

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

NOTICE UNDER ARTICLE 2D

Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Purpose of this notice:

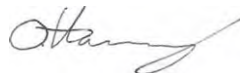
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd. has been commissioned by Fresenius Medical Care Renal Services Ltd to undertake pre-application consultation in respect of a full planning application for the proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works at Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

A copy of the proposed application; plans; and other supporting documents can be viewed online at
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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 the 9th September 2024.

Yours Sincerely,



Oliver Hanney
Senior Planner

Dyddiad: 9fed Awst 2024
Ein cyf: OH/FG/S24.144

The Health and Safety Executive
Via web app

Ffôn: 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

HYSBYSIAD O DAN ERTHYGL 2D

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Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Mae Asbri Planning yn hysbysu bod Fresenius Medical Care Renal Services Ltd yn bwriadu cyflwyno cais cynllunio llawn am ddatblygiad arfaethedig i ailddatblygu Stationery House trwy ddymchwel rhan o'r ffatri a chynnal gwaith ail-adeiladu, newid defnydd y ffatri (o Ddosbarth Defnydd B1 & B8) i adeiladu canolfan dialysis newydd (Dosbarth Defnydd D1) yn cynnwys newidiadau i'r adeilad presennol, ffurfiant maes parcio cysylltiedig, gwaith tirlunio, storfa gwastraff, a gwaith peiranyddol ar safle Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

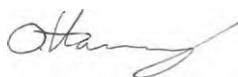
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Yn gywir,



Oliver Hanney
UwchGynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

NOTICE UNDER ARTICLE 2D

Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Purpose of this notice:

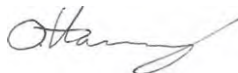
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Yours Sincerely,



Oliver Hanney
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Dyddiad: 9fed Awst 2024

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ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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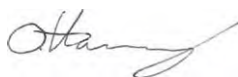
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UwchGynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Local Highway Authority
j.griffiths4@npt.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

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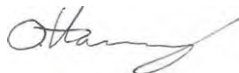
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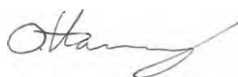
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Yn gywir,



Oliver Hanney
UwchGynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

The Coal Authority
planningconsultation@coal.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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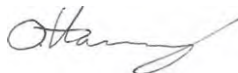
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Dyddiad: 9fed Awst 2024

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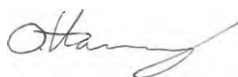
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UwchGynllunydd

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Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

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SCHEDULE 1C Article 2D

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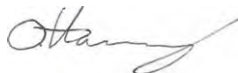
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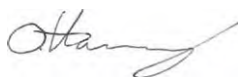
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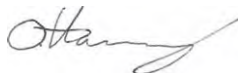
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Mae Asbri Planning yn hysbysu bod Fresenius Medical Care Renal Services Ltd yn bwriadu cyflwyno cais cynllunio llawn am ddatblygiad arfaethedig i ailddatblygu Stationery House trwy ddymchwel rhan o'r ffatri a chynnal gwaith ail-adeiladu, newid defnydd y ffatri (o Ddosbarth Defnydd B1 & B8) i adeiladu canolfan dialysis newydd (Dosbarth Defnydd D1) yn cynnwys newidiadau i'r adeilad presennol, ffurfiant maes parcio cysylltiedig, gwaith tirlunio, storfa gwastraff, a gwaith peiranyddol ar safle Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN.

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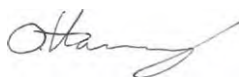
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Yn gywir,



Oliver Hanney
UwchGynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Hazardous Subsidence Authority
lupenquiries@hsl.gsi.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

NOTICE UNDER ARTICLE 2D

Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

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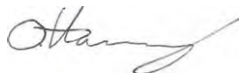
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Yours Sincerely,



Oliver Hanney
Senior Planner

Dyddiad: 9fed Awst 2024
Ein cyf: OH/FG/S24.144

Hazardous Subsidence Authority
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Ffôn: 01792 480535
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CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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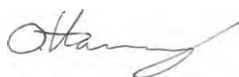
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Yn gywir,



Oliver Hanney
UwchGynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

The water and sewerage undertaken concerned
developer.services@dwrcymru.com

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

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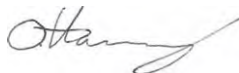
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Senior Planner

