

PRE-
APPLICATION
CONSULTATION
REPORT

**Land at the former
Tudor Inn, Cimla**

October 2024



Summary

Proposal:

Full planning permission for proposed demolition of no.s 23 and 25 Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works

Location:

Land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

Date:

October 2024

Project Reference:

S23.103

Client:

Tai Tarian

Product of:

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

Prepared by:

Iwan Rowlands – Planner

Approved by:

Richard Bowen – Director

Disclaimer:

This report has been prepared for the sole and exclusive use of Tai Tarian from whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party.

The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm or any other means without the prior written permission of Asbri Planning Ltd. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Asbri Planning Ltd.

Contents

Section 1

Introduction

Section 2

Statutory publicity before applying for planning permission

Section 3

Consultation before applying for planning permission

Section 4

Response to the statutory publicity

Section 5

Response to community consultees

Section 6

Response to specialist consultees

Section 7

Response to 'other' consultees

Section 8

Conclusion

Appendices

Appendix A

Copy of Site Notice and map showing their location

Appendix B

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

Appendix C

Screenshot of the Asbri Planning Website

Appendix D

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

Appendix E

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

Appendix F

Responses received from community consultees

Appendix G

Responses received from specialist consultees

Appendix H

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Tai Tarian to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed demolition of no.s 23 and 25 Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.
- 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 30th of August 2024 and 27th of September 2024 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Tai Tarian 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 30th of August 2024 and 27th of September 2024.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays.
 - The following plans and documents were made available for inspection;
- 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 27th 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 Member	Cllr Carl Jordan
Local Member	Cllr Peter A Rees
Local Member	Cllr Tim Bowen
Local Member	Cllr Jeremy Hurley
Town Council	Clerk of Neath Town Council

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D. Although the site does not lie within the Cimla and Pelenna Ward, Councillors Bowen and Hurley were consulted as part of the PAC as they had taken part in discussions with the applicant previously regarding the proposed development.

Specialist Consultees (Schedule 1C)

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

- Agricultural Land
- Cadw
- Dwr Cymru
- NRW
- Neath Port Talbot Highways
- Trunk Road Agency
- HSE
- Mid and West Wales Fire and Rescue Service
- Coal Authority
- The Canal and River Trust

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

Other consultees

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

- National Grid
- Western Power
- Wales and West Utilities
- Neath Port Talbot Ecology
- Neath Port Talbot Drainage
- Neath Port Talbot Trees
- Neath Port Talbot Active Travel
- Neath Port Talbot Contaminated Land
- Archaeological Trust
- Secured by Design Officer

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 10 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	0
Neither object nor support	1
Object	9
Total	10

- 4.4 The nature of the response totalled 0 in support, 1 person of neutral opinion, and 9 objections. The contents of these responses are summarised as follows:

Comments in support

- 4.5 No comments of support were raised.

Comments neither in object nor support

- 4.6 The following comments were raised:

Comment	Response
Could you please specify which house numbers on Beacons View are proposed to be demolished to provide vehicular access for the building of 22 houses?	House no.s 23 and 25 of Beacons View are proposed to be demolished to provide the vehicle access.
Residents are a little confused on this, as well as where the houses will be built, are they going to be built on the site of the Tudor Inn or in the farmers	The proposal will be built on the land of the former Tudor Inn and the land immediately adjoining it. A full set of drawings and a location plan

field by the Tudor inn?	have been provided which identifies the extent of the application site.
I think it would be useful for residents if a meeting was set up where residents could attend/ask questions about the proposal. A proportion of the residents may not be able to see documents on your website and find the answers they need in order to make an informed decision.	Local residents have had the opportunity to comment during the pre-application consultation and will also be able to respond at the full planning application stage. The applicant has considered the request and considers that such a meeting not necessary.

Comments of objection

4.7 The following comments were raised:

Comment	Response
There is already congestion along Beacons View as a result of parked cars and buses and this will only cause increased parking/highway issues.	The application is accompanied by a detailed Transport Statement which considers all aspects of the impact of the development on the wider transport network. The vehicle trip generation anticipated from the development won't have any perceptible impact on users of the existing highway network.
There is a vehicle entrance which could be provided from the Former Tudor Inn entrance.	A vehicle entrance from Cae Rhys Ddu Road is not deemed feasible, however a footway/cycleway connection is provided that will connect the application site with the former Tudor Inn entrance.
Increased pollution and noise from vehicles.	The measures to minimise and mitigate any pollution and noise matters will be dealt with via a Construction Environmental Management Plan.
Proposal will devalue properties in the area.	Impact on property value is not a material planning consideration.
Sewers are woefully inadequate	DCWW have as part of the

to cope with additional homes.	consultation been informed of the development and have not raised any fundamental concerns as regards the discharge of foul flows into the existing network. Please refer to the DCWW response where no objection has been raised.
The loss of two properties has negatively impacted the residents of no.s 23 and 25 Beacons View.	The applicant is in discussions with the residents affected to ensure that their housing needs will be accommodated going forward.
Considered to be unsustainable, inappropriate development existing beyond the built limits of the area into the countryside.	The acceptability of the site for development from a principle viewpoint is set out in detail in the Planning Design & Access Statement and reinforces that the development accords with local planning policies and that the site is considered to be in a sustainable location.
The area is overpopulated and there is no capacity in local schools for children.	To the contrary the development of the site will meet an identified housing need for the area of Cilma which has not been met to date through previous developments. Furthermore, the LEA will be consulted as part of the planning application process. Capacity numbers are subject to change each academic term and would be re-calculated at the time of submission of any formal planning application, taking into consideration any other committed developments and the exact mix of housing proposed for this site to calculate the extent of developer contribution that is required.
Proposal will harm wildlife that lives in the field.	Ecological surveys have been conducted, and have concluded that the proposal

	won't have a detrimental effect on biodiversity and that the development will be required to undertake works which provide further ecological enhancements.
Loss of privacy for those living adjoining the site.	Adequate separation distances have been provided between the existing and proposed dwellings.
Concern raised about the type of individuals who will be moving into the properties.	The dwellings will be allocated to people who qualify through the applicants vetting process as eligible to be housed.
Former Tudor Inn is popular with dog walkers and proposal would result in less places for them to walk.	Access to private land is restricted and as such the development of the site does not result in the loss of any publicly accessible open space.
The view from the site will be spoilt by the houses being built there.	The development will have limited visual impact on the wider area when viewed from the surrounding area. Loss of view is not a material planning consideration.
Proposal will disturb existing residents in the area, particularly those who will use the footpath from Cae Rhys Ddu Road	The measures to minimise and mitigate any pollution and noise matters will be dealt with via a Construction Environmental Management Plan.
Too many houses are proposed as part of the development.	As a result of the pre-application advice offered by the Local Authority, the scheme was reduced from 25 to 22 units. It is considered that this is sufficient to meet an identified need and meets the Local Authority's density requirements for residential development.
Local community don't feel that enough dialogue has been with them regarding the proposal.	The local community have had an opportunity to comment at the pre-application consultation stage, and will also be able to provide comments once the full

	application has been submitted to the Local Authority.
Two perfectly good houses shouldn't be demolished to facilitate the proposal.	As no other vehicle access for the site was possible, on balance it was considered that the loss of two dwellings was acceptable to facilitate the construction of in excess of a further 20 dwellings. This results in a net gain in terms of affordable housing provision.

Response to the community consultees

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F.

Local Member
No comment
Comment Thank you for your correspondence, but as vice chair of planning I will not be able to respond to any queries regarding this application.
Response No response required.

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).

Canal and River Trust

No comment

Comment This scheme does not meet the criteria for consultation with us as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Response No response required

Coal Authority

No objection

Comment Owing to the site's location within the defined Development High Risk Area, any planning application for development of this site in the manner proposed needs to be accompanied by a Coal Mining Risk Assessment Report. It is noted that such an assessment (dated August 2024, prepared by Earth Science Partnership) has already been produced and is provided as part of the pre-application documentation. In the event the assessment is the same version as submitted with this pre-application consultation, the Coal Authority will raise no objection but will recommend the need for a pre-commencement planning condition to require the undertaking of an intrusive site investigation and, in the event workings are indicated within influencing distance of the surface, the need for stabilisation to take place.

