

PRE- APPLICATION CONSULTATION REPORT

Land at Harbour Side Regeneration Area, Port Talbot

October 2024



Summary

Proposal:

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works.

Location:

Land north of Harbour Side Regeneration Area, Port Talbot

Date:

October 2024

Project Reference:

23.151

Client:

Neath Port Talbot County Borough Council

Product of:

Asbri Planning Limited
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Appendix A

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

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Appendix D

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

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

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Responses received from specialist consultees

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Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Neath Port Talbot County Borough Council to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) copies of all responses received from community and specialist consultees.

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

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 30th September 2024 to the 28th October 2024 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Neath Port Talbot County Borough Council that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 30th of September until the 28th of October inclusive.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Port Talbot Library between the hours of Monday to Friday from 9:00 to 17:30, Saturday 9:00 to 16:30. The library is closed on a Sunday. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	26CB02-ARC-30-00-D-A-100000-P02-
Proposed Floor Plan Level 00	26CB02-ARC-31-00-D-A-200100-P03
Proposed Floor Plan Level 01	26CB02-ARC-31-01-D-A-200101-P02
Proposed Floor Plan Level 02	26CB02-ARC-31-01-D-A-200102-P02
Proposed Roof GA Plan	26CB02-ARC-31-R3-D-A-200103-P02
Existing Site Plan	26CB02-ARC-30-00-D-A-100001-P02-
Proposed Sections	26CB02-ARC-33-XX-D-A-200120-P02-
Proposed Elevations	26CB02-ARC-32-XX-D-A-200110-P05-
Landscape Masterplan	26CB02-FRL-01-XX-D-L-1001
Planting Plan and Specification	26CB02-FRL-01-XX-D-L-1005
Green Infrastructure Strategy	26CB02-FRL-30-XX-D-L-1006
Block Paving Layout	26CB02-FRL-30-XX-D-L-1007
Site Furniture and Stores	26CB02-FRL-30-XX-D-L-1008
Drainage Layout	SWI-HYD-XX-00-DR-C-0600
External Works	SWI-HYD-XX-00-DR-C-0700
Site Sections	SWI-HYD-XX-00-DR-C-1042
Long Sections	SWI-HYD-XX-00-DR-C-3200
External Lighting Isolines	26CB02-HYD-55-XX-D-E-550002_

Table 2: list of Documents

Document	Author
Planning Application Form	Asbri Planning
Planning Statement	Asbri Planning (March 2024)
Design and Access Statement	Arcadis (March 2024)
Baseline Noise Survey Report	Formant (May 2023)
Combined Phase 1 and Phase 2 Ground Investigation Report	Hydrock (December 2023)
Energy and Sustainability Statement	Hydrock (March 2024)
Transport Statement	Hydrock (June 2024)
Travel Plan	Hydrock (June 2024)
Sustainability Report	Hydrock (June 2024)
Flood Consequence Assessment	JBA (March 2024)
Ecology Update Note	NPT Ecology
Biodiversity Mitigation Strategy January 2021	WSP
Ecology Report 2019	NPT Ecology
Ecology Update 2021	NPT Ecology
Waste Management Plan	Swansea University
Green Infrastructure Strategy	Fenton and Reece
Air Quality Impact Assessment	Air Quality Solutions

- 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 28th of October.

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
Cllr. Rob G. Jones - Local Member
Cllr. Dennis Keogh - Local Member
Cllr. Laura Williams - Local Member

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

Specialist Consultees (Schedule 1C)

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

- CADW
- The Coal Authority
- Rail Network Operator
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Local Highway Authority
- South Wales Fire and Rescue

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

Other consultees

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

- National Grid
- Western Power
- Wales and West Utilities
- Archaeological Trust
- Police/ Secure by design
- National grid

- 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 2 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	2
Object	0
Total	2

- 4.4 The contents of these responses is summarised as follows:

Comments neither in object nor support

- 4.6 The following comments were raised:

Comments Received	Response
The justification for the land extending from the southern boundary across Harbour Way is unclear. The application does not clarify whether development is proposed in this area or if it's merely linking the land south of Harbour Way. While not owned by ABP, this parcel adjoins ABP's dock interests, and any proposed development must ensure security to avoid impacting Port operations.	The applicant has been involved in discussions with ABP regarding the proposals. The development extending south across Harbour Way is the addition of culverts to accommodate the required flood mitigation. Discussions with ABP will be on going.
Do the additional 3 Nr flood relief culverts proposed fully take into consideration our site?	The FCA demonstrates that there is no third party detriment beyond the acceptable degree. NRW will be consulted as part of the

	planning application.
It would make practical sense to install new foul drainage connections for our sites at the same time.	The proposed development should be considered on its own merits and cannot provide drainage connections for development proposals with no permission.
Given the available land within the applicants site, the proposed building sits uncomfortably close to our adjoining land and its positioning could be detrimental to the outlook and setting of any future building. The proposed building faces away from our site, potentially overlooking the service yard, bin, and chemical store, which could affect future lettings. Can these areas be screened or relocated?	The proposed development should be considered on its own merits and in determination considers the existing context. There is no requirement to consider development which is not permitted in this instance. The bin store will be enclosed.
Has the applicant undertaken unprotected area analysis to satisfy themselves that external fire spread from their proposed building will not compromise our ability to build on any part of our land?	The development has come forward with the advice from a fire safety consultant and fire spread has been appropriately considered.
The delivery area is gated. How will this be managed?	The deliveries will be managed by the building operator and are likely to be scheduled to avoid any potential traffic conflicts.
Is there proposed site security fenced along its boundary? If so, what is the proposed fence specification?	There is no fencing proposed to the site.
M & E plant noise needs to be appropriately attenuated and screened.	The proposed development has been informed by a noise survey and assessment which has considered the necessary mitigation required for the proposals to meet British Standards. The noise survey report has been provided as part of the PAC and will be submitted with the full planning application.

Response to the community consultees

- 5.1 No responses have been received from community consultees.

Response to specialist consultees

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

The Coal Authority

No comment

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

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

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

Response No further action required.

Network Rail

No objection

Comment Thank you for your email dated 30 September 2024 together with the opportunity to comment on this proposal.

Network Rail has no objections in principle to the proposals.

Response No further action required.

South Wales Fire

No comment

Comment The Fire Authority has no comment to make on access for fire appliances or water supplies.

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 further action required.

DCWW

No Objection

Comment Public Sewerage Network

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

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

Surface Water Drainage

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

possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Neath Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manholes SS76896501. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

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

obtained via the Developer Services pages of www.dwrcymru.com

Sewage Treatment

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

Water Supply

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 160mm diameter watermain in 276646, 189435 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually. I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Response Commented noted no response required.

Cadw

No objection

Comment 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.

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

Scheduled Monuments

GM160 Ergyd Isaf Round Barrows
GM289 Cwm-Clais Castle Mound
GM358 Plas Baglan
GM428 Ruins of St Baglan's Church

Registered Parks and Gardens

PGW (Gm) 45(NEP) Port Talbot: Talbot Memorial Park

This pre-planning application is for a new building comprising offices and associated works at Land north of Harbour Way, Port Talbot.

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

Response	No further action required.
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Trunk Road Agency

No objection

Comment	I refer to your consultation of 30/09/2024 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 motorway would not issue a direction in respect to a future planning application.
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Response	Comments noted, no further action needed
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Local Highway Authority

No objection

Comment	1. The transport statement submitted for comment following the planning preliminary feedback reference Q2024/0053. And responded to by the Highway
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Authority on 3/7/2024, will be required for submission with any future planning submissions for transparency.

2. Details of emergency vehicle access is to be provided with any future submissions.

3. The proposed development is to be accessed separately by service and staff/ visitor traffic. The established existing highway to the East off Oakwood Road will provide for the staff/visitor access to car/cycle parking facilities. The service access shall be accessed via the newly constructed link to Harbourside Road to the West of the site. Any gates shall open inwards only and be setback sufficiently within the site to allow the specific vehicle type utilising each access to be pulled off the highway when waiting to access the site.

4. Details relating to HGV/Delivery vehicles access/egress via the proposed service access should be provided within the site. A turning circle would be the preferred design option should HGV's regularly access the site. Swept path analysis should be provided for the largest vehicle using the internal service road to ensure vehicles can manoeuvre around the site and pass one another. The swept path analysis should be submitted as a CAD file so we may carry out our own verification of the submission.

5. Designated loading/unloading areas for HGV/Delivery vehicles should be provided within the site, and clearly annotated on plan.

6. The parking sustainability report submitted for comment following the planning preliminary feedback reference Q2024/0053. And responded to by the Highway Authority on 3/7/2024, will be required for submission with any future planning submissions for transparency and to ensure that the agreed parking spaces for this particular development are specific only to this proposal. Parking provision on the site should include Electric Vehicle charging at a rate of 10%, disabled spaces (3.6m x 4.8m minimum) at a rate of 5% along with the proposed car sharing spaces. All car parking spaces inclusive of specific uses, should be clearly annotated on plan to the correct dimensions.