Dyddiad: 9fed Awst 2024

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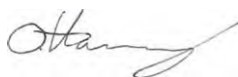
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Yn gywir,



Oliver Hanney
UwchGynllunydd

Date: 9th August 2024
Our Ref: OH/FG/S24.144

Fire and rescue
Firesafety@southwales-fire.gov.uk

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

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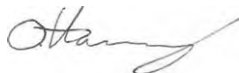
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Oliver Hanney
Senior Planner

Dyddiad: 9fed Awst 2024

Ein cyf: OH/FG/S24.144

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Ffôn: 01792 480535

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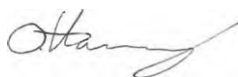
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Yn gywir,



Oliver Hanney

UwchGynllunydd

Appendix F - Responses received from community consultees

Ffion Goodland

From: Cllr. Matthew Crowley <cllr.c.m.crowley@npt.gov.uk>
Sent: 09 August 2024 16:03
To: Mail Asbriplanning
Subject: Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Thank you for the update.

Best wishes

Cllr Matt Crowley
Sandfields East Ward
Mayor
Neath Port Talbot CBC
2024 / 2025

Get [Outlook for Android](#)

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: Friday, August 9, 2024 1:52:04 PM
To: Cllr. Matthew Crowley <cllr.c.m.crowley@npt.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

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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>



Cardiff | Swansea



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

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

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

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

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

Ffion Goodland

From: Cllr. Robert William Wood <cllr.r.w.wood@npt.gov.uk>
Sent: 09 August 2024 15:00
To: Mail Asbriplanning
Subject: Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Many thanks for emailing me with this consultation.

I think it is a great proposal, however there are issues at that location with surface water on occasion leading to the road closure to be aware of when there is heavy rain. I have contacted Welsh Water on this as it will be a major upheaval when they eventually get around to do the work. If you require any further information, please do not hesitate to contact me on 07807230958.

Kind regards,
Cllr Robert Wood

Sent from [Outlook for iOS](#)

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: Friday, August 9, 2024 1:52:21 PM
To: Cllr. Robert William Wood <cllr.r.w.wood@npt.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

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Cardiff | Swansea



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phone or video are subject to our terms and conditions (which can be found on our website) and may not be relied on unless we confirm this to be the case in writing.

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Checked for spam and viruses
<http://www.canit.akauk.net/>

Ffion Goodland

From: Cllr. Sean Pursey <cllr.s.pursey@npt.gov.uk>
Sent: 12 August 2024 10:40
To: Mail Asbriplanning
Cc: Chris Davies; Planning
Subject: REF - PAC Acacia Avenue Dialysis Unit, Port Talbot

Bore da, see below comments on the PAC for Acacia Avenue, Port Talbot.

Access/footways

No continuous footway/cycle way is in place on the northern side of Acacia Avenue. Given this is a health facility, provision should be made here as existing use was less 'customer facing'.

Opportunity to provide a shared cycleway along northern side of Acacia Avenue to link up to Afan Way and on to Port Talbot Resource Centre/NPT Hospital. This would be preferable to the uncontrolled crossing proposed in providing a direct link.

This is identified on the Active Travel Network Map as an area for intervention, as referred to in the Transport Assessment, and therefore provision should be made to carry out these off-site works by the developer to ensure there is adequate and safe access to the site.

Internally to the site boundary the use of dropped kerbs on the zebra crossing should be avoided, and instead raised plateau zebra crossing used. This both reinforces the priority for pedestrians, slows vehicle movements in the site and is much easier for hand wheelchair users and those with poor mobility to navigate, as they do not need to go down and up a slope.

If a shared cycleway/footway is provided outside of the site, then the internal footways should be widened to suit and provide access to the cycle parking.

Either way, dimensions of the internal footpaths on site are not shown, these should be wide enough to accommodate wheelchairs and mobility scooters moving in both directions.

Narrow paths with 90 degree corners are also difficult to navigate for wheelchairs, scooters and bikes, provision to widen the paths at these locations, or 'cut the corner' at a shallower angle would be helpful.

Cycle parking access appears to be blocked by the taxi drop off area, cycle storage should be covered.