Response No response required

Health and Safety Executive

No objection

Comment The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not

need to be consulted on any developments on this site.

Response No response required.

Fire and Rescue Service

No objection

Comment The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

Response No response required.

Cadw

No comment

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. The above designated historic assets are located inside 2km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets

Response No response required.

Trunk Road Agency

No comment

Comment The Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

Response No response required.

Local Highway Authority

Concerns raised

Comment Internal estate roads require to be designed in accordance with Manual for Streets and parking provision to accord with approved parking guidance. Further details of the site access road are required, and a turning facility was requested in order to minimise overlong reversing distances. The turning head by plot

seven is considered to be substandard. The proposed footway fronting the parking spaces for plots fourteen to sixteen needs to be addressed due to highway safety. A Travel Plan has been requested, whereas the one way system has raised a number of concerns. The location of parking needs to be reorganised to reduce walking distances from the property and parking dimensions need to accord with the Parking Standards SPG. Visitor car parking should be provided at a rate of 1 space per 5 dwellings. Bin storage needs to be situated at the kerbside.

Response Following a detailed review of the above comments various revisions have been undertaken to the site layout design.

- Car parking has been updated to All Car Parking Standards Wales.
- The turning head adjacent to Plot 7 has been extended. Parking for plots 10-22 has been redesigned, however spaces 12 and 13 are still located within the parking court due to the need to retain access to the existing located to the rear of plots 6-13.
- Estate roads and footpath widths are 5.5m & 2m. The carriageway adjacent to plots 20-22 has been shortened.
- The proposed footway has been diverted to the rear of spaces 12-16. Parking provision has been updated to meet the Council standards.
- A Stage 2 Road Safety Audit and Travel Plan have been produced to accompany the application.

Welsh Water

No objection

Comment 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 foul sewer at or downstream of manhole SS76961004 located in road. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3 inch diameter watermain in 275989, 196108 location.

Response No response required.

Natural Resources Wales

Objection

Comment Bat surveys are undertaken, however the houses set to be demolished were not considered within this species report or the bat surveys undertaken. Have assumed that gross contamination is not present at the site, but have recommended a condition to deal with any unidentified contamination.

Response Both properties proposed for demolition have now been surveyed by Hawkeswood Ecology, and the findings of the survey can be found within the submitted bat report.

Agricultural Land

No objection

Comment The site is considered at best to be Subgrade 3b land. As per Article 2E(2)(b) of the 2016 Order, the Department states that as a specialist consultee, it has no objection to the proposed development and refers the applicant to the technical advice above on agricultural land quality

Response No response 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).

Heneb

No objection

Comment As such, should a similar application to the one you have outlined be submitted we would be likely to recommend a pre- determination desk-based assessment in the first instance. The exact scope and methodology would need to be set out in a Written Scheme of Investigation (WSI) agreed with ourselves. It should be noted that the assessment is the first phase of archaeological work and depending on the results further mitigation may be required, either pre or post-determination as appropriate.

Response An archaeological desk-based assessment has been instructed and will be submitted as part of the planning application or as soon as it becomes available.

Secure By Design

No objection

Comment I am generally pleased with the site layout. The only entry onto the development must be via the designated routes. The only concern I have is the access track adjacent to plots 10 – 13. Ideally this would be designed out if possible. To encourage a feeling of territoriality amongst users, defensible space using symbolic barriers or a change of surface i.e., colour or texture, must be incorporated into the design, especially at the entrance to the development and to identify public areas from private or semi-private areas e.g., the footpaths from the parking spaces/front gardens. Rooms in the properties must overlook all the parking bays especially bays for plots 14-22. Ideally, these rooms would be usually occupied e.g., living rooms, kitchens.

Response The position of windows within the properties have been adjusted to take on board the officer's comments.

Wales and West Utilities

No comment

Comment Our records show those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.

Response No response required.

Conclusion

- 8.1 Asbri Planning have been instructed by Tai Tarian to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed demolition of no.s 23 and 25 Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.
- 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: 30th August 2024

Our Ref: S23.103

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk



SITE NOTICE

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

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 Tai Tarian is intending to apply for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Dyddiad: 30ain o Awst 2024
Ein cyf: S23.103

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

Tel: 01792 480535
www.asbriplanning.co.uk

HYSBYSIAD SAFLE



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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

Cais cynllunio llawn ar gyfer dymchweliad arfaethdig dau tŷ lled-ar-wahân yn Beacons View, creadigaeth mynediad cerbydau i hwyluso datlygiad 22 o dai a gwaith isadeiledd cysylltiedig

Tir ar yr hen safle Tudor Inn, Heol Cae Rhys Ddu, Cymla, Castell Nedd, Castell Nedd Port Talbot

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 Tai Tarian yn bwriadu gwneud cais ar gyfer caniatad cynllunio llawn ar gyfer dymchweliad arfaethdig dau tŷ lled-ar-wahân yn Beacons View, creadigaeth mynediad cerbydau i hwyluso datlygiad 22 o dai a gwaith isadeiledd cysylltiedig ar y tir ar yr hen safle Tudor Inn, Heol Cae Rhys Ddu, Cymla, Castell Nedd, Castell Nedd Port Talbot.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai heb fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Castell Nedd, Stryd y Dŵr, Castell-nedd, SA11 3EP. Mae'r llyfrgell ar agor rhwng 9.00 – 17.30 ar ddydd Llun i ddydd Gwener, a rhwng 9.00-16.00 ar ddydd Sadwrn. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ysgrifennu i mail@asbriplanning.co.uk neu Asbri Planning Ltd, Swit D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 27ain o Fedi 2024.

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

Addresses			
Owner/Occupier	1 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	2 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	3 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	4 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	5 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	6 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	7 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	8 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	9 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	10 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	11 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	12 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	13 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	14 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	15 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	16 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	18 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	20 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	22 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	24 Cae Rhys Ddu Road	Neath	SA11 1JA
Owner/Occupier	1 Beacons View	Neath	SA11 3SB
Owner/Occupier	2 Beacons View	Neath	SA11 3SD
Owner/Occupier	3 Beacons View	Neath	SA11 3SB
Owner/Occupier	4 Beacons View	Neath	SA11 3SD
Owner/Occupier	5 Beacons View	Neath	SA11 3SB
Owner/Occupier	6 Beacons View	Neath	SA11 3SD
Owner/Occupier	7 Beacons View	Neath	SA11 3SB
Owner/Occupier	8 Beacons View	Neath	SA11 3SD
Owner/Occupier	9 Beacons View	Neath	SA11 3SB
Owner/Occupier	10 Beacons View	Neath	SA11 3SD
Owner/Occupier	11 Beacons View	Neath	SA11 3SB
Owner/Occupier	12 Beacons View	Neath	SA11 3SD
Owner/Occupier	13 Beacons View	Neath	SA11 3SB
Owner/Occupier	14 Beacons View	Neath	SA11 3SD
Owner/Occupier	15 Beacons View	Neath	SA11 3SB
Owner/Occupier	16 Beacons View	Neath	SA11 3SD
Owner/Occupier	17 Beacons View	Neath	SA11 3SB
Owner/Occupier	18 Beacons View	Neath	SA11 3SD
Owner/Occupier	19 Beacons View	Neath	SA11 3SB
Owner/Occupier	20 Beacons View	Neath	SA11 3SD
Owner/Occupier	21 Beacons View	Neath	SA11 3SB
Owner/Occupier	22 Beacons View	Neath	SA11 3SD
Owner/Occupier	23 Beacons View	Neath	SA11 3SB
Owner/Occupier	24 Beacons View	Neath	SA11 3SD
Owner/Occupier	25 Beacons View	Neath	SA11 3SB