7. Consideration should be given to the impact of any lighting within the site that could conflict/impact the existing traffic flows on the adjacent, and access road(s).

8. A CEMP should be submitted inclusive of a strategy for managing surface water during the construction phase of the project (this will also be reviewed as part of the SAB application). The CEMP should also provide a traffic management phasing plan for the construction stage of the project.

9. 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.

Response	1. Noted.
	2. Details will be provided with the full planning application.
	3. Noted.
	4. Swept path analysis will be provided with the full planning application as required.
	5. Noted and this will be provided.
	6. Noted.
	7. Noted.
	8. A CEMP will likely be conditioned.
	9. Noted.

Comments raised

Comment 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 flood risk. 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 conditions regarding contaminated land and pollution prevention on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Flood Risk

The planning application proposes less vulnerable development. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers and partially within Zone 2 Sea.

Section 6 of TAN15 requires the Local Planning Authority (LPA) to determine whether the development at this location is justified. Therefore, we would refer them to the tests set out in section 6.2 of TAN15. If they consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by JBA Consulting, dated March 2024 (reference KVR-JBAU-XX-XX-RP-Z-0001-S1-P01- SWITCH FCA Port Talbot). We advise that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

As the site currently floods within the 1% plus climate change (cc) annual exceedance probability (AEP) scenario and in the 0.1% AEP scenario, we note the proposals to alter the finished floor levels (FFLs) of the site as detailed in section 5.3.2. of the FCA. This includes raising the FFLs of the proposed building to 7.9m above ordnance datum (AOD) and raising the ground levels around the building including ancillary car parking areas to 7.7m AOD. It is also noted that lowering of land is proposed to the southeastern and southern boundaries to a minimum of 6.8m AOD to facilitate flood flows around the site and towards the flood relief culverts (which we note are proposed to be increased under this scheme). Under the 1% plus cc scenario, the FCA advises that the maximum flood levels around the proposed building will be 7.81m AOD and therefore based on the proposed FFLs, this is in compliance with section A1.14 of TAN15. Additionally, the ancillary areas are predicted to experience flooding less than 300mm, which is acceptable in this case.

Under the 0.1% AEP scenario, post-development flood depths are predicted as being 8.11m AOD, resulting in a maximum internal flood depth of the building of 210mm. The ancillary areas are predicted to experience flooding no greater than 550mm. We agree that these are within the tolerable conditions of section A1.15 of TAN15.

In terms of third-party impacts, we note figures 5-6 and 5-7 illustrate detriment above 5mm however this has not been addressed within the FCA section 5.3.5 (third party impacts) or wider FCA. The application is therefore not in compliance with section A1.12 of TAN15 which advises that there should be no flood risk elsewhere. This will need to be addressed, and detailed information provided within a revised FCA submitted in support of any future planning application.

In addition to the comments above we can also confirm that the proposed additional flood flow route culverts will not require a Flood Risk Activity Permit (FRAP) as their installation would be covered by any planning permission granted.

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding

can be acceptably managed over the lifetime of the development, then we would object to this application.

Contaminated Land

We have reviewed the reports entitled 'Combined Phase 1 and Phase 2 Ground Investigation Report' (GI Report) dated 1st December 2023 and the 'Remediation Strategy and Verification Plan' dated 30th September 2024, both prepared by Hydrock.

We note within the GI Report that the results of an additional round of groundwater sampling were outstanding due to delays at the laboratory. These results should therefore be included in an updated report to be provided in support of any future planning application.

We are aware that remedial works have previously been undertaken at the site under the LPA's planning reference P2021/0569, with the primary objective to remove identified non-aqueous phase liquids (NAPLs). We note that the planning condition (Condition 6 under the LPA's reference P2022/0823) pertaining to the verification of these works was discharged in November 2022 however we have no record of NRW being consulted on this. We note, based on the information in the associated report entitled 'Remediation Verification Report' by WSP, dated April 2022, that a number of exceedances of the site-specific assessment criteria (SSAC) for controlled waters (remediation validation criteria) were recorded in soil validation samples. This comprised analytes benzene, toluene, naphthalene and total xylenes. We would therefore welcome further justification regarding this, and the risks posed to controlled waters and this should be provided upfront in support of any future planning application.

It is unclear whether the proposed swales/wet meadow features are to be lined and what the water quality of receiving water will be. It is also uncertain whether there is a risk of mobilisation of any existing contamination. Therefore, based on the above, should a future planning application be made for this scheme, we would recommend to the LPA that the following conditions are attached to any planning permission if granted:

See appendix for conditions

Surface Water

We would advise the LPA that an informative is included on any decision notice informing you to obtain the approval of the SuDS Approving Body (SAB) for the management of surface water.

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

Pollution Prevention

Due to the scale of the development and its location near watercourses and an open area of water, we advise that a Construction Environment Management Plan (CEMP) will be required prior to works commencing on site. We are satisfied this could be dealt with via a condition included by the LPA on any planning permission they may grant and should be as follows:

See appendix for conditions

Ecology

We note the site was subject to ecological assessment in 2019 (as detailed in 'Harbourside Strategic Employment Site (Platform Preparation) Ecological Assessment November 2019') and in 2021 ('Harbourside Strategic Employment Site (Platform Preparation) Ecological Update February 2021'), along with an updated walkover entitled 'Ecological Update and Proposed Switch Building' (all by Megan Price). The latter report is undated however reference is made to 2023 results therefore we assume this is the latest ecological information available on the site.

The previous surveys concluded no protected species under our remit were using the site and it is noted that the site was then cleared in 2020. It has already been subject to a number of mitigation measures including habitat replacement, seeding and planting schemes, and the updated proposed scheme will affect these habitat areas. We therefore advise consultation should be undertaken with the LPA's Ecologist on any impacts of the scheme on local biodiversity. As it is unclear when exactly the latest ecological assessment on site was carried out, this may be required to be updated prior to

any works being undertaken, if a length of time has passed. We welcome that an updated Biodiversity Mitigation Strategy will be developed for this site to ensure long term success of the habitats that will be created. We advise these should be discussed and agreed with the LPA's Ecologist.

Response **Flood Risk**

The comments in relation to flooding are noted and an updated FCA has been provided for the full planning application.

Land Contamination

The comments in relation to land contamination area noted. A response will be provided by the geotechnical consultant.

Pollution Prevention

A CEMP is recommended via condition and this is accepted.

Ecology

The LPA ecologist will be consulted as part of the full planning application. The Biodiversity Mitigation Strategy will be updated for the full planning application.

Transport for Wales

No objection

Comment We only manage the rail infrastructure of the Core Valleys Lines in the south Wales valleys. The rest of our network infrastructure is managed by Network Rail.

Response No further action required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' 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).

Heneb

No Objection

Comment Much appreciated. It looks like the previous works involved the raising of levels in some areas and the reduction in others (by up to 1.6m in some cases), with the remediation works requiring the removal of selected areas due to contaminants. They also involved the removal of 'historic structures' such as the gas holder. The course of such works are charted on modern aerial photography, suggesting the scale was pretty significant. All of which would have had an adverse effect on any potential remains, to the point where I would agree that it is highly unlikely that any medieval remains associated with Upper Court Farm or associated human remains would survive and thus be impacted by the proposals.

Therefore we amend our initial response to recommending no archaeological mitigation/conditions.

Response After discussion with the officer, it was concluded that there is no requirement for a DBA or any archaeological work.

National Gas

No Objection

Comment Regarding planning application LG/DB/23.151, there are no National Gas Transmission gas assets affected in this area.

Response Response noted. No further action required.

Designing out Crime Officer

No Objection

Comment (i). Perimeter security.
The whole site should be protected by security fencing and gates. The fencing and gates should meet the

security standard LPS 1175 SR1 or equivalent, be at least 2.4 metres high, manufactured of weld mesh, expanded metal or similar and be of a design that is difficult to climb over and the gates under. The fencing should be sited on a hard surface or embedded in the ground.

If the site is unoccupied, it must be secure and gates of the same standard as specified above should secure it. If padlocks and chains are used to secure the gates, they must meet appropriate security standards e.g., Sold Secure Gold.

(ii). Vehicle access.

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

(iii). CCTV.

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

The CCTV cameras must be in elevated positions. Ideally the CCTV would be monitored and must be monitored if the site is not protected by perimeter security as at point (i). The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

(iv). Signage.

Signs must be sited advertising the fact that CCTV cameras are operating in the area if CCTV is installed.

(v). Lighting.

The whole of this development, especially the vehicle parking areas, must benefit from lighting that meets the British Standard 5489.