Consideration should be given for secondary cycle storage for staff, either within the internal building layout at the service entrance, or externally near to the service entrance.

External boundaries

Retaining the existing palisade fencing at the front entrance area to the site would be poor design for a public facing building.

Consideration should be given to renewing the fencing on the acacia avenue elevation to either a lower, less oppressive fencing design to allow sightlines in, or if security of the site boundary is key, then a

weldmesh design of a similar height would be significantly better for the street scene. This could be in anthracite RAL 7016 to match rainwater goods on the building.

Flooding

This area is prone to flooding during periods of rain due to low lying ground levels and poor drainage, properties in the street regularly use sand bags and the road is impassible at times.

Consideration should be given to ground levels/access during these flood events given the higher risk nature of the proposed use as a health facility – use of the southern footway is also restricted at times.

No FCA is provided and the DAS does not refer to the known flooding near to the site.

--

Sean Pursey

Councillor for the Sandfields East Ward

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

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

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

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

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Appendix G - Responses received from specialist consultees

Asbri Planning Ltd

Eich cyfeirnod
Your reference

OH/FG/S24.144

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

21 August 2024

Llinell uniongyrchol
Direct line

03000 252791

E-bost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed redevelopment including the part demolition of existing factory building and rebuilding work, change of use from vacant factory to form a Satellite Dialysis Unit including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works, Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

Thank you for your letter of 9 August 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

This pre-planning application is for a redevelopment and alterations at Stationery House, Acacia Avenue, Sandfields, SA12 7DN.

There are no scheduled monuments, registered parks and gardens or world heritage sites located within 1km of the application area.



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 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) 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.



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: Oliver Hanney

Neath Port Talbot County Borough Council

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

13 August 2024

Dear Oliver Hanney

Re: Pre-Application Stationery House

Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.; STATIONERY HOUSE, ACACIA AVENUE, SANDFIELDS, PORT TALBOT, SA12 7DN

Thank you for your notification of 9 August 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

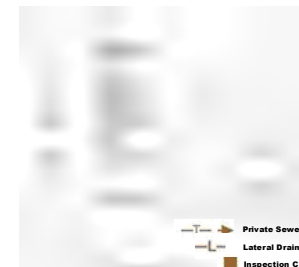


Dŵr Cymru
Welsh Water

PPA0008886 Sewer plan



LEGEND(Representative of most common features)



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.