Owner/Occupier	26 Beacons View	Neath	SA11 3SD
Owner/Occupier	27 Beacons View	Neath	SA11 3SB
Owner/Occupier	28 Beacons View	Neath	SA11 3SD
Owner/Occupier	29 Beacons View	Neath	SA11 3SB
Owner/Occupier	30 Beacons View	Neath	SA11 3SD
Owner/Occupier	31 Beacons View	Neath	SA11 3SB
Owner/Occupier	32 Beacons View	Neath	SA11 3SD
Owner/Occupier	33 Beacons View	Neath	SA11 3SB
Owner/Occupier	34 Beacons View	Neath	SA11 3SD
Owner/Occupier	35 Beacons View	Neath	SA11 3SB
Owner/Occupier	36 Beacons View	Neath	SA11 3SD
Owner/Occupier	37 Beacons View	Neath	SA11 3SB
Owner/Occupier	38 Beacons View	Neath	SA11 3SD
Owner/Occupier	39 Beacons View	Neath	SA11 3SB
Owner/Occupier	40 Beacons View	Neath	SA11 3SD
Owner/Occupier	41 Beacons View	Neath	SA11 3SB
Owner/Occupier	42 Beacons View	Neath	SA11 3SD
Owner/Occupier	43 Beacons View	Neath	SA11 3SB
Owner/Occupier	44 Beacons View	Neath	SA11 3SD
Owner/Occupier	45 Beacons View	Neath	SA11 3SB
Owner/Occupier	46 Beacons View	Neath	SA11 3SD
Owner/Occupier	47 Beacons View	Neath	SA11 3SB
Owner/Occupier	48 Beacons View	Neath	SA11 3SD
Owner/Occupier	49 Beacons View	Neath	SA11 3SB
Owner/Occupier	51 Beacons View	Neath	SA11 3SB
Owner/Occupier	53 Beacons View	Neath	SA11 3SB
Owner/Occupier	55 Beacons View	Neath	SA11 3SB
Owner/Occupier	57 Beacons View	Neath	SA11 3SB
Owner/Occupier	59 Beacons View	Neath	SA11 3SB
Owner/Occupier	61 Beacons View	Neath	SA11 3SB
Owner/Occupier	63 Beacons View	Neath	SA11 3SB
Owner/Occupier	65 Beacons View	Neath	SA11 3SB
Owner/Occupier	67 Beacons View	Neath	SA11 3SB
Owner/Occupier	69 Beacons View	Neath	SA11 3SB
Owner/Occupier	71 Beacons View	Neath	SA11 3SB
Owner/Occupier	73 Beacons View	Neath	SA11 3SB
Owner/Occupier	75 Beacons View	Neath	SA11 3SB
Owner/Occupier	77 Beacons View	Neath	SA11 3SB
Owner/Occupier	79 Beacons View	Neath	SA11 3SB
Owner/Occupier	81 Beacons View	Neath	SA11 3SB
Owner/Occupier	83 Beacons View	Neath	SA11 3SB
Owner/Occupier	85 Beacons View	Neath	SA11 3SB
Owner/Occupier	87 Beacons View	Neath	SA11 3SB
Owner/Occupier	89 Beacons View	Neath	SA11 3SB
Owner/Occupier	91 Beacons View	Neath	SA11 3SB
Owner/Occupier	93 Beacons View	Neath	SA11 3SB

Owner/Occupier	95 Beacons View	Neath	SA11 3SB
Owner/Occupier	97 Beacons View	Neath	SA11 3SB
Owner/Occupier	99 Beacons View	Neath	SA11 3SB
Owner/Occupier	101 Beacons View	Neath	SA11 3SB
Owner/Occupier	1 Valley View	Neath	SA11 3SE
Owner/Occupier	2 Valley View	Neath	SA11 3SE
Owner/Occupier	3 Valley View	Neath	SA11 3SE
Owner/Occupier	4 Valley View	Neath	SA11 3SE
Owner/Occupier	5 Valley View	Neath	SA11 3SE
Owner/Occupier	6 Valley View	Neath	SA11 3SE
Owner/Occupier	7 Valley View	Neath	SA11 3SE
Owner/Occupier	8 Valley View	Neath	SA11 3SE
Owner/Occupier	9 Valley View	Neath	SA11 3SE
Owner/Occupier	10 Valley View	Neath	SA11 3SE
Owner/Occupier	11 Valley View	Neath	SA11 3SE
Owner/Occupier	12 Valley View	Neath	SA11 3SE
Owner/Occupier	13 Valley View	Neath	SA11 3SE
Owner/Occupier	14 Valley View	Neath	SA11 3SE
Owner/Occupier	15 Valley View	Neath	SA11 3SE
Owner/Occupier	16 Valley View	Neath	SA11 3SE
Owner/Occupier	17 Valley View	Neath	SA11 3SE
Owner/Occupier	18 Valley View	Neath	SA11 3SE
Owner/Occupier	19 Valley View	Neath	SA11 3SE
Owner/Occupier	20 Valley View	Neath	SA11 3SE
Owner/Occupier	21 Valley View	Neath	SA11 3SE
Owner/Occupier	22 Valley View	Neath	SA11 3SE
Owner/Occupier	23 Valley View	Neath	SA11 3SE
Owner/Occupier	24 Valley View	Neath	SA11 3SE
Owner/Occupier	25 Valley View	Neath	SA11 3SE
Owner/Occupier	26 Valley View	Neath	SA11 3SE
Owner/Occupier	27 Valley View	Neath	SA11 3SE
Owner/Occupier	28 Valley View	Neath	SA11 3SE
Owner/Occupier	29 Valley View	Neath	SA11 3SE
Owner/Occupier	30 Valley View	Neath	SA11 3SE
Owner/Occupier	31 Valley View	Neath	SA11 3SE
Owner/Occupier	32 Valley View	Neath	SA11 3SE
Owner/Occupier	33 Valley View	Neath	SA11 3SE
Owner/Occupier	34 Valley View	Neath	SA11 3SE
Owner/Occupier	35 Valley View	Neath	SA11 3SE
Owner/Occupier	36 Valley View	Neath	SA11 3SE
Owner/Occupier	37 Valley View	Neath	SA11 3SE
Owner/Occupier	38 Valley View	Neath	SA11 3SE
Owner/Occupier	39 Valley View	Neath	SA11 3SE
Owner/Occupier	40 Valley View	Neath	SA11 3SE
Owner/Occupier	42 Valley View	Neath	SA11 3SE
Owner/Occupier	44 Valley View	Neath	SA11 3SE

Owner/Occupier	46 Valley View	Neath	SA11 3SE
Owner/Occupier	48 Valley View	Neath	SA11 3SE
Owner/Occupier	50 Valley View	Neath	SA11 3SE
Owner/Occupier	52 Valley View	Neath	SA11 3SE
Owner/Occupier	54 Valley View	Neath	SA11 3SE
Owner/Occupier	56 Valley View	Neath	SA11 3SE
Owner/Occupier	Legal Services, The Civic Centre	Port Talbot	SA13 1PJ
Owner/Occupier	O'Briens Bungalow, Tal Y Coed, Hendy, Pontarddulais	Swansea	SA4 0XR
Owner/Occupier	15 Cae Rhys Ddu Road	Neath	SA11 1JB
Owner/Occupier	1 Brynawel	Neath	SA11 1JF
Owner/Occupier	1b Bryn Road	Neath	SA11 1UE
Owner/Occupier	Suite 1, Rvb House, New Mill Court, Llys Felin Newydd, Swansea Enterprise Park	Swansea	SA7 9FG
Owner/Occupier	53 Erw Werdd, Birchgrove	Swansea	SA7 0HF
Owner/Occupier	1 Beacons View	Neath	SA11 3SB
Owner/Occupier	NRB Properties, 16 Gelliwastad Road	Pontypridd	CF37 2BW
Owner/Occupier	8 Cobham Drive, Cimla	Neath	SA11 2BP

Date: 30th August 2024

Our Ref: S23.103

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

«Add1»

«Add2_»

«Add3»

«Add4»

«Add5»

Tel: 01792 480535

www.asbriplanning.co.uk



Dear Owner/Occupier

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D

**FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW,
CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE
WORKS**

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Asbri Planning Ltd. has been commissioned by Tai Tarian in respect of full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot. As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

Purpose of this notice:

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

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Yours Sincerely,



Iwan Rowlands - Planner
Asbri Planning

Appendix C - Screenshot of the Asbri Planning Website

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT.

Home » Consultations » Statutory Pre-Application Consultation » Land at the former Tudor Inn, Caer Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT.