The lighting must be effective and enhance CCTV coverage if CCTV is installed. The lighting must be situated in elevated positions to prevent vandalism and be protected in vandal proof housings.

(vi). Landscaping.

Maximum surveillance must be maintained across the whole development site. Ideally plants and bushes would only grow to a maximum height of 1 metre. The

view of the car parking areas from the buildings must not be obscured by trees or planting.

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

(vii). Vehicle parking areas.

Vehicle parking areas must be well lit, ideally the lighting meeting the British Standard 5489. All vehicle parking bays should be protected by monitored CCTV. The perimeter of the car parking areas must be clearly defined, and access restricted to the main vehicle entrance/exit points. There must be clear lines of sight across the vehicle parking area with any planting being low level. Ideally these areas would be overlooked by the building.

(viii). Bicycle stores.

Bike stores must be secure, lit and overlooked (please visit www.securedbydesign.com for more information).

(ix). Bin stores.

Bin storage areas must be secure areas protected by solid doors/gates. Access into these areas should be controlled by access control and they must be located away from the building.

(x). Building shell security.

The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength. The design of the building must consider the need to prevent features that aid scaling or climbing and hidden areas must be designed out.

(xi). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rainwater pipes should be either flush fitting (i.e., square profile) or concealed within the cavities.

(xii). Intruder alarm systems.

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

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

(xiii). Access control.

Access in the building from public areas into semiprivate and private areas must be controlled via access control e.g., fob, swipe card etc. Entry into all rooms where valuable equipment is sited should also be controlled and these rooms must be kept locked when not in use. Access control must meet Secured by Design (SBD) standards and specifications.

(xiv). Door security.

The external doors of the building, those separating public and private areas, and those protecting rooms where valuable property or information is stored must meet where possible the standards PAS 24 2022, LPS 1175 SR2 or equivalent and be third party tested and certificated. All vertical lift doors/ roller shutter doors fitted should be locked in place, internally and externally, when the building is unoccupied.

In respect of operating mechanisms external fittings must be avoided. Internal mechanisms must be secure and sited away from the door openings.

Fire doors must not have external door furniture fitted and must meet SBD standards. They must also be alarmed. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for smoke, security, and fire performance. Glass in door panels or adjacent to door panels must be laminated. Doors in recesses of more than 600mm must be avoided.

(xv). Window security.

All vulnerable external windows must meet the standard PAS 24 2022 or equivalent and be third party tested and certificated. All glass in vulnerable windows within this development must be laminated. Further detailed information can be found on the Secured by Design website at www.securedbydesign.com.

Response	Commented noted. The comments have been passed onto the project architect.
----------	--

Conclusion

- 8.1 Asbri Planning have been instructed by Neath Port Talbot County Borough Council to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works.
- 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

Site Notice and Map



MAP OF DISPLAYED SITE NOTICES

Date: 30th September 2024

Our Ref: LG/DB/23.151

Tel: 02920 732 652

www.asbriplanning.co.uk

SITE NOTICE

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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. give notices that Neath Port Talbot County Borough Council is intending to apply for planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.

You may inspect copies of:

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



Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB. The library is open Monday to Friday from 9:00 to 17:30, Saturday 9:00 to 16:30. The library is closed on a Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Dyddiad: 30ain Medi 2024
Ein cyf: BD/LG 23.151

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

Tel: 02920 732 652
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

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfywiad Glannau'r Harbwr, 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 anafanteisio eich hawl i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig ar dir i'r Gogledd o Ffordd yr Harbwr, 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 sydd heb fynediad i'r rhyngwrdd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB.n, Heol Neptune, Tywyn, LL36 9HA. Mae'r llyfrgell ar agor ar ddydd Llun i ddydd Gwener rhwng 9:00 i 17:30 ac ar ddydd Sadwrn rhwng 9:00 a 16:00. 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 ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS, erbyn 28ain Hydref 2024.

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

List of the Addresses of Adjoining Land Owners Consulted and Copy of Draft Letter Issued for Consultation

Add1	Add2	Add3	Add4	Add5
Neath Port Talbot County Borough Council	Civic Centre	Port Talbot		SA13 1PJ
Western Power Distribution (South Wales)	Avonbank	Feeder Road	Bristol	BS2 0TB
Deloitte LLP	1 New Street Square	London		EC4A 3HQ
Network rail infrastructure limited	Waterloo General Office	London		SE1 8SW
Terence Cronin	Britannia Inn	London Row	Cwmavon	SA12 9AH
Richard Robert Taylor	6 Broad Steet	Port Talbot		SA13 1EW
Geoffrey William Fowler	32 Vivian Terrace	Port Talbot		SA12 6ET
Frederick John Evans And Janice Elizabeth Evans	76 Dinas Baglan Road	Port Talbot		SA12 8AF
K & R Property Holdings Limited	3 Beachcliff	The Esplanade	Penarth	CF64 3AS
The National Assembly For Wales	Legal Services	Crown Building	Cardiff	CF10 3NQ
Deryn Properties	1 Deryn Court	Pentwyn Business Centre	Cardiff	CF23 7HB
Twl Limited	Bevan Braithwaite Building	Granta Park	Cambridge	CB21 6AL
Tata Steel UK Limited	18 Grosvenor Place	London		SW1X 7HS
Port Talbot Limited Partnership	1 Atlantic Quay	1 Robertson Street	Glasgow	G2 8JB
Associated British Ports	25 Bedford Street	London		WC2E 9ES
Talbot holdings limited	North Wharf	Port Talbot Docks	Port Talbot	SA12 6AN
Port Talbot Estate limited and Port Talbot no. 2 limited	7 Brantwood Road	Salford		M7 4EN
Dwr Cymru Cyfyngedig	Dwr Cymru Welsh Water Linea	Fortran Road	Cardiff	CF3 0LT

Date: 30th September 2024

Our Ref: LG/DB/23.151

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

Tel: 02920 732 652
www.asbriplanning.co.uk

«Add1»
«Add2»
«Add3»
«Add4»
«Add5»
«Add6»
«Add7»

Dear Sir / Madam

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council in respect of the proposed full planning permission for the proposed construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, 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 at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB. The library is open Monday to Friday from 9:00 to 17:30, Saturday 9:00 to 16:30. The library is closed on a Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Yours sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024
Ein cyf: BD/LG 23.151

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

Tel: 02920 732 652
www.asbriplanning.co.uk

«Add_1»
«Add_2»
«Add_3»
«Add_4»
«Add_5»
«Add_6_»
«Add_7»

Annwyl X,

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfywiad Glannau'r Harbwr, Port Talbot

Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig ar dir i'r Gogledd o Ffordd yr Harbwr, Port Talbot.

Bwriad yr hysbysiad:

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

Mae modd i chi archwilio copiâu o'r canlynol:

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



Gallwch ddod o hyd i gopiâu electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngwrwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB.n, Heol Neptune, Tywyn, LL36 9HA. Mae'r llyfrgell ar agor ar ddydd Llun i ddydd Gwener rhwng 9:00 i 17:30 ac ar ddydd Sadwrn rhwng 9:00 a 16:00. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,

Liam Griffiths
Uwch Gynllunydd

Appendix C - Screenshot of the Asbri Planning Website

LAND NORTH OF HARBOUR WAY, HARBOUR SIDE REGENERATION AREA, PORT TALBOT

Home » Consultations » Statutory Pre-Application Consultation » Land North of Harbour Way, Harbour Side Regeneration Area, Port Talbot

LAND NORTH OF HARBOUR WAY, HARBOUR SIDE REGENERATION AREA, PORT TALBOT



Asbri Planning Ltd. has been commissioned by Neath Port Talbot County Borough Council to undertake pre-application consultation in respect of construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated 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 or by telephoning the applicant on 02920 732652.

Anyone who wishes to make representations about this proposed development must do so by the 28th October 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, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Mae Asbri Planning Ltd wedi cael ei gomisiynu gan Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot i drefnu ymgynghoriad cyn gwneud cais cynllunio ar gyfer adeiladu Canolfan Dechnoleg, parcio, tirlunio a'r gwaith cysylltiedig ar tir yng Nghanolfan Arloesi Bae Baglan, Parc Ynni Baglan, Rhodfa Ganolog, Baglan, SA12 7AX.

Rydym yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais cynllunio ar gyfer y datblygiad canlynol:

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig

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

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopi o'r wybodaeth hon drwy anfon e-bost at mail@asbriplanning.co.uk; neu drwy ffonio 02920 732652.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig gwneud erbyn 28ain Hydref 2024. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk; neu lawrlwytho'r [ffurflen atodol](#) a'u gyrru at:

Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS.