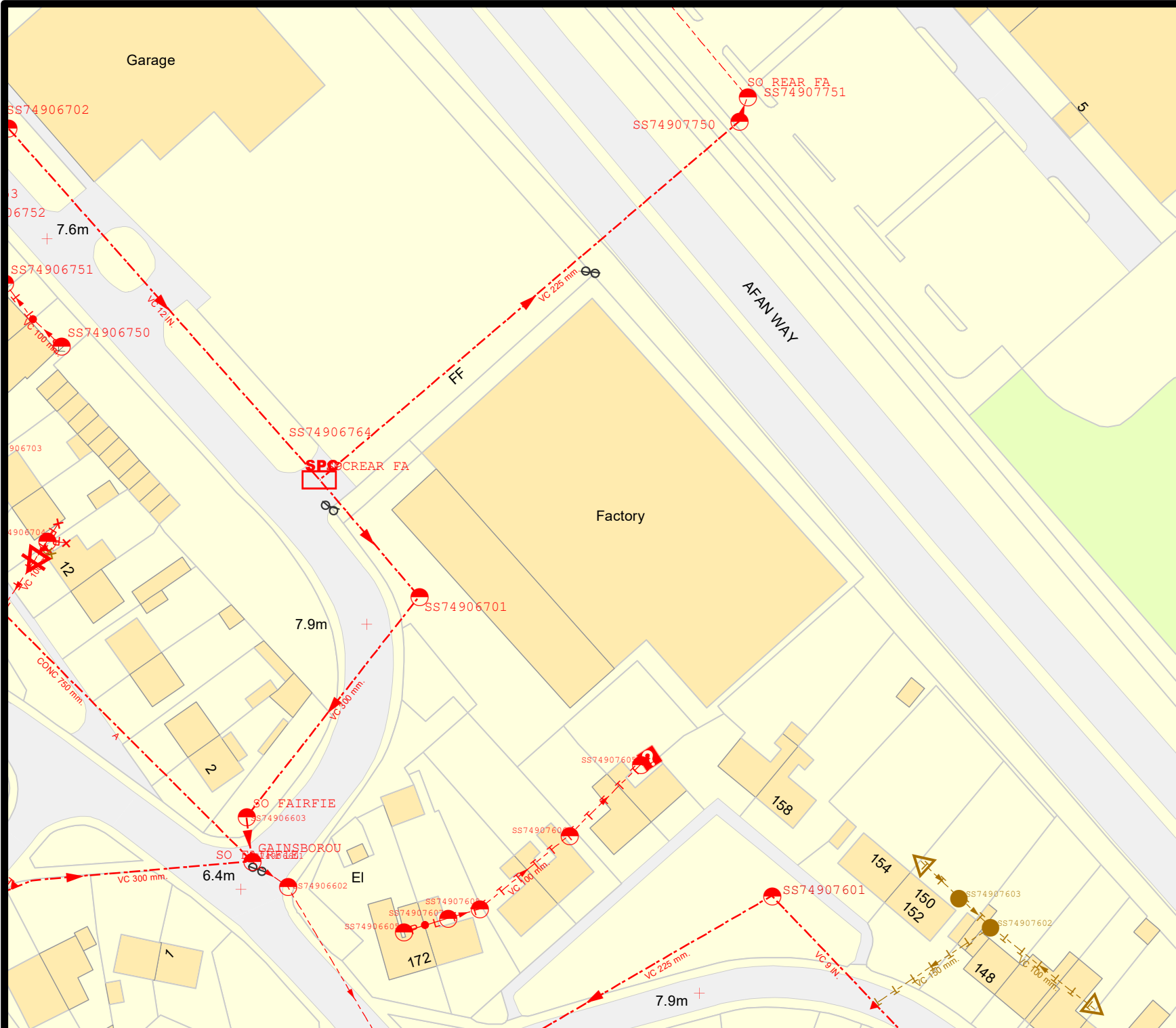
Older Cymru Cyllyngedig (The Company) gives this information as to the position of its underground apparatus by way of general advice only and does not accept any statutory responsibility that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 190 and 192 of the Water Industry Act 1991. It should be noted that the records upon which this information is based may not produce the genuineness of the foregoing. It should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1995, or, if they do, the particular location of the same. It should be noted that the Company does not accept any statutory responsibility for the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1993, or 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: 274732,190721
Map scale: 1:850
Printed by: Stacey Harris
Printed on: 14 Aug 2024





LEGEND



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.