Asbri Planning Ltd. has been commissioned by Tai Tarian to undertake pre-application consultation in respect of

full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at the land at the former Tudor Inn, Caer Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

We give notice that Tai Tarian is intending to apply to Neath Port Talbot County Borough Council for the following development:

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS

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

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

Anyone who wishes to make representations about this proposed development must do so by 27th September 2024. We would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send them to:

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

Supporting Documents

Plans

Architecture

HT 211 Elevations

HT 211 Floor Plans

HT 212 Elevations

[HT 212 First Floor Plan](#)

[HT 212 Ground Floor Plan](#)

[HT 421 Elevations](#)

[HT 421 Floor Plans](#)

[HT 422 Elevations](#)

[HT 422 Floor Plans](#)

[HT 531 Elevations](#)

[HT 531 Floor Plans](#)

[HT 641 Elevations](#)

[HT 641 Floor Plans](#)

[Site Layout](#)

[Site Location Plan](#)

[Tree Constraints Plan](#)

[Engineering](#)

[Drainage Strategy Plan](#)

[Engineering Appraisal](#)

[Site Sections](#)

[Landscaping](#)

[Soft Landscape Proposals](#)

[TOPO](#)

[TOPO survey sheet 1](#)

[TOPO survey sheet 2](#)

[TOPO survey sheet 3](#)

[TOPO survey sheet 4](#)

[Reports](#)

[Planning](#)

[Draft Application Form](#)

[Cover Letter](#)

[Planning, Design and Access Statement](#)

[Arboricultural](#)

[Arboricultural Impact Assessment Plan](#)

[Arboricultural Impact Assessment](#)

[Tree Constraints Plan](#)

[Tree Survey](#)

[Contamination & Coal Mining](#)

[Geotechnical and Geo-environmental Assessment Figures and Appendices](#)

[Geotechnical and Geo-environmental Assessment](#)

[Coal Mining Risk Assessment Appendices](#)

[Coal Mining Risk Assessment Figures](#)

[Coal Mining Risk Assessment](#)

[Ecology](#)

[Grassland Assessment](#)

[Protected Species Survey](#)

Green Infrastructure & Landscaping

Landscape Management Plan

Green Infrastructure Statement

Transport

Transport Statement

Energy

Energy Statement

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

Date: 30th August 2024

Our Ref: S23.103

Local Member

Tim Bowen



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk



Dear Local Member

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS
VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS
LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT**

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 Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Yours Sincerely,



**Iwan Rowlands – Planner
Asbri Planning Ltd**

Date: 30th August 2024

Our Ref: S23.103

Local Member
Jeremy Hurley
[REDACTED]



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

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Local Member

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS
VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS
LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT**

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.

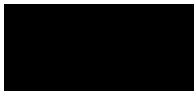
Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

Local Member

Carl Jordan



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk



Dear Local Member

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS
VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS
LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT**

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 Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Yours Sincerely,



**Iwan Rowlands – Planner
Asbri Planning Ltd**

Date: 30th August 2024

Our Ref: S23.103

Local Member

Peter A Rees

[Redacted]



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Local Member

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS
VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS
LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT**

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 Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Yours Sincerely,

[Redacted Signature]

**Iwan Rowlands – Planner
Asbri Planning Ltd**

Date: 30th August 2024

Our Ref: S23.103

Neath Town Council
Clerk of Neath Town Council
[Redacted]



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

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Neath Town Council

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D
FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS
VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS
LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT**

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.

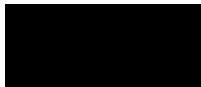
Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

You may inspect copies of:

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

Online by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Water Street, Neath, SA11 3EP. The library is open Monday-Friday 9.00-17.30 and Saturday 9.00-16.00. The library is closed on Sundays. Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 27th September 2024.

Yours Sincerely,



**Iwan Rowlands – Planner
Asbri Planning Ltd**

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

Date: 30th August 2024

Our Ref: S23.103

Agricultural Land
[REDACTED]



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

Cadw




Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS

VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

Dwr Cymru
[Redacted]



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS

VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

NRW
[REDACTED]



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

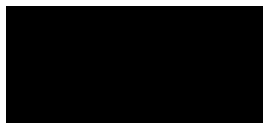
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

NPTCBC Highways
[REDACTED]



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

Trunk Road Agency
[Redacted]



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

HSE

Via Web App



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

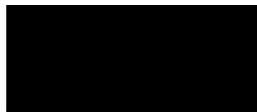
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

Mid and West Wales Fire and Rescue Service
[REDACTED]



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

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

**TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)
FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS
VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS**

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

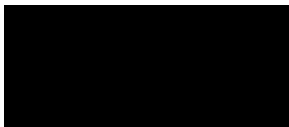
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

Coal Authority




Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

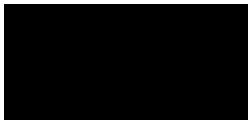
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Date: 30th August 2024

Our Ref: S23.103

The Canal and River Trust



Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)

FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED

INFRASTRUCTURE WORKS

LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Purpose of this notice:

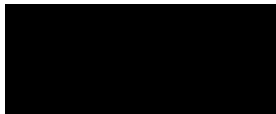
This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (As Amended).

Asbri Planning Ltd. gives notice that Tai Tarian is intending to apply for full planning permission for the proposed demolition of 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

A copy of the proposed application; plans; and other supporting documents can be viewed online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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 27th September 2024.

Yours Sincerely,



Iwan Rowlands – Planner
Asbri Planning Ltd

Appendix F - Responses received from community consultees

Archived: 02 September 2024 07:39:16

From: [Mail Asbriplanning](#)

Mail received time: Fri, 30 Aug 2024 17:52:57

Sent: Fri, 30 Aug 2024 17:52:57

To: [Iwan Rowlands](#)

Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Importance: Normal

Sensitivity: None

From: Cllr. Tim Bowe [REDACTED]

Sent: 30 August 2024 17:42

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

Subject: Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Thank you for your correspondence, but as vice chair of planning I will not be able to respond to any queries regarding this application.

Tim

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

Sent: Friday, August 30, 2024 4:11:45 PM

To: Cllr. Tim Bowen [REDACTED]

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If in doubt, contact the IT Service Desk

Dear Sir/madam

Please see attached Consultation for your attention

Kind regards

Kelly Davies

Business Support Manager

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



Cardiff | Swansea



Think before you print

This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited. Please note that, unless Asbri Planning Limited agrees otherwise in writing, our comments in mails and over the 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.

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

Click [here](#) to report this email as spam.

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](#)

This message has been scanned for malware by Forcepoint. www.forcepoint.com

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

Appendix G - Responses received from specialist consultees

Archived: 05 September 2024 13:59:36

From: [REDACTED]

Mail received time: Wed, 4 Sep 2024 17:12:05

Sent: Wed, 4 Sep 2024 16:11:49

To: [Emma Box Mail Asbriplanning](#)

Cc: [REDACTED]

Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Importance: Normal

Sensitivity: None

Dear Iwan Rowlands,

Re: Pre-application Consultation Response under Article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016 - Land at the former Tudor Inn, Cae Rhys Road, Cimla, Neath, Neath Port Talbot.

Thank you for the formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of Best and Most Versatile (BMV) agricultural land policy (PPW paragraph 3.58 and 3.59). This advice relates to technical information only, not the merits or otherwise of the proposal on which it is for the determining authority to take a view (TAN6; Annex B6).

1. Agricultural Land Classification (ALC) - Information.

The Department does not hold any information on detailed ALC field surveys for the site. According to the [Predictive ALC Map for Wales](#), the site is considered at best **Subgrade 3b**.

2. Agricultural Land Classification (ALC) – Advice.

The Department does not consider BMV agricultural land to be present at this site, therefore an ALC survey is not recommended as per [published guidance](#).

Should the Department be consulted by the LPA, this would be under arrangements given in TAN6 (Annex B6) and relate to technical advice only, not the merits or otherwise of the proposal.

3. Substantive Response.

As per Article 2E(2)(b) of the 2016 Order, the Department states that as a specialist consultee, it has no objection to the proposed development and refers the applicant to the technical advice above on agricultural land quality. Should the Department be consulted by the Determining Authority, this would be under arrangements given in TAN6, Annex B6 and relate to technical advice only, not the merits or otherwise of the proposal.