Supporting Documents

Plans

[Site Location Plan](#)

[Existing Site Plan](#)

[Proposed Ground Floor Plan](#)

[Proposed First Floor Plan](#)

[Proposed Second Floor Plan](#)

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

Date: 30th September 2024

Our Ref: LG/DB/23.151

Cllr. Rob G. Jones
cllr.r.g.jones@npt.gov.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Cllr. Rob G. Jones

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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 Neath Port Talbot County Borough Council is intending to apply for full planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB. The library is open Monday to Friday from 9:00 to 17:30, Saturday 9:00 to 16:30. The library is closed on a Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Yours sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024
Ein cyf: LG/BD: 23.151

Cllr. Rob G. Jones
cllr.r.g.jones@npt.gov.uk

Annwyl Cllr. Rob G. Jones

Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNL.....

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

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfwyiad Glannau'r Harbwr, Port Talbot

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn 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 Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig ar dir i'r Gogledd o Ffordd yr Harbwr, 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 sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB.n, Heol Neptune, Tywyn, LL36 9HA. Mae'r llyfrgell ar agor ar ddydd Llun i ddydd Gwener rhwng 9:00 i 17:30 ac ar ddydd Sadwrn rhwng 9:00 a 16:00. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

Cllr. Dennis Keogh
cllr.d.keogh@npt.gov.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Cllr. Dennis Keogh

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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 Neath Port Talbot County Borough Council is intending to apply for full planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB. The library is open Monday to Friday from 9:00 to 17:30, Saturday 9:00 to 16:30. The library is closed on a Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Yours sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024
Ein cyf: LG/BD: 23.151

Cllr. Dennis Keogh
cllr.d.keogh@npt.gov.uk

Annwyl Cllr. Dennis Keogh

Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNL.....

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

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfywiad Glannau'r Harbwr, Port Talbot

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn 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 Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig ar dir i'r Gogledd o Ffordd yr Harbwr, 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 sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB.n, Heol Neptune, Tywyn, LL36 9HA. Mae'r llyfrgell ar agor ar ddydd Llun i ddydd Gwener rhwng 9:00 i 17:30 ac ar ddydd Sadwrn rhwng 9:00 a 16:00. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

Cllr. Laura Williams
cllr.l.williams@neath-porttalbot.gov.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Cllr. Laura Williams

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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 Neath Port Talbot County Borough Council is intending to apply for full planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Port Talbot Library, 1st floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB. The library is open Monday to Friday from 9:00 to 17:30, Saturday 9:00 to 16:30. The library is closed on a Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Yours sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024

Ein cyf: LG/BD: 23.151

Cllr. Laura Williams

cllr.l.williams@neath-porttalbot.gov.uk

Annwyl Cllr. Laura Williams

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

Tel: 02920 732 652
www.asbriplanning.co.uk

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNL.....

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

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfwyiad Glannau'r Harbwr, Port Talbot

Bwriad yr hysbysiad:

Mae'r hysbysiad yma yn rhoi cyfle i chi wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn 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 Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatâd cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig ar dir i'r Gogledd o Ffordd yr Harbwr, 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 sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB.n, Heol Neptune, Tywyn, LL36 9HA. Mae'r llyfrgell ar agor ar ddydd Llun i ddydd Gwener rhwng 9:00 i 17:30 ac ar ddydd Sadwrn rhwng 9:00 a 16:00. Mae'r llyfrgell ar gau ar ddydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,



Liam Griffiths

Uwch Gynllunydd

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

Date: 30th September 2024

Our Ref: LG/DB/23.151

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

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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.

Asbri Planning Ltd. gives notice that Neath Port Talbot County Borough Council is intending to apply for full planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, 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, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024
Ein cyf: BD/LG 23.162

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

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfywiad Glannau'r Harbwr, Port Talbot

Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cysylltiedig ar dir l'r Gogledd o Ffordd yr Harbwr, Port Talbot.

Bwriad yr hysbysiad:

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

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

Local Highway Authority
hdc@npt.gov.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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.

Asbri Planning Ltd. gives notice that Neath Port Talbot County Borough Council is intending to apply for full planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, 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, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 28th October 2024.

Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024
Ein cyf: BD/LG 23.162

Local Highway Authority
hdc@npt.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cyslytiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfywiad Glannau'r Harbwr, Port Talbot

Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cyslytiedig ar dir l'r Gogledd o Ffordd yr Harbwr, Port Talbot.

Bwriad yr hysbysiad:

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

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

The Coal Authority
planningconsultation@coal.gov.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, 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.

Asbri Planning Ltd. gives notice that Neath Port Talbot County Borough Council is intending to apply for full planning permission for the construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works at land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.

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Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024

Ein cyf: BD/LG 23.162

The Coal Authority
planningconsultation@coal.gov.uk

Uned 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Caerdydd
CF23 8RS

Ffon: 02920 732 652
www.asbriplanning.co.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D

CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

Cais cynllunio llawn ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cyslytiedig.

Tir i'r Gogledd o Ffordd yr Harbwr, Ardal Adfywiad Glannau'r Harbwr, Port Talbot

Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cyslytiedig ar dir l'r Gogledd o Ffordd yr Harbwr, Port Talbot.

Bwriad yr hysbysiad:

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Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

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

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

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Dyddiad: 30ain Medi 2024

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Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

Cadw
cadwplanning@gov.wales

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

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Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024
Ein cyf: BD/LG 23.162

Cadw
cadwplanning@gov.wales

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Caerdydd
CF23 8RS

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www.asbriplanning.co.uk

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Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

DCWW

developer.services@dwrcymru.com

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

Tel: 02920 732 652
www.asbriplanning.co.uk

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SCHEDULE 1C Article 2D

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Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024

Ein cyf: BD/LG 23.162

DCWW

developer.services@dwrcymru.com

Uned 9 Oak Tree Court
Mulberry Drive
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CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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Yn gywir,



Liam Griffiths

Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

Fire and rescue

Firesafety@southwales-fire.gov.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

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Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024

Ein cyf: BD/LG 23.162

Fire and rescue

Firesafety@southwales-fire.gov.uk

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Dyddiad: 30ain Medi 2024

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Yn gywir,



Liam Griffiths

Uwch Gynllunydd

Date: 30th September 2024

Our Ref: LG/DB/23.151

Network Rail
Grace.Lewis@networkrail.co.uk

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

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

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Yours Sincerely,



Liam Griffiths
Senior Planner

Dyddiad: 30ain Medi 2024

Ein cyf: BD/LG 23.162

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Health and Safety Executive
Via the WebbApp

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Mae Asbri Planning Ltd yn hysbysu bod Cyngor Bwrdeistref Sirol Castell Nedd Port Talbot yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer adeilad newydd yn cynnwys swyddfeydd, adran ymchwil a datblygu a diwydiant ysgafn (Defnydd B1) yn ogystal ag ad-drefnu y ffordd, parcio, gwaith tirwedd, draenio, offer a pheirannau, isbwerdy, system chwistrellu, storfa nwy a gwaith cyslytiedig ar dir l'r Gogledd o Ffordd yr Harbwr, Port Talbot.

Bwriad yr hysbysiad:

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

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn 28ain Hydref 2024.

Yn gywir,



Liam Griffiths
Uwch Gynllunydd

Appendix F - Responses received from community consultees

Appendix G - Responses received from specialist consultees



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Liam Griffiths

Neath Port Talbot County Borough Council

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

30 September 2024

Dear Liam Griffiths

Re: Pre-Application Land North Of Harbour Way

Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works; LAND NORTH OF HARBOUR WAY, HARBOUR SIDE REGENERATION AREA, PORT TALBOT

Thank you for your notification of 30 September 2024 seeking the views of the Coal Authority on the above.

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

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

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

Yours

The Coal Authority Planning Team

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/24/0011/00
APPLICANT: MR. LIAM GRIFFITHS
LOCATION: LAND NORTH OF HARBOUR WAY, HARBOUR SIDE
REGENERATION AREA, PORT TALBOT
PROPOSAL: CONSTRUCTION OF A NEW BUILDING COMPRISING
OFFICES, RESEARCH AND DEVELOPMENT AND
LIGHT INDUSTRY (B1 USE) ALONGSIDE
RECONFIGURATION OF THE HIGHWAY, PARKING,
ACCESS, LANDSCAPING, DRAINAGE, PLANT,
SUBSTATION, SPRINKLER STORE, GAS STORE AND
ASSOCIATED 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:-

The following documents are applicable to this submission:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot Highway Technical Design Guide for Residential, Commercial & Industrial 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

No highway objection in principle to the proposed development, subject to the following:-

Highways

1. The transport statement submitted for comment following the planning preliminary feedback reference Q2024/0053. And responded to by the Highway Authority on 3/7/2024, will be required for submission with any future planning submissions for transparency.
2. Details of emergency vehicle access is to be provided with any future submissions.
3. The proposed development is to be accessed separately by service and staff/visitor traffic. The established existing highway to the East off Oakwood Road will provide for the staff/visitor access to car/cycle parking facilities. The service access shall be accessed via the newly constructed link to Harbourside Road to the West of the site. Any gates shall open inwards only and be setback sufficiently within the site to allow the specific vehicle type utilising each access to be pulled off the highway when waiting to access the site.
4. Details relating to HGV/Delivery vehicles access/egress via the proposed service access should be provided within the site. A turning circle would be the preferred design option should HGV's regularly access the site. Swept path analysis should be provided for the largest vehicle using the internal service road to ensure vehicles can manoeuvre around the site and pass one another. The swept path analysis should be submitted as a CAD file so we may carry out our own verification of the submission.
5. Designated loading/unloading areas for HGV/Delivery vehicles should be provided within the site, and clearly annotated on plan.
6. The parking sustainability report submitted for comment following the planning preliminary feedback reference Q2024/0053. And responded to by the Highway Authority on 3/7/2024, will be required for submission with any future planning submissions for transparency and to ensure that the agreed parking spaces for this particular development are specific only to this proposal.