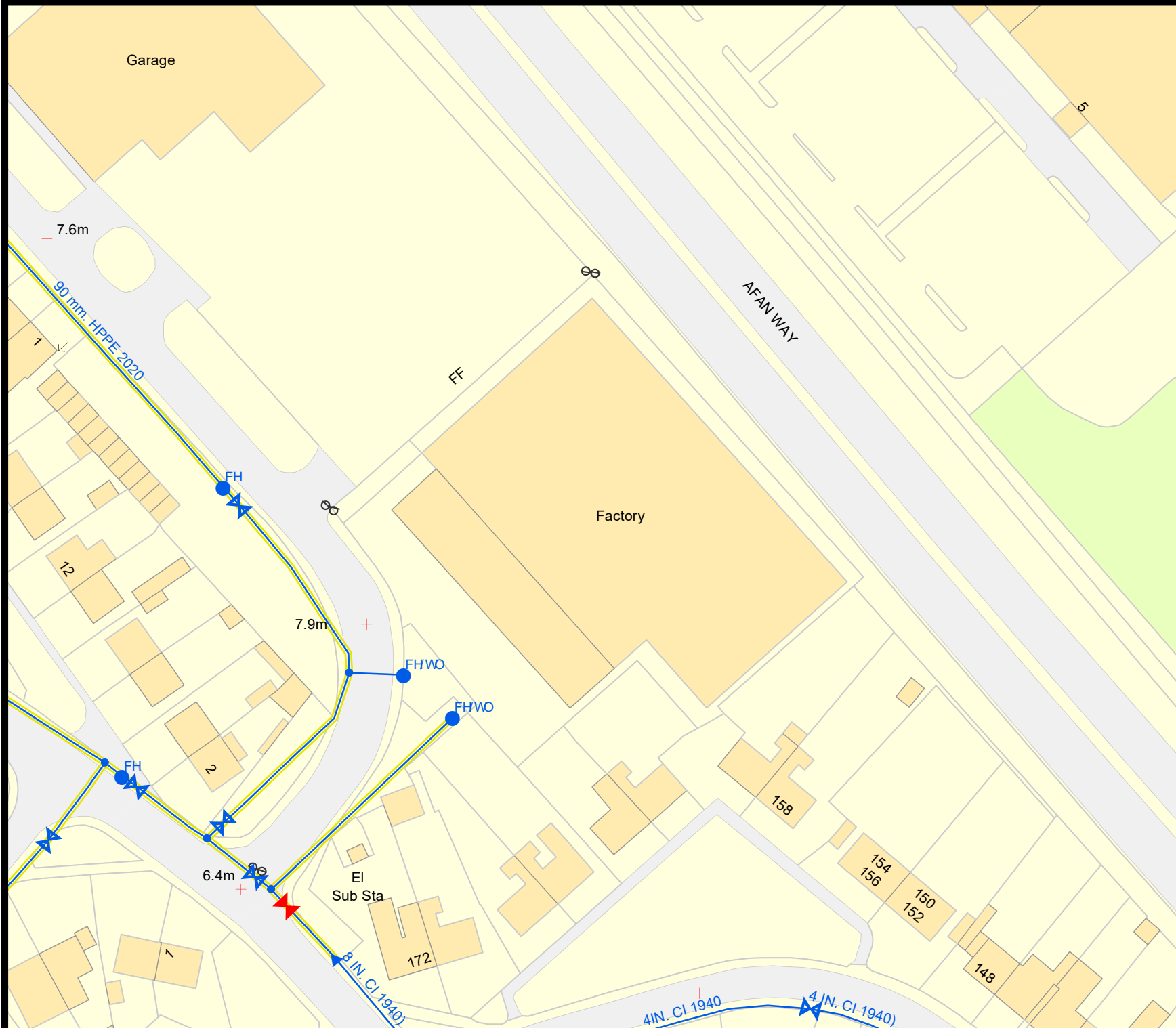
Dŵr Cymru Cymuned (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to exercise caution and any excavations made solely on the basis of this information 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, 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 September 1999, or if they do, the particulars thereof including their position, depth and size may not be accurate. It must be considered that the knowledge 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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Printed by: Stacey Harris
Printed on: 14 Aug 2024



Mr Oliver Hanney
Asbri Planning Ltd
Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Date: 16/08/2024
Our Ref: PPA0008886

Dear Mr Hanney

Grid Ref: 274730 190718

Site Address: Stationery House, Acacia Avenue, Sandfields, Port Talbot

Development: including the part demolition of existing factory building and rebuilding work, change of use from vacant factory to form a Satellite Dialysis Unit

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

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

Public Sewerage Network

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

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

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

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

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

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SS74906701.

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



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

Sewage Treatment

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

Water Supply

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 90mm diameter watermain in 274699, 190694 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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

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



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Please Note that 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.



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

We welcome correspondence in
Welsh and English

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



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru
Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

R.S. Thomas *KFSM BA(Hons) MSc*

Y Pencadlys, Heol Llwyn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP
post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP
mail@mawwfire.gov.uk | mawwfire.gov.uk

0370 60 60 699

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

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

Watch Manager H. Lodder-Rodda

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My
Ref:

HLR/KDT/00105367

Dyddiad/Date:

14th August 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 redevelopment including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works at Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DN

REFERENCE NUMBER: S24.144

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.

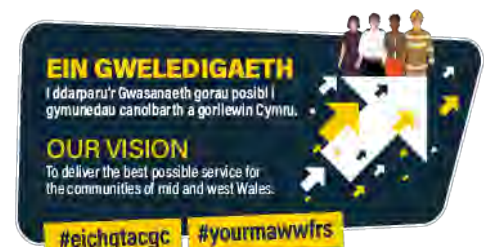
- Access and facilities for the Fire and Rescue Service in accordance with Approved Document B (Wales) 2020
- Section 16 Fire main and Hydrants
- Section 17 Vehicle access

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.

Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.

We welcome calls in Welsh and English.



The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>
<https://www.ukfrs.com/index.php/promos/16847>

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



Watch Manager H Lodder-Rodda
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

PAC APPLICATION NO: N/4/24/0007/00
APPLICANT: ASBRI PLANNING, SUITE D, 1ST FLOOR 220 HIGH STREET, SWANSEA, SA1 1NW
LOCATION: STATIONERY HOUSE, ACACIA AVENUE, SANDFIELDS, PORT TALBOT, SA12 7DN
PROPOSAL: PART DEMOLITION OF EXISTING FACTORY BUILDING & REBUILDING WORK, C FROM VACANT FACTORY (USE CLASS B1 & B8) TO FORM A SATELLITE DIALYSIS UNIT (USE CLASS D1), INCLUDING ALTERATIONS TO EXISTING BUILDING, WITH ASSOCIATED CAR PARKING, LANDSCAPING, REFUSE STORAGE & ENGINEERING WORKS.

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

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

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

In principal I have no objection to the siting of a Satellite Dialysis unit at the Former Factory at Stationery House, Acacia Avenue. However, I do have the following Safety Concerns regarding the layout of the proposed site:

Highway Safety Observations

1. Drawing number AL12, Rev A, titled "Site Layout Plan 'as proposed'" shows 27 standard car parking bays at 2.4m x 4.8m. In accordance with NPTCBC's Parking Standards all new parking bays are to measure 2.6m x 4.8m.
2. Parking provision on the site should include dedicated EV charging bays at a rate of 10%.

Drawing number AL12, Rev A, titled "Site Layout Plan 'as proposed'" shows 3 standard parking bays and one disabled bay to have EV Charging facilities. These bays are to be dedicated for the use of EV vehicles whilst charging only. Signage and road markings should be utilised to make this clear to vehicle users.

3. Drawing number AL12, Rev A, titled "Site Layout Plan 'as proposed'" illustrates 5 Disabled Parking Bays measuring 2.4m x 4.8m excluding the yellow thatched road markings. These bays are to achieve 3.6m width x 4.8m length in accordance with NPTCBC's Parking Standards SPG and Technical Design Guide.
4. Swept Path Analysis provided within the Transport Statement Appendix E – shows Swept Path for a Mercedes Actros, 10.5m length rigid vehicle. Swept Path is not clear on how this vehicle turns around fully in the Delivery area without impeding on parking bay 22, to be able to exit the site in a forward gear. Please provide swept path analysis in CAD format in subsequent submissions to support the turning of rigid vehicles (10m and above) for deliveries to the site.
If turning in this area is not possible for larger vehicles without impacting nearby parking bays, a delivery statement and programme shall be provided to highlight mitigation strategies for medical deliveries to the site. For example, only smaller vehicles, supported by the swept path analysis, shall deliver medical equipment to the site during operational hours.
5. Swept Path Analysis provided within the Transport Statement Appendix E – titled "Swept Path Analysis 10.2m Refuse Vehicle" is not clear on how this vehicle turns around fully in the Refuse Collection area without impeding on parking bay 22.
Please provide swept path analysis in CAD format in subsequent submissions to support the turning of this vehicle within the designated area, so that vehicles of this nature (reduced visibility in mirrors) exit the site in a forward gear only.
6. Delivery and Refuse Collections shall be outlined within the Transport Statement within section 3.2 to demonstrate that no more than one Delivery or Refuse Collection(s) will be programmed to coincide with one another, during operational hours to avoid congestion on site and the obstruction of any vehicular parking bays.
7. New, inwards opening, palisade vehicular gates illustrated on drawing number AL12, Rev A and AL22 should be set back 5 metres from the edge of the existing carriageway to ensure that when unlocking and locking the site vehicles have adequate room to pull in off of the highway.
The recessed area is not to be obstructed by any chain or other barrier, is to be kept open for entry at all times and surfaced with bitumen bound materials or concrete. The recessed area is to be maintained by the occupier in perpetuity.
8. Prior to any works commencing on site including any works of demolition of existing buildings a condition survey shall be carried out on Acacia Avenue that fronts the proposed development site and shall be submitted to and approved by the local planning authority. Within one month of the completion of the

development a condition survey shall be again carried out of the same roads, the findings of the survey shall be used to identify any damage to the public highway that has been caused as a consequence of the development and a scheme for the rectification of the damage together with a timetable for the completion of the works shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full in accordance with the approved details.