Regards

Arwel Williams

Arwel Wyn Williams

Uwch Arbenigwr, Dosbarthiad Tir Amaethyddol a Phridd / Senior Specialist, Agricultural Land Classification & Soil
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Adran dros Newid Hinsawdd a Materion Gwledig / Department for Climate Change & Rural Affairs
Llywodraeth Cymru / Welsh Government



From: Emma Box <EmmaB@asbriplanning.co.uk>

Sent: Friday, August 30, 2024 4:21 PM

To: [Redacted]

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working days are Tuesday & Wednesday



Swansea | Cardiff



Think before you print

This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited. Please note that, unless Asbri Planning Limited agrees otherwise in writing, our comments in mails and over the 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

Checked for spam and viruses

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

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----

-- On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. Checked for spam and viruses

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

Asbri Planning Ltd

Eich cyfeirnod
Your reference

S23.103

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

12 September 2024

Llinell uniongyrchol
Direct lineEbost
Email:

Dear Sir/Madam

Pre-Planning Application – Proposed demolition of 2 semi-detached dwellings at Beacons View and creation of vehicular access to facilitate the development of 22 dwellings and infrastructure works, Land at the Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath

Thank you for your letter of 30 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

Scheduled Monuments

GM039 Neath Castle
GM055 Mynydd y Gaer (Lower) Camp
GM215 Neath Roman Site
GM489 Ynysmaerdy Railway Incline



Registered Parks and Gardens

PGW(Gm)50(NEP) The Gnoll

This planning application is for the development of 22 dwellings and associated works at Land at Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath.

The above designated historic assets are located inside 2km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

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

Yours sincerely,

Laura Cooper
Historic Environment Branch

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a



registered park or garden or its setting should be a material consideration in the determination of a planning application.

Archived: 02 September 2024 14:24:16

From: [Emma Box](#)

Mail received time: Mon, 2 Sep 2024 14:15:15

Sent: Mon, 2 Sep 2024 14:15:15

To: [Iwan Rowlands](#)

Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Importance: Normal

Sensitivity: None

Fyi ☐

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working days are Tuesday & Wednesday



Swansea | Cardiff



Think before you print

This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited. Please note that, unless Asbri Planning Limited agrees otherwise in writing, our comments in mails and over the 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

From: National Planning Function [REDACTED]

Sent: 02 September 2024 14:06

To: Mail Asbriplanning [REDACTED]

Cc: Emma Box [REDACTED]

Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Good afternoon,

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

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

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

Sarah Steele

Planning and Data Support Technician

My working hours are Monday, Tuesday 8:00-16:30 and Friday 8:00-16:00

E planning@canalrivertrust.org.uk

Canal & River Trust

National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port CH65 4FW

Sign up for the [Canal & River Trust e-newsletter](#)

Become a fan on [Facebook](#). Follow us on [Twitter](#) and [Instagram](#)



**Canal &
River Trust**

Making life better by water

Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

Become a fan on <https://www.facebook.com/canalrivertrust>

Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

This email and its attachments are intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them; please delete without copying or forwarding and inform the sender that you received them in error. Any views or opinions expressed are solely those of the author and do not necessarily represent those of The Canal & River Trust.

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

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵwr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

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

Mae Glandŵwr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Checked for spam and viruses

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



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

W: www.gov.uk/coalauthority

For the attention of: Asbri Planning Ltd

Neath Port Talbot County Borough Council

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

13 September 2024

Dear Sir/Madam

Re: PRE-APPLICATION Land at the former Tudor Inn

Full planning permission for the proposed demolition of 2 no. Semi-detached dwellings at beacons View, creation of vehicular access to facilitate development of 22 no. Dwellings and associated Infrastructure works; Land At The Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot

Thank you for your notification of 30 August 2024 seeking the views of the Coal Authority on the above pre-application enquiry.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero (DESNZ). 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.

I have checked the location plan and I can confirm that the site falls within the defined Development High Risk Area. The Coal Authority records indicate that a thick coal seam outcrops at or close to the surface of the site which may have been worked in the past and historic unrecorded underground coal mining is likely to have taken place beneath the site at shallow depth. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.

In accordance with the approach agreed with the Local Planning Authority, owing to the site's location within the defined Development High Risk Area, any planning application for development of this site in the manner proposed needs to be accompanied by a Coal Mining Risk Assessment Report. It is noted that such an assessment (dated August 2024, prepared by Earth Science Partnership) has already been produced and is provided as part of the pre-application documentation.

The report identifies a previous investigation (ESP, 2013) which indicated the presence of the probable Graigola coal seam at depths of between 4.0 and 8.8m depth on the south-western margins, and at a depth of 12.5m beneath the north-eastern area suggesting a dip to the north-east, as indicated on the geological mapping. The seam was recorded as solid coal in all three boreholes, and of between 1.0 and 2.8m thickness, the latter thickness being greater than indicated as typical for the area. The report advances to suggest that the Graigola seam was mined extensively across the Swansea and Neath area and, given its proven thickness beneath the site, and the apparent ease of access from mine entries along the outcrop, the author considers it to be almost inconceivable that the seam was not worked beneath the site. Therefore, the coal encountered within the three drillholes constructed to date is likely to represent solid pillars of coal left to support the roof of adjacent mine workings, according to the author.

The report suggests that workings, if present, would be at depths of between 4.0 and 8.8m beneath the southwestern margins of the site, and 12.5m beneath the north-eastern area. The seam/workings are overlain by an apparently competent sandstone roof rock, which could have supported the ground above any voids since the workings were completed. However, the report identifies that the competency of this sandstone is not known and evidence from the trial pits and exposures suggests that near the surface, the stratum is highly fractured. Therefore, the report cannot discount that, at some unknown time in the future, the sandstone roof rock could collapse and result in subsidence features on the site surface. Any such collapses could undermine foundations and other infrastructure of any development on site. Given this, the author considers that the subsidence risk at the site is High.

At present the three rotary boreholes previously completed have identified a possible hazard but are not sufficient to define the extent of the hazard to any degree of certainty. The report suggests that any workings present beneath the proposed apartment block and dwellings to the south-west of the access road are likely to require stabilisation by drilling and grouting.

To clarify this, the competent author of the report recommends that further rotary drilling be undertaken across the site to provide additional information on the depth and thickness of the coal seam and the presence and height of any workings.

Under the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Local Planning Authority will consult the Coal Authority on any subsequent

planning application for this site, and we will review and provide comments on the accompanying Coal Mining Risk Assessment Report. In the event the assessment is the same version as submitted with this pre-application consultation, the Coal Authority will raise no objection but will recommend the need for a pre-commencement planning condition to require the undertaking of an intrusive site investigation and, in the event workings are indicated within influencing distance of the surface, the need for stabilisation to take place.

Ground Investigations:

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property will result in the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Shallow coal seams:

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. To check your site for coal mining features on or near to the surface the [Coal Authority interactive map viewer](#) allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.

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

Yours sincerely

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI

Planning and Development Manager – Corporate Projects

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon

only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



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

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

Station Manager R. Luke

E-bost/E-mail:

Fy Nghyf/My
Ref:

RL/KDT/00147671

Dyddiad/Date:

12th September 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: The Proposed Demolition of 2 No. Semi-Detached Dwellings at Beacons View, Creation
of Vehicular Access to Facilitate Development of 22 No. Dwellings and Associated
Infrastructure Works Land at The Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath,
Neath Port Talbot**

APPLICATION NUMBER: S23.103

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

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

- The Fire Authority has no objection to the proposed development and refers the Local
Planning Authority to any current standing advice by the Fire Authority about the
consultation.

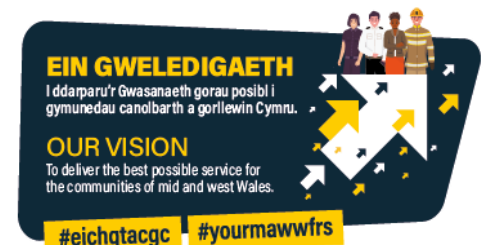
The developer should consider the need to provide adequate water supplies and vehicle access for
firefighting purposes on the site and general guidance on this matter is given in the attached
Appendix and the following links: [https://www.water.org.uk/guidance/national-guidance-document-
on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/](https://w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

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.