Parking provision on the site should include Electric Vehicle charging at a rate of 10%, disabled spaces (3.6m x 4.8m minimum) at a rate of 5% along with the proposed car sharing spaces. All car parking spaces inclusive of specific uses, should be clearly annotated on plan to the correct dimensions.

7. Consideration should be given to the impact of any lighting within the site that could conflict/impact the existing traffic flows on the adjacent, and access road(s).
8. A CEMP should be submitted inclusive of a strategy for managing surface water during the construction phase of the project (this will also be reviewed as

part of the SAB application). The CEMP should also provide a traffic management phasing plan for the construction stage of the project.

9. 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.

Surface Water Drainage

SAB approval is required.

A SAB pre-application meeting was held on 5th October 2023, followed by the submission of a preliminary scheme under SAB Reference SP2024/0017 with a formal response issued on 16/5/2024.

For guidance, any temporary construction areas will also require SAB approval and should be included in any future preliminary or full SAB submissions. Any revised preliminary or full submissions should be made directly to the SAB & Highway Development Control Section (email SAB-HDC@npt.gov.uk).

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

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

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service.

This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab .

These observations provided are without prejudice and based upon the information provided at the preliminary stage. However, should further or additional information be submitted thereafter, our observations may change to reflect this information.

SIGNED: 
pp HEAD OF ENGINEERING & TRANSPORT
PAC Ref: N424001100 JW

DATE: 28th October 2024

Liam Griffiths

From: Mail Asbriplanning
Sent: 24 October 2024 08:58
To: Liam Griffiths
Subject: FW: LG/DB/23.151 - Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 23 October 2024 09:27
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: LG/DB/23.151 - Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP24/164
Your Ref: LG/DB/23.151

Date: 23 October 2024

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: LG/DB/23.151

PROPOSAL: Article 2D Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

LOCATION: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Dear Sir/Madam,

Thank you for your email dated **30 September 2024** together with the opportunity to comment on this proposal.

Network Rail has no objections in principle to the proposals.

Any works on this land should be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western
Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

E grace.lewis@networkrail.co.uk

www.networkrail.co.uk/property

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

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

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

Ein cyf/Our ref: CAS-265549-Y7H9
Eich cyf/Your ref: LG/DB/23.151

Dyddiad/Date: 01 November 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: CONSTRUCTION OF A NEW BUILDING COMPRISING OFFICES, RESEARCH AND DEVELOPMENT AND LIGHT INDUSTRY (B1 USE) ALONGSIDE RECONFIGURATION OF THE HIGHWAY, PARKING, ACCESS, LANDSCAPING, DRAINAGE, PLANT, SUBSTATION, SPRINKLER STORE, GAS STORE AND ASSOCIATED WORKS

LLEOLIAD/LOCATION: LAND NORTH OF HARBOUR WAY, HARBOUR SIDE REGENERATION AREA, 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 01 October 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 flood risk. 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 conditions regarding contaminated land and pollution prevention on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Flood Risk

The planning application proposes less vulnerable development. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers and partially within Zone 2 Sea.

Section 6 of TAN15 requires the Local Planning Authority (LPA) to determine whether the development at this location is justified. Therefore, we would refer them to the tests set out in section 6.2 of TAN15. If they consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by JBA Consulting, dated March 2024 (reference KVR-JBAU-XX-XX-RP-Z-0001-S1-P01- SWITCH FCA Port Talbot). We advise that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

As the site currently floods within the 1% plus climate change (cc) annual exceedance probability (AEP) scenario and in the 0.1% AEP scenario, we note the proposals to alter the finished floor levels (FFLs) of the site as detailed in section 5.3.2. of the FCA. This includes raising the FFLs of the proposed building to 7.9m above ordnance datum (AOD) and raising the ground levels around the building including ancillary car parking areas to 7.7m AOD. It is also noted that lowering of land is proposed to the southeastern and southern boundaries to a minimum of 6.8m AOD to facilitate flood flows around the site and towards the flood relief culverts (which we note are proposed to be increased under this scheme). Under the 1% plus cc scenario, the FCA advises that the maximum flood levels around the proposed building will be 7.81m AOD and therefore based on the proposed FFLs, this is in compliance with section A1.14 of TAN15. Additionally, the ancillary areas are predicted to experience flooding less than 300mm, which is acceptable in this case.

Under the 0.1% AEP scenario, post-development flood depths are predicted as being 8.11m AOD, resulting in a maximum internal flood depth of the building of 210mm. The ancillary areas are predicted to experience flooding no greater than 550mm. We agree that these are within the tolerable conditions of section A1.15 of TAN15.

In terms of third-party impacts, we note figures 5-6 and 5-7 illustrate detriment above 5mm however this has not been addressed within the FCA section 5.3.5 (third party impacts) or wider FCA. The application is therefore not in compliance with section A1.12 of TAN15 which advises that there should be no flood risk elsewhere. This will need to be addressed, and detailed information provided within a revised FCA submitted in support of any future planning application.

In addition to the comments above we can also confirm that the proposed additional flood flow route culverts will not require a Flood Risk Activity Permit (FRAP) as their installation would be covered by any planning permission granted.

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we would object to this application.

Contaminated Land

We have reviewed the reports entitled 'Combined Phase 1 and Phase 2 Ground Investigation Report' (GI Report) dated 1st December 2023 and the 'Remediation Strategy and Verification Plan' dated 30th September 2024, both prepared by Hydrock.

We note within the GI Report that the results of an additional round of groundwater sampling were outstanding due to delays at the laboratory. These results should therefore be included in an updated report to be provided in support of any future planning application.

We are aware that remedial works have previously been undertaken at the site under the LPA's planning reference P2021/0569, with the primary objective to remove identified non-aqueous phase liquids (NAPLs). We note that the planning condition (Condition 6 under the LPA's reference P2022/0823) pertaining to the verification of these works was discharged in November 2022 however we have no record of NRW being consulted on this. We note, based on the information in the associated report entitled 'Remediation Verification Report' by WSP, dated April 2022, that a number of exceedances of the site-specific assessment criteria (SSAC) for controlled waters (remediation validation criteria) were recorded in soil validation samples. This comprised analytes benzene, toluene, naphthalene and total xylenes. We would therefore welcome further justification regarding this, and the risks posed to controlled waters and this should be provided upfront in support of any future planning application.

It is unclear whether the proposed swales/wet meadow features are to be lined and what the water quality of receiving water will be. It is also uncertain whether there is a risk of mobilisation of any existing contamination.

Therefore, based on the above, should a future planning application be made for this scheme, we would recommend to the LPA that the following conditions are attached to any planning permission if granted:

Condition 1: No development or phase of development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and

identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

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

Condition 2: Prior to the occupation or operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

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

Condition 3: 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.

Condition 4: No development or phase of development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Surface Water

We would advise the LPA that an informative is included on any decision notice informing you to obtain the approval of the SuDS Approving Body (SAB) for the management of surface water.

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

Pollution Prevention

Due to the scale of the development and its location near watercourses and an open area of water, we advise that a Construction Environment Management Plan (CEMP) will be required prior to works commencing on site. We are satisfied this could be dealt with via a condition included by the LPA on any planning permission they may grant and should be as follows:

Condition 5: No development including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures (including minimising disturbance to otters who are known to frequent the area). All plant, machinery, tools and excavations must be kept in such a manner as to prevent mammals from becoming trapped, particularly during periods where the site is unsupervised;
- Soil Management: details of topsoil strip, storage and amelioration for re-use;
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities;

- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

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

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Please note that certain elements of the aforementioned CEMP have already been met however the above has been requested for completeness and for the information to be provided in one place. As with all construction projects, it should be ensured that all appropriate guidance on pollution prevention is sought through GPP mandates which can be found at: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#) . This includes, but not limited to GPP 6, GPP 21 and GPP 22. The relevant pollution prevention measures should be employed during the development and all efforts must be made in order to safeguard that pollutants do not enter the environment.