9. No development shall take place, including any works of demolition until the Construction Phase Environmental Plan has been updated, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - wheel washing facilities
10. Prior to first use the applicant is to construct a vehicular verge/footway crossing to Highway Authority specification and design.

Drainage Safety Observations

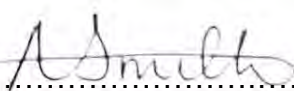
1. We acknowledge that a SAB Pre-Application submission has been received by the authority under reference SP2024/0033, prior to commencement on site Full SAB approval will be required.
To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>.
2. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
3. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
5. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
6. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTES TO APPLICANT

1. 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.
2. For the alteration of an existing vehicular crossing over the footway, you should contact the Highways and Engineering Manager of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No. 01639-686344 or 686407). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.
3. Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

It is essential that the developer of any applicable project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved.

These above observations are provided without prejudice and are based upon the information submitted at PAC stage. However, should further amendments or any additional information be submitted thereafter, our observations may change to reflect these amendments and/or additional details.

SIGNED:  DATE: 23/08/2023
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N424000700

Asbri Planning Ltd
Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,
Cardiff
CF56 8RS



Advice : HSL-240830111648-744 Does Not Cross Any Consultation Zones

Your Ref: S24.144

Development Name: NPT Dialysis Unit

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 30 August 2024.

Ein cyf/Our ref: CAS-262360-W8D9
Eich cyf/Your ref: S24.144

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

Dyddiad/Date: 04 September 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 RE-DEVELOPMENT OF STATIONERY HOUSE,
INCLUDING THE PART DEMOLITION OF EXISTING FACTORY BUILDING AND
REBUILDING WORK, CHANGE OF USE FROM VACANT FACTORY (USE CLASS B1 &
B8) TO FORM A SATELLITE DIALYSIS UNIT (USE CLASS D1), INCLUDING
ALTERATIONS TO THE EXISTING BUILDING, WITH ASSOCIATED CAR PARKING,
LANDSCAPING, REFUSE STORAGE AND ENGINEERING WORKS**

**LLEOLIAD/LOCATION: STATIONERY HOUSE, ACACIA AVENUE, SANDFIELDS, PORT
TALBOT, SA12 7DN**

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 09 August 2024.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

Land Contamination

We consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the [Guiding Principles for Land Contamination \(GPLC\)](#) should be followed.

These comments are based on our assumption that **gross contamination** is not present at this location. If, during development, gross contamination is found to be present at the site the Local Planning Authority may wish to re-consult us.

European Protected Species: Bats

We recommend you seek the advice of the Local Authority's in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys for Professional Ecologists; Good Practice Guidelines 4th Edition' published by the Bat Conservation Trust 2023.

Other Matters

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

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

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

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

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

Yn gywir / Yours faithfully

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.

Ffion Goodland

From: Mustafa, Dana <Dana.Mustafa@wsp.com>
Sent: 14 August 2024 14:25
To: Mail Asbriplanning
Cc: LGC_Development_Control-South@gov.wales
Subject: Pre-Planning - Stationery House, Acacia Avenue, Sandfields, Port Talbot

Good afternoon,

On behalf of Welsh Government transport,

Pre-Planning - Stationery House, Acacia Avenue, Sandfields, Port Talbot
Proposed redevelopment of Stationery House, including the part demolition of existing factory building and rebuilding work, change of use from vacant factory (Use Class B1 & B8) to form a Satellite Dialysis Unit (Use Class D1), including alterations to the existing building, with associated car parking, landscaping, refuse storage and engineering works.

I refer to your preplanning consultation of 09/08/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the M4 Motorway does not issue a direction in respect of this application.

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

Kind Regards,

Dana

Dana Mustafa BEng (Hons) MSc
Assistant Engineer – Highways North, Liverpool



M: +44 (0) 7478 477470

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

wsp.com

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

Appendix H - Responses received from 'other' consultees

Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**
Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

Cowbridge Road
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.police.uk

14th August 2024

Asbri Planning
Swansea

Dear Sir/Madam

Re: Stationery House, Acacia Avenue, Sandfields.