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

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

The plan/s has been retained for record purposes.

Yours faithfully

A black rectangular box used to redact the signature of the Station Manager.

Station Manager R Luke
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.

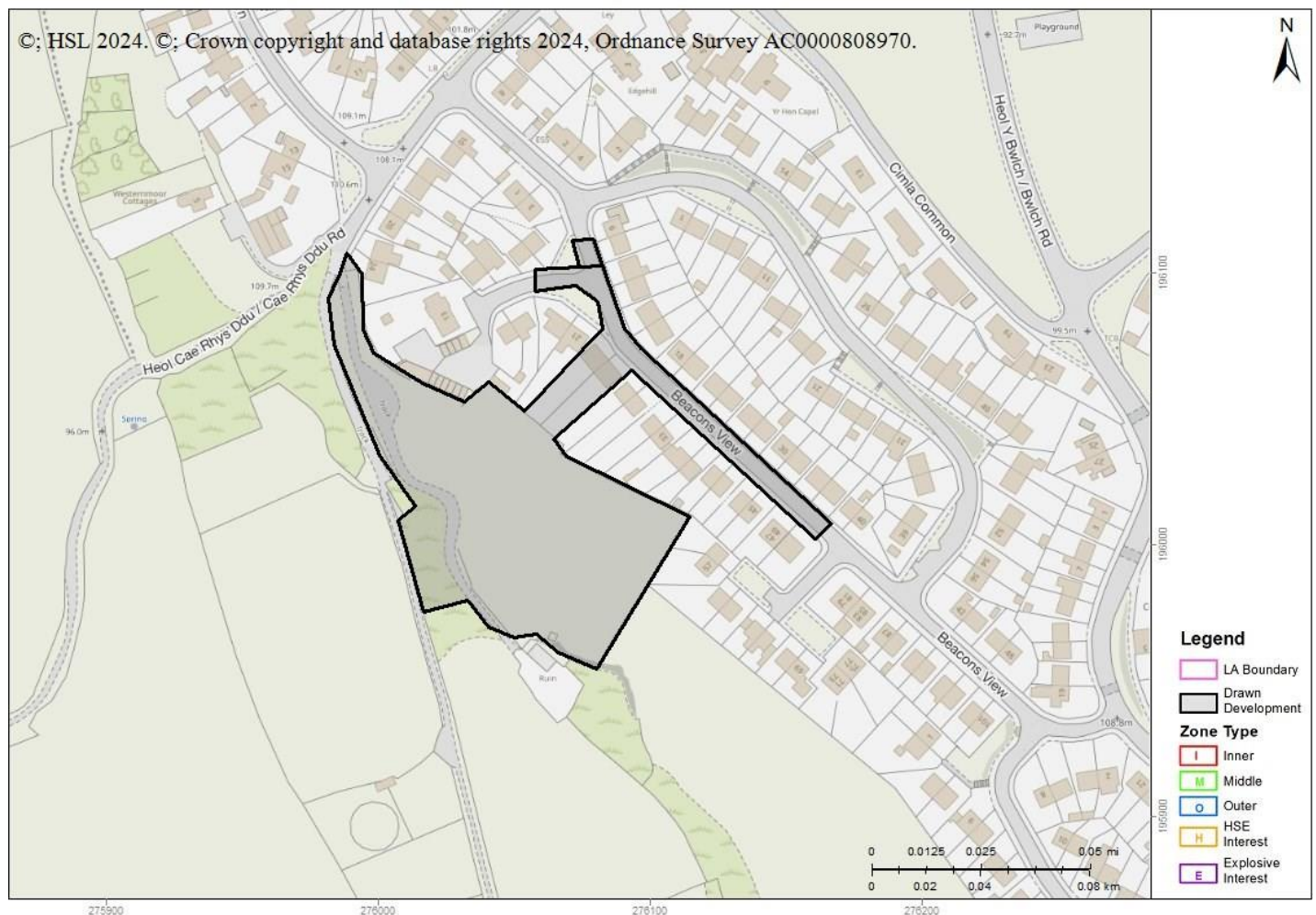
Cardiff
CF56 8RS

Advice : HSL-240830164626-744 Does Not Cross Any Consultation Zones

Your Ref: S23.103

Development Name: Land at the former Tudor Inn, Cimla

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-263545-T3Z0
Eich cyf/Your ref: S23.103

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

Dyddiad/Date: 25th25 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: FULL PLANNING PERMISSION FOR THE PROPOSED DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS VIEW, CREATION OF VEHICULAR ACCESS TO FACILITATE DEVELOPMENT OF 22 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS

LLEOLIAD/LOCATION: LAND AT FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

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 30 August 2024.

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

We also advise that based on the information submitted to date, we would ask the planning authority to include a condition regarding land contamination on any planning permission granted. Without the inclusion of this condition by the planning authority we would be likely to object to the planning application.

European Protected Species – Bats

From section 9.3 of the Protected Species Report ('Protected Species Surveys, Land at the Former Tudor Inn Site, Cimla, Neath' by Hawkeswood Ecology, dated January 2024, reference: HE/32/2023, issue: 2), we note that bat surveys were undertaken, however the

houses set to be demolished were not considered within this species report or the bat surveys undertaken.

Therefore, as the information noted above has not been provided, we are unable to comment on protected species at this stage. We recommend that you contact the Local Planning Authority Ecologist to discuss whether additional surveys are required.

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.

However, we have reviewed the submitted Geotechnical and Geo-environmental Assessment (Earth Science Partnership, January 2023). We note the identification of what appears to be buried household waste on part of the site, and therefore recommend that the requirements of Planning Policy Wales and the [Land Contamination Risk Management \(LCRM\)](#) guidance should be followed.

Our 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 consult Natural Resources Wales.

Should a future planning application come in for this scheme, we would recommend to the local authority that the following conditions are attached to any planning permission if granted:

Condition 1

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

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Pollution Prevention

Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste during the construction phase. You should take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must be carried out in accordance with GPP5, 'Works and maintenance in or near water' and PPG6, 'Working at construction and demolition sites' which is available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/3/24/0008/00
APPLICANT: ASBRI PLANNING
LOCATION: LAND AT FORME TUDOR INN, CAE RHYS DDU
ROAD, CIMLA, NEATH
PROPOSAL: DEVELOPMENT OF 22 DWELLINGS & ASSOCIATED
INFRASTRUCTURE 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:-

Any subsequent planning application submission will need to be compliant with the following documents and inclusive of the guidance conditions below:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot County Borough Council - Design Guide for Streets and Public Realm for Residential and Commercial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport
- Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.
- Welsh Government's Active Travel Guidance

Highway Observations:

There are highway concerns with the proposed access arrangements into the development site and the internal layout that has been provided as follows:

1. All internal estate roads to be designed in accordance with Manual for Streets, the Authority's Design Guide and parking provision to be in accordance with the approved Parking Guidelines.
 - a. Carriageway width shall be 5.5m.
 - b. Footway width shall be 2m.
 - c. A visibility splay at a 2.4m set back with a 25m splay shall be provided for the proposed driveways.
2. The site layout plan shows a fairly steep access road where there should be a maximum gradient of 1 in 12. The proposed raingarden appears to be the only drainage mechanism for the road and we think this may cause problems in the future. The water is more likely to run down the road than find its way into the rain garden especially if the rain garden is not regularly maintained. A longitudinal section of the access road needs to be submitted for review.
3. A turning facility needs to be constructed at the end of the carriageway fronting to Apartment Block 212 plot 16-19 to reduce overlong reversing distances. A turning facility with a traverse length of at least 16.5m that is independent from the parking spaces in accordance with Neath Port Talbot County Borough Council - Design Guide. This is to allow vehicles to enter and exit the site in a forward gear.
4. Waste collection vehicles should be able to get within 25 meters of the storage point. Maximum reversing distance of 12 meters, reversing routes should be straight and free from any obstacles. There are bin storage areas at this location which will require a refuse vehicle to access and turn and exit in a forward gear.
5. Concerns have been raised with regards to the proposed turning head located near Plot No. 7 which is substandard. A turning facility with a traverse length of at least 16.5m that is independent from the parking spaces in accordance with Neath Port Talbot County Borough Council - Design Guide.
6. Concerns have been raised with regards to the proposed footway which fronts Parking spaces P14 – P16. This raises concerns on pedestrian safety, conveying pedestrians through this parking is a safety concern.
7. A Transport Statement has been submitted for review and deems acceptable subject to it making reference to a Travel Plan which hasn't been submitted. Could you please submit the travel plan for review?
8. There are concerns with the introduction of a new one way system arrangement along Beacons View.
 - a. It is proposed that the one way system begins fronting No 53 Beacons View near the dead end access where vehicles will have to carry out a 3 point turn to exit the road if they were to go the wrong direction into the one way system. The one way shall begin near the junction of Valley View to allow vehicles to enter Valley View if they wanted to avoid the one way.

- b. We have concerns that vehicles will turn left into the one way system when approaching the proposed development on Beacon View, a build out shall be constructed at this location as a physical deterrent to stop vehicles from entering the one way.
 - c. Auto tracking is required to show a bus, emergency vehicle (Fire Engine) & Refuse Vehicle manoeuvring the one way system but also leaving the one way system and entering the proposed development.
 - d. The vehicle visibility splays leaving the one way system on Beacons View shall have vision splays of 2.4m by 25m in accordance with Manual for Streets 2 (Page 78, Figure 10.2).
 - e. Crossing points need to be included within the proposal as per the Road Safety Audit Stage 1 submitted within the Transport Statement.
9. The location of the parking for the properties need to be reorganised to reduce the walking distance from the property to the parking space. For instance the homeowners for plots 10-13 would have to walk a considerable distance to reach their driveway and would likely result in them parking on the carriageway to be able to park closer to their property. This will cause concern for larger vehicles manoeuvring the T Junction.
 - a. Plot 2 – A pathway needs to be constructed from the rear property access to the parking, the property owner isn't going to walk over grass to access their vehicle.
 - b. Plot 9 – A pathway needs to be constructed from the rear property access to the parking, the property owner isn't going to walk over grass to access their vehicle.
10. The parking dimensions for the driveways are substandard, to NPT 'Parking Standards, The parking space dimensions must be:
 - Driveways dimensions are as follows:
 - Single driveway shall be 3.6m wide and 6m in length,
 - Parallel parking, the first space shall be 3.6m wide with the additional space or spaces thereafter being 2.6m (for example; parallel parking for two vehicle, the dimensions should be 6.2m wide (3.6m plus 2.6m) by 6m in length). For a third space you would add on an additional 2.6m wide.
 - Parking in tandem for a single driveway width would require a width of 3.6m wide, together with the first space being 6m in length and then other length(s) being 4.8 metres in addition (for example; two car parking in tandem would require a width of 3.6m and a length of 10.8m (6m plus 4.8m). For a third space you would add on an additional 4.8m.
11. All driveways shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly or indirectly into the highway drainage network without the written approval of the SAB.

12. No drive shall be closer than 2.5 metres to any boundary and pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access within which nothing over 600mm in height shall be erected or allowed to grow.
13. Visitor car parking should be provided at a rate of 1 space per 5 dwellings. Can be annotated 'on-street'.
14. Concerns have been raised with close proximity of the SuDS Basin and the parking spaces fronting properties 1 & 2. There could be potential of water infiltrating and undermining the parking area and causing subsidence to the subbase of the parking area.
15. The proposed bin storage locations need to be located at the kerbside to allow refuse teams to collect waste and recycling. The council refuse and recycling vehicles will only pick up on kerb side collection points.
16. All works to be constructed on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with Design Manual for Roads and Bridges. Road Safety Audit Stage 1 has been submitted providing comments with regards to the limited pedestrian crossing points near the access on to Beacons View. Can you please include pedestrian crossing points within your proposal, the crossings should be located at desire lines and allow continual movement without any visibility concerns. The Road Safety Audit Stage 2 will need to be submitted within the planning application. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.
17. A Traffic Regulation Order scheme shall be submitted to and for the written approval of the Authority. Traffic Regulation Orders will need to be considered at the proposed access from Brecon View, we suggest that Auto tracking is carried out to determine if TRO's are required.
18. Active travel should be considered and incorporated into the highway design.
19. A Schematic Street lighting design is required (including any new or alteration to existing lighting columns off-site). The schematic street lighting design needs to be submitted for approval.
20. Plan showing crossover locations is to be submitted including drop kerbs and tapers.
21. No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.
22. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.

23. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:
- a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
 - c. **General Site Management:** details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
 - d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
 - e. **Traffic Management:** details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings, no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;
 - f. **Hours of working on site,** including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
 - g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

Drainage Observations:

1. It is noted that a SAB Pre-Application has been submitted for the proposed development which is currently under review (SP2024/0016). SAB approval will be required prior to any work commencing. To commence work without SAB Approval is a breach of Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab

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.
 - a. Reason
 - b. To ensure the water is disposed of without overloading the drainage system.
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.
 - a. Reason
 - b. To ensure the satisfactory drainage of the site and protect adjacent properties.
4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
 - a. Reason
 - b. To protect the integrity of the public sewerage system
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.
 - a. Reason
 - b. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

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. Works on the Existing Highway
Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed

upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

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

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

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.
- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.
- (iii) Give not less than 10 working days notice in writing of the date of commencement of the works.

As part of this process you are advised that only certain contractors are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section.

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](#).

These systems must be approved by the Council's SAB & Highway Development Control Section **before construction work begins**. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

4. If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

BT

SIGNED  DATE: 27/09/2024
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N324000800

Archived: 11 September 2024 13:01:52

From: [Mail Asbriplanning](#)

Mail received time: Wed, 11 Sep 2024 12:17:53

Sent: Wed, 11 Sep 2024 12:17:52

To: [Iwan Rowlands](#)

Subject: FW: Pre-Planning - Land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath.

Importance: Normal

Sensitivity: None

From: Mustafa, Dana [REDACTED]

Sent: 11 September 2024 12:01

To: Mail Asbriplanning [REDACTED]

Cc: [REDACTED]

Subject: Pre-Planning - Land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath.

Good afternoon,

On behalf of Welsh Government transport,

Pre-Planning - Land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath.

Proposed demolition 2 no. semi-detached dwellings at Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works

I refer to your preplanning consultation of 30/08/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox [REDACTED]

Kind Regards,

Dana

Dana Mustafa *BEng (Hons) MSc*

Assistant Engineer – Roads North West



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

wsp.com

Confidential

This message, including any document or file attached, is intended only for the addressee and may contain privileged and/or confidential information. Any other person is strictly prohibited from reading, using, disclosing or copying this message. If you have received this message in error, please notify the sender and delete the message. Thank you.

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbK1 Checked for spam and viruses
<http://www.canit.akauk.net/>

Asbri Planning
Suite D 220
High Street
Swansea
SA1 1NW

Date: 16/09/2024
Our Ref: PPA0008924

Dear Sirs/Madam

Grid Ref: 276047 196013

Site Address: LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD NEATH

Development: DEMOLITION OF 2 NO. SEMI-DETACHED DWELLINGS AT BEACONS

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

SEWERAGE

Firstly, we note that the proposal relates to a proposed residential development of 22 dwellings on Cae Rhys Ddu Road and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

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

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

Surface Water Drainage

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

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

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

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the foul sewer at or downstream of manhole SS76961004 located in road.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

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

SEWERAGE 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 3 inch diameter watermain in 275989, 196108 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Rhys Evans
Planning Liaison Manager
Developer Services

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



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Appendix H - Responses received from 'other' consultees

Archived: 11 September 2024 14:25:20

From: [Emma Box](#)

Mail received time: Wed, 11 Sep 2024 14:07:00

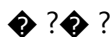
Sent: Wed, 11 Sep 2024 14:07:00

To: [Iwan Rowlands](#)

Subject: FW: LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA

Importance: Normal

Sensitivity: None



Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working days are Tuesday & Wednesday



Swansea | Cardiff



Think before you print

This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited. Please note that, unless Asbri Planning Limited agrees otherwise in writing, our comments in mails and over the 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

From: Rob Dunning [REDACTED]

Sent: 04 September 2024 09:03

To: Emma Box [REDACTED]

Subject: RE: LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA

Dear Emma,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and whilst there are no designated sites in the proposed development area, there are potentially archaeological remains on the site. A review of historic mapping shows the site of former linear Post-medieval farmstead, Cae-Rhys-ddu, which potentially has a medieval precursor (located immediately southeast of the Inn and now demolished). Furthermore there are associated later outbuildings, which are extended over time. Also on the historic mapping at the southern of the area is a quarry and associated outbuilding within a sub-circular enclosure (further buildings and a tank added on later mapping).

Therefore there is the potential for encountering archaeologically significant remains during the course of the development. As such, should a similar application to the one you have outlined be submitted we would be likely to recommend a pre-determination desk-based assessment in the first instance. The document would assess the archaeological potential of the site and the proposals impact upon it, including it's setting. This is in accordance with PPW and Tan 24, as well as our responses to the LDP (our ref. NPT0414 and NPT0644). The exact scope and methodology would need to be set out in a

Written Scheme of Investigation (WSI) agreed with ourselves. It should be noted that the assessment is the first phase of archaeological work and depending on the results further mitigation may be required, either pre or post-determination as appropriate.

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

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer



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

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

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



Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestedig (No.504616) yw'r Ymddiriedolaeth.

Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE

Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.

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

The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)

Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Any of the statements or comments made above should be regarded as personal and not necessarily those of the Trust for Welsh Archaeology. This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error, please notify the administrator on the following address: enquiries@ggat.org.uk

From: Emma Box [REDACTED]

Sent: 30 August 2024 16:21

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - LAND AT THE FORMER TUDOR INN, CAE RHYS DDU ROAD, CIMLA, NEATH, NEATH PORT TALBOT

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Please note my working days are Tuesday & Wednesday



Swansea | Cardiff



Think before you print

This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited. Please note that, unless Asbri Planning Limited agrees otherwise in writing, our comments in mails and over the 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

Checked for spam and viruses

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

Checked for spam and viruses

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

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

4th September 2024

Asbri Planning

Dear Sir/Madam

Re: Tudor Inn, Cimla, Neath.

Having reviewed the drawings, I would have the following observations to make with a view to this development obtaining the Secured by Design (SBD) Gold Award: -

(i). Site layout.

I am generally pleased with the site layout. The only entry onto the development must be via the designated routes.

The only concern I have is the access track adjacent to plots 10 – 13. Ideally this would be designed out if possible.

Reason – To prevent ratruns and crime and anti – social behaviour.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489.

Reason – To remove the cover of darkness for criminals to operate.

(iii). Boundary identification.

To encourage a feeling of territoriality amongst users, defensible space using symbolic barriers or a change of surface i.e., colour or texture, must be incorporated into the design, especially at the entrance to the development and to identify public



areas from private or semi-private areas e.g., the footpaths from the parking spaces/front gardens.

Reason -To encourage a feeling of territoriality amongst users and to deter criminals.

(iv). Landscaping.

There must be clear lines of sight across the development. Trees must be bare stemmed up to 2 metres from the ground and not interfere with lighting. They must not provide an assist for criminals to climb over walls. Plants or bushes must only grow to a maximum height of 1 metre.

There must be clear unobstructed views of the parking bays from the properties.

Reason - To increase surveillance, reduce the opportunity for crime and to prevent hiding places being created for criminals to operate.

(v). Vehicle parking areas.

Rooms in the properties must overlook all the parking bays especially bays for plots 14-22. Ideally, these rooms would be usually occupied e.g., living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

Reason – To provide safe vehicle parking areas that are used and to prevent auto-crime.

(vi). Bicycle stores.

Bike stores must be secure areas, lit and overlooked by the properties (please visit www.securedbydesign.com for more information). Communal bike stores must have access control fitted e.g. digilocks.

Reason – To prevent bike theft.

(vii). Bin storage.

Bins must be kept in secure areas e.g., the rear gardens.

Bins stores for the apartments must be secure and have access control fitted, e.g., digital locks. They should preferably be located away from the buildings. Bin store



areas should be lit.

Reason – To prevent arson and assisting criminals to climb over the perimeter security.

(viii). Side and rear boundaries.

The fencing and gates preventing access to the rear and sides of the properties must be robust and at least 1.8 metres high (2 metres if the properties are adjacent to footpaths or open land). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable with a key both sides, the same height as the adjacent fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

Reason – To prevent access for criminals to areas where they cannot be seen and to prevent burglary.

(ix). Security lighting.

During the hours of darkness, the vehicle parking bays, cycle stores and bin stores must be lit with the lighting effective.

The corridors in the apartment blocks must also be lit during the hours of darkness when they are in use.

Lighting must be controlled by preferably by photo electric cells or time switches or alternatively PIR detectors.

Callers at the external doors of the properties must also be lit.

Reason – To increase public safety, reduce crime and to allow callers at the doors to be identified.

(x). Drainpipes.

Drainpipes must be located within the fabric of the buildings or of a design, e.g., flush fitting, to prevent climbing.

Reason – To prevent access to windows above ground floor level or to roofs.

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 welcomes 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.



(xi). Utilities.

The utility meters should ideally be located on the walls to the front or as near to the front of the properties as possible.

Reason – Not to give an excuse for criminals to access the rear of properties.

(xii). Access control.

Access into the apartment blocks must be controlled by access control with audio and visual verification fitted if there are four or more apartments using one communal entrance. Access control must meet SBD standard and specifications.

Reason – To identify callers at the apartment doors and to prevent opportunist crime.

(xiii). Door security.

The entrance doors into the apartment block must meet the standard PAS 24 2022, LPS 1175 SR2 or equivalent and must be third party tested and certificated.

Door entry and access control must be tested on the same certificate.

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

It is vitally important that developments have the correct level of security specifications for door-sets and windows and that the selected doors for any development have been tested against the requirements of BS 6375, parts 1-3 and are classified according to their intended use. This is particularly important when deciding on the relevant door-set for an apartment block, as the usage will be much higher. Therefore, the door-set must be fit for its intended purpose and environment as in the Secured by Design Homes Guide 2024

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

The individual apartment doors must meet the standard PAS 24 2022 or equivalent and again be third party tested and certificated.

Reason – To prevent burglary.

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 welcomes 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.



(xiv). Window security.

All vulnerable windows fitted, i.e., ground floor or above flat roofs, must meet the SBD standard PAS 24 2022 or equivalent and must be third party tested and certificated. They must also have window locks fitted, preferably key operated.

Reason – To prevent burglary.

(xv). Intruder alarm system.

A 13-amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

Reason To deter and detect criminals.

(xvi). Dwelling identification.

The properties must be clearly numbered with street names clearly displayed.

Reason – To assist postal workers, emergency services etc. to find properties.

Further detailed information can be found on the website www.securedbydesign.com

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

Yours Sincerely

Mike Harvey

Designing out Crime Officer

Please note.

PAS 24 2022 doors and windows must be visibly and preferably permanently marked to show they are PAS 24 2022

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.
South Wales Police welcomes 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.





Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown Copyright and database right 2024.
All rights reserved. Ordnance Survey Licence number 0100031673.

- Low Pressure (LP) 21mbar – 75mbar
- Medium Pressure (MP) 350mbar – 2bar
- Intermediate Pressure (IP) 2bar – 7bar
- High Pressure (HP) >7bar
- Line/Fire Valve
- Governor Station
- Change of Diameter
- End Cap
- Depth of cover

In case of an emergency call 0800 111 999

Warning: PDF designed for colour print only with no page scaling

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

Title: 8150125325

Date Requested: 16/09/2024
Job Reference:
Site Location: Easting: 276082E Northing: 196024N
Requested by:
Your Scheme/Reference: Connections_A3_Landscape
Exact Scales: 1:500 @A3

Dial
before
you dig

We need
10 days'
notice

Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial
Call 029 2027 8912 before you start work.

Investigate
Before you dig, make sure you know what's below.

Go ahead
Done your research? Now you can dig safely.