In addition, all construction works in or near watercourses should adhere to the relevant pollution prevention measures during the development of the site. All efforts must be made in order to safeguard that pollutants do not enter the river network and that the integrity and quality of the watercourse is maintained. Therefore, the contractors should have strict adherence to the guidance in GPP5: pollution prevention methods when working in or near water: [gpp-5-works-and-maintenance-in-or-near-water.pdf \(netregs.org.uk\)](#). This would include the connecting of the site to the established foul sewer.

Ecology

We note the site was subject to ecological assessment in 2019 (as detailed in 'Harbourside Strategic Employment Site (Platform Preparation) Ecological Assessment November 2019') and in 2021 ('Harbourside Strategic Employment Site (Platform Preparation) Ecological Update February 2021'), along with an updated walkover entitled 'Ecological Update and Proposed Switch Building' (all by Megan Price). The latter report is undated however reference is made to 2023 results therefore we assume this is the latest ecological information available on the site.

The previous surveys concluded no protected species under our remit were using the site and it is noted that the site was then cleared in 2020. It has already been subject to a number of mitigation measures including habitat replacement, seeding and planting schemes, and the updated proposed scheme will affect these habitat areas. We therefore advise consultation should be undertaken with the LPA's Ecologist on any impacts of the scheme on local biodiversity.

As it is unclear when exactly the latest ecological assessment on site was carried out, this may be required to be updated prior to any works being undertaken, if a length of time has passed. We welcome that an updated Biodiversity Mitigation Strategy will be developed for this site to ensure long term success of the habitats that will be created. We advise these should be discussed and agreed with the LPA's Ecologist.

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,

Hannah Roberts

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3358

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.



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

FAO: Liam Griffiths

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

Station Manager P. Phillips

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My
Ref:

PP/KDT/00354029

Dyddiad/Date:

4th October 2024

Dear Sir,

**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: Construction of a New Building Comprising Offices, Research and Development and
Light Industry (B1 Use) Alongside Reconfiguration of the Highway, Parking, Access,
Landscaping, Drainage, Plant, Substation, Sprinkler Store, Gas Store and Associated
Works**

REFERENCE NUMBER: LG/DB/23.151

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 comment to make on access for fire appliances or water supplies.
- 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/>

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.

EIN GWELEDIGAETH

I ddarparu'r Gwasanaeth gorau posibl i
gymunedau canolbarth a gorllewin Cymru.

OUR VISION

To deliver the best possible service for
the communities of mid and west Wales.

#eichgtacgc

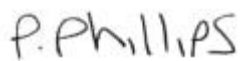
#yourmawwfrs

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

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink that reads "P. Phillips". The signature is written in a cursive style with a large 'P' and a distinct 'PS' at the end.

Station Manager P Phillips
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.

Archived: 03 October 2024 10:53:04
From: [Mail Asbriplanning](#)
Sent: 02 October 2024 13:54:50
To: [Liam Griffiths](#)
Subject: FW: TfWRS-20240909-B7P6J8
Response requested: No
Sensitivity: Normal

From: Customer Relations <Customer.Relations@tfwrail.wales>
Sent: 02 October 2024 11:32
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: TfWRS-20240909-B7P6J8

Our Case Reference: TfWRS-20240909-B7P6J8

Dear Mail Asbriplanning,

Thank you for getting in touch with us regarding the below consultation.

We only manage the rail infrastructure of the Core Valleys Lines in the south Wales valleys. The rest of our network infrastructure is managed by Network Rail so I'd recommend contacting them about this:

<https://www.networkrail.co.uk/communities/contact-us>

Please don't hesitate to get in contact again if you have any more queries.

Yours sincerely,
Celyn Davies
Ymgynghorydd Cysylltiadau Cwsmeriaid / Customer Relations Advisor
Trafnidiaeth Cymru/Transport for Wales Rail Services
Ffon/Tel: 03333 211 202
Gwefan/Web: <https://tfwrail.wales/contact-us>
Trydar/Twitter : @TfWrail

Customer Relations

Customer.Relations@tfwrail.wales |



Archived: 30 October 2024 08:11:32

From: [Thomas, Rhodri](#)

Sent: 28 October 2024 09:30:25

To: [Mail Asbriplanning](#)

Cc: LGC_Development_Control-South@gov.wales

Subject: Pre Planning - Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Sensitivity: Normal

FAO Asbri Planning,

On behalf of Welsh Government,

Pre Planning - Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot
Construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works

I refer to your consultation of 30/09/2024 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 motorway would not issue a direction in respect to a future planning application.

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

Regards

Rhodri

Rhodri Thomas BSc. (Hons) GMICE
Senior Engineer

I am now on secondment, and will have intermittent access to emails.



T+44 (0) 29 20 769 275

1 Capital Quarter, Tyndall Street
Cardiff
CF10 4BZ

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Asbri Planing Ltd

By email

Eich cyfeirnod
Your referenceEin cyfeirnod
Our reference

LC

Dyddiad
Date

11 October 2024

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Construction of a new building comprising offices, research, development and light industry, alongside reconfiguration of the highway, parking, access, landscaping, drainage, plant, substation, sprinkler store, gas store and associated works, Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Thank you for your letter of 30 September 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.

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

Assessment

Scheduled Monuments

GM160 Ergyd Isaf Round Barrows
GM289 Cwm-Clais Castle Mound



GM358 Plas Baglan
GM428 Ruins of St Baglan's Church

Registered Parks and Gardens

PGW (Gm) 45(NEP) Port Talbot: Talbot Memorial Park

This pre-planning application is for a new building comprising offices and associated works at Land north of Harbour Way, Port Talbot.

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these 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 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

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

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

Historic Parks and Gardens

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



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

Mr Liam Griffiths
Asbri Planning Ltd.
Unit 9,
Oak Tree Court,
Cardiff Gate Business Park,
Cardiff,
CF23 8RS

Date: 18/10/2024
Our Ref: PPA0008975

Dear Mr Griffiths,

Site Address: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot.
Development: Article 2D: Construction of a new building comprising offices, research and development and light industry (B1 use).

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

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

Public Sewerage Network

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

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

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

Surface Water Drainage

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

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

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

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manholes SS76896501.



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Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

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

Sewage Treatment

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

Water Supply

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 160mm diameter watermain in 276646, 189435 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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



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We welcome correspondence in
Welsh and English

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Gymraeg neu yn Saesneg

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

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.



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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: 03 October 2024 11:04:13

From: [Rob Dunning](#)

Sent: 02 October 2024 09:35:58

To: [Liam Griffiths](#)

Cc: [Barrie Davies](#)

Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Sensitivity: Normal

No problem and thanks for all the additional information.

That is correct, no requirement for a DBA (or indeed any archaeological mitigation).

Regards,

Rob

Rob Dunning BSc MCIfA

Archaeological Planning Officer

From: Liam Griffiths <LiamG@asbriplanning.co.uk>

Sent: 02 October 2024 09:27

To: Rob Dunning <Rob.Dunning@heneb.org.uk>

Cc: Barrie Davies <Barrie@asbriplanning.co.uk>

Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Thanks Rob appreciate you looking into this one.

For the avoidance of doubt there is no requirement for a DBA?

Thanks,

Liam Griffiths – Senior Planner

Asbri Planning Ltd | T: 02920 732652 | M: 07943 835843 | W: <http://www.asbriplanning.co.uk>

From: Rob Dunning <Rob.Dunning@heneb.org.uk>

Sent: 02 October 2024 09:17

To: Liam Griffiths <LiamG@asbriplanning.co.uk>

Cc: Barrie Davies <Barrie@asbriplanning.co.uk>

Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Dear Liam,

Much appreciated. It looks like the previous works involved the raising of levels in some areas and the reduction in others (by up to 1.6m in some cases), with the remediation works requiring the removal of selected areas due to contaminants. They also involved the removal of 'historic structures' such as the gas holder. The course of such works are charted on modern aerial photography, suggesting the scale was pretty significant. All of which would have had an adverse effect on any potential remains, to the point where I would agree that it is highly unlikely that any medieval remains associated with Upper Court Farm or associated human remains would survive and thus be impacted by the proposals.

Therefore we amend our initial response to recommending no archaeological mitigation/conditions.

I'll revise our database and add a note to the file, as well as a link to application P2020/0294.

Regards,

Rob

From: Liam Griffiths <LiamG@asbriplanning.co.uk>
Sent: 01 October 2024 15:30
To: Rob Dunning <Rob.Dunning@heneb.org.uk>
Cc: Barrie Davies <Barrie@asbriplanning.co.uk>
Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Hi Rob,

I can direct you to the application here: <https://planningonline.npt.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=Q83SD3KZ00Z00>

The proposals included remediation of the site, raising of levels to address flooding issues and installation of a highway central to the site.
The plans / reports of most help:

- C2014B-XS-0001 Cross section locations
- C2014B-XS-0003 Cross sections sheet 2 of 2
- C2014B-XS-0002 Cross sections sheet 1 of 2
- Earthworks Spec

There's a number of planning conditions which can be viewed here including verification for site remediation.
<https://planningonline.npt.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

To clarify I wasn't actually involved in this historic app.

Hope this helps.

Thanks,

Liam Griffiths – Senior Planner

Asbri Planning Ltd | T: 02920 732652 | M: 07943 835843 | W: <http://www.asbriplanning.co.uk>

Think before you print

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 01 October 2024 14:54
To: Liam Griffiths <LiamG@asbriplanning.co.uk>
Cc: Barrie Davies <Barrie@asbriplanning.co.uk>
Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Dear Liam,

Thanks for the additional information. I can't see any reference to P2020/0294 in our database, so I suspect be weren't consulted. The medieval structures, and human remains in particular, give me pause but do you have any more detail regarding the previous ground disturbance works? Specifically of course, what sort of depth are we talking for the land contamination works etc? If such previous regeneration works have impacted to a similar or greater depth than the current proposals then I would agree that it would be unlikely archaeological remains would be impacted.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer

From: Liam Griffiths <LiamG@asbriplanning.co.uk>
Sent: 01 October 2024 14:22

To: Rob Dunning <Rob.Dunning@heneb.org.uk>

Cc: Barrie Davies <Barrie@asbriplanning.co.uk>

Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Hi Rob,

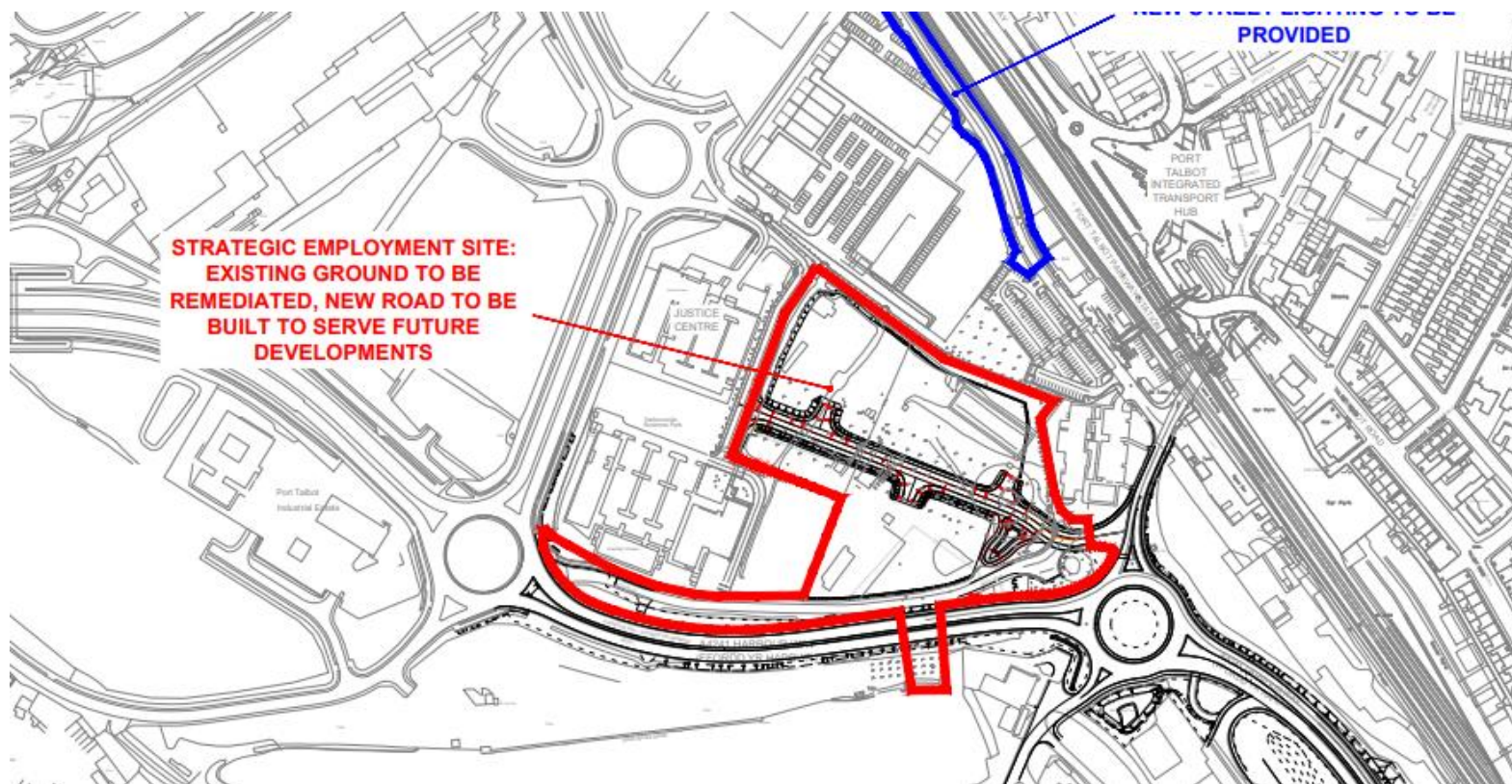
Thanks for the prompt response.

I've reviewed the planning history to the site and there is an enabling works application ref. **P2020/0294** which comprised Construction of an access road, flood mitigation works, land contamination remediation works, improving the load capacity of the ground and associated works to facilitate the regeneration of a former brownfield land for future commercial development. The proposals included a new highway and ground works to alleviate flooding issues.

This permission has subsequently been built out and the redline boundary I've extracted below. As you'll see this covers the area of the proposals within our site.

On review I can't see that P2020/0294 provides a DBA / subsequent follow up requirement for a watching brief. I also understand the proposals would've significantly disturbed the ground.

Please can you let me know any further comments?



Thanks,

Liam Griffiths – Senior Planner

Asbri Planning Ltd | T: 02920 732652 | M: 07943 835843 | W: <http://www.asbriplanning.co.uk>

Think before you print

From: Rob Dunning <Rob.Dunning@heneb.org.uk>

Sent: 01 October 2024 12:12

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

Subject: RE: Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Dear Kelly,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the proposal is located adjacent to the site of Upper Court Farm which was a medieval grange attached to Margam Abbey (known as Meles or Melis Grange). The grange (a monastic farm) is known to have a chapel attached, Hen Gapel, which was later converted into a cottage but recorded as having Sutton stone dressings, including to the doorway, which had a semi-circular head. The farm was demolished in 1900 when burials were found along with fragments of Early Christian crosses. Whilst the subsequent development of Port Talbot Steel Works is likely to have had an adverse effect on at least part of the site, there remains the distinct possibility of encountering highly significant archaeological features, including human remains, during the course of the proposed development.

As a result, 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 response to a previous pre-planning enquiry (our ref. NPT0301). 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

Ymholiadau Cyffredinol | Tel: 01792 655208
E-bost | Email: planning@ggat.org.uk
Gwefan | Website: www.ggat.org.uk/cms

Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestredig (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

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

Sent: 30 September 2024 16:42

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Dear Sir/madam

Please see attached Consultation for your attention

Kind regards

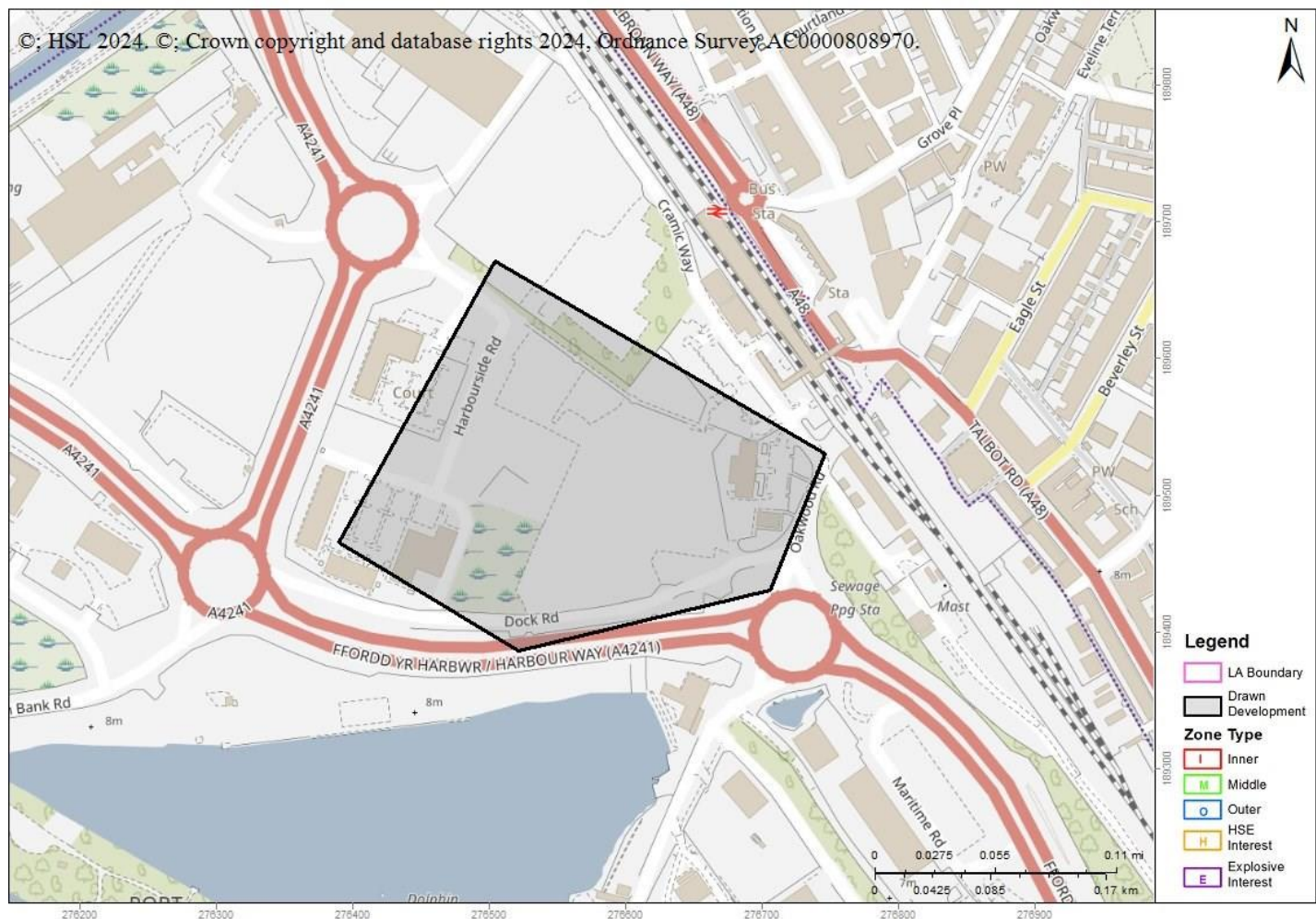
Kelly Davies
Business Support Manager

Advice : HSL-241025134153-744 Does Not Cross Any Consultation Zones

Your Ref: 23.151

Development Name: SWITCH

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 25 October 2024.

Archived: 03 October 2024 10:52:01

From: [Mail Asbriplanning](#)

Sent: 01 October 2024 13:22:58

To: [Liam Griffiths](#)

Subject: FW: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Response requested: No

Sensitivity: Normal

From: box.assetprotection <box.assetprotection@nationalgas.com>

Sent: 01 October 2024 10:03

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

Subject: RE: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Hi,

Thank you for your email.

Regarding planning application LG/DB/23.151, there are no National Gas Transmission gas assets affected in this area.

If you would like to view if there are any other affected assets in this area, please raise an enquiry with www.lsbud.co.uk. Additionally, if the location or works type changes, please raise an enquiry.

Kind regards

Jordane Maples

Asset Protection Assistant

Asset Protection

07702622482

Jordane.maples@nationalgas.com



National Gas Transmission, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA

nationalgas.com | [Twitter](#) | [LinkedIn](#)

Please consider the environment before printing this email.

From: .box.assetprotection <assetprotection@nationalgrid.com>

Sent: 30 September 2024 19:12

To: box.assetprotection <box.assetprotection@nationalgas.com>

Subject: FW: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

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

Sent: Monday, September 30, 2024 4:42 PM

Subject: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

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Dear Sir/madam

Please see attached Consultation for your attention

Kind regards

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



Cardiff | Swansea



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Liam Griffiths

From: Mail Asbriplanning
Sent: 18 October 2024 09:04
To: Liam Griffiths
Subject: FW: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

From: .box.assetprotection <assetprotection@nationalgrid.com>
Sent: 17 October 2024 23:20
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: RE: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

Hi Asbri Planning/ Kelly,

Thank you for your email.

Regarding the above site, there are no National Grid Electricity Transmission assets affected in this area.

If you would like to view if there are any other affected assets in this area, please raise an enquiry with www.lsbud.co.uk. Additionally, if the location or works type changes, please raise an enquiry.

Please note this response is only in reference to **National Grid Electricity Transmission** assets only. National Grid Electricity Distribution (formerly WPD) and National Gas Transmission (formerly National Grid Gas) should be consulted separately where required.

Kind regards,

NGET Asset Protection Team

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: Monday, September 30, 2024 4:42 PM
Subject: [EXTERNAL] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G -Land north of Harbour Way, Harbour Side Regeneration Area, Port Talbot

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Dear Sir/madam

Please see attached Consultation for your attention

Kind regards

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



Heddlu De Cymru
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Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Email michael.harvey2@south-wales.police.uk
Telephone 07815 953028

22nd October 2024

Asbri Planning

Dear Sir/ Madam

Re : Harbour Way, Harbourside, Port Talbot.

In relation to the above I would have the following observations to make with a view to the development achieving the Secured by Design (SBD) Gold Award :-

(i). Perimeter security.

The whole site should be protected by security fencing and gates. The fencing and gates should meet the security standard LPS 1175 SR1 or equivalent, be at least 2.4 metres high, manufactured of weld mesh, expanded metal or similar and be of a design that is difficult to climb over and the gates under. The fencing should be sited on a hard surface or embedded in the ground.

If the site is unoccupied, it must be secure and gates of the same standard as specified above should secure it. If padlocks and chains are used to secure the gates, they must meet appropriate security standards e.g., Sold Secure Gold.

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

(ii). Vehicle access.

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

Reason - To prevent burglary.

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg. Byddwn yn ymateb yn eich iaith o ddewis.
We welcome correspondence in Welsh and English. We will respond in your language of choice.



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(iii). CCTV.

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

The CCTV cameras must be in elevated positions. Ideally the CCTV would be monitored and must be monitored if the site is not protected by perimeter security as at point (i).

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

Reason - To detect and prevent crime.

(iv). Signage.

Signs must be sited advertising the fact that CCTV cameras are operating in the area if CCTV is installed.

Reason – To deter crime. To comply with GDPR.

(v). Lighting.

The whole of this development, especially the vehicle parking areas, must benefit from lighting that meets the British Standard 5489.

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

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

Reason – To enhance CCTV coverage and deter crime.

(vi). Landscaping.

Maximum surveillance must be maintained across the whole development site. Ideally plants and bushes would only grow to a maximum height of 1 metre. The





view of the car parking areas from the buildings must not be obscured by trees or planting.

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

Reason – To maximise surveillance across the site thus preventing crime.

(vii). Vehicle parking areas.

Vehicle parking areas must be well lit, ideally the lighting meeting the British Standard 5489. All vehicle parking bays should be protected by monitored CCTV.

The perimeter of the car parking areas must be clearly defined, and access restricted to the main vehicle entrance/exit points.

There must be clear lines of sight across the vehicle parking area with any planting being low level. Ideally these areas would be overlooked by the building.

Reason – To prevent vehicle crime.

(viii). Bicycle stores.

Bike stores must be secure, lit and overlooked (please visit www.securedbydesign.com for more information).

Reason – To prevent bike crime.

(ix). Bin stores.

Bin storage areas must be secure areas protected by solid doors/gates. Access into these areas should be controlled by access control and they must be located away from the building.

Reason - To prevent arson.



(x). Building shell security.

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

The design of the building must consider the need to prevent features that aid scaling or climbing and hidden areas must be designed out.

Reason – To prevent burglary.

(xi). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rainwater pipes should be either flush fitting (i.e., square profile) or concealed within the cavities.

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

(xii). Intruder alarm systems.

The building must be alarmed when unoccupied, with the alarm system linked to a central monitoring station. All rooms where there is valuable equipment or information stored must be alarmed and any alarm wires must be protected.

Reason – To deter and detect intruders.

(xiii). Access control.

Access in the building from public areas into semiprivate and private areas must be controlled via access control e.g., fob, swipe card etc.

Entry into all rooms where valuable equipment is sited should also be controlled and these rooms must be kept locked when not in use.

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

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



(xiv). Door security.

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

All vertical lift doors/ roller shutter doors fitted should be locked in place, internally and externally, when the building is unoccupied.

In respect of operating mechanisms external fittings must be avoided. Internal mechanisms must be secure and sited away from the door openings.