In relation to the above proposed development I would have the following observations to make :-

(i). Perimeter security.

As proposed.

Vehicle access onto site must be prevented when the site is unoccupied.

Padlocks securing gates should meet appropriate security standards e.g. Sold Secure Gold Standard.

Reason – To prevent burglary. To prevent site being occupied by travellers.



(ii). CCTV.

I would ask for the whole site especially the vehicle parking area, bike and bin stores, and entrances into the building to be protected by CCTV.

The CCTV cameras should be in elevated positions. Ideally the CCTV would be monitored and could be monitored by reception staff when the site is occupied.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

Reason - To detect and prevent crime.

(iii). Signage.

Signs should be sited advertising the fact that CCTV cameras are operating if CCTV is installed.

Reason – To deter crime. To comply with GDPR.

(iv). Lighting.

The whole of this development, especially the vehicle parking areas, should benefit from lighting during the hours of darkness.

The lighting must be effective and enhance CCTV coverage if installed.

The lighting must be situated in elevated positions to prevent vandalism and be protected in vandal proof housings.

Reason – To enhance CCTV coverage and deter crime.

(v). Landscaping.

Maximum surveillance must be maintained across the whole site. Ideally plants and bushes would only grow to a maximum height of 1 metre. The view of the car parking area from the buildings must not be obscured by trees or planting.

Trees should be in areas where they do not obstruct CCTV coverage or lighting or provide an assist to climbing over the perimeter security or onto the building. They should have no branches below 2 metres from the ground.

Reason – To maximise surveillance across the site to prevent crime.



(vi). Vehicle parking area.

The vehicle parking area must be overlooked from the building, well lit, ideally the lighting meeting the British Standard 5489. All vehicle parking bays should be protected by CCTV.

There must be clear lines of sight across the vehicle parking area with any planting being low level.

Reason – To prevent vehicle crime.

(vii). Bicycle stores.

Bike stores must be secure, lit and overlooked from the dialysis centre (please visit www.securedbydesign.com for more information). The bike store should be protected by CCTV if CCTV is installed.

Reason – To prevent bike crime.

(viii). Bin stores.

Bin storage areas must be secure areas protected by solid doors/gates. Access into these areas should be controlled by access control and they should be located away from the buildings. The bin store should be protected by CCTV if CCTV is installed.

The padlock securing the bin store should be close shackled and meet appropriate security standards e.g. Sold Secure Gold Standard.

Reason - To prevent arson.

(ix). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rainwater pipes should be flush fitting (i.e., square profile) or protected to prevent climbing.

Reason - To prevent access to the roof and entry into the building.

(x). Intruder alarm systems.

The dialysis unit should be alarmed when unoccupied, with the alarm system linked to a central monitoring station. All rooms where there is valuable equipment or



information stored should be alarmed and any alarm wires should be protected.

Reason – To deter and detect intruders.

(xi). Access control.

Access into the building should be controlled via staff in the reception area. Access from public areas into semiprivate and private areas e.g., the changing room areas, should also be controlled by access control e.g., fob, swipe card etc.

Entry into all rooms where valuable property or information is stored should also be controlled and these rooms must be kept locked when not in use.

Access control should meet Secured by Design (SBD) standards and specifications.

Reason – To control access into the building and to prevent opportunist crime.

(xii). Door security.

The external doors of the buildings, those separating public and private areas, and those protecting rooms where valuable property or information is stored should meet where possible the standards PAS 24 2022, LPS 1175 SR2 or equivalent and be third party tested and certificated.

Fire doors should not have external door furniture fitted and should be alarmed. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for smoke, security and fire performance.

Glass in door panels or adjacent to door panels should be laminated.

Doors in recesses of more than 600mm should be avoided if possible.

Reason – To prevent unlawful entry.

(xiii). Window security.

All external windows fitted should meet the standard PAS 24 2022 or equivalent and be third party tested and certificated.

All glass in external windows within this development should be laminated.

Reason – To prevent unlawful entry.



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

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

Yours Sincerely

Mike Harvey

Designing out Crime Officer

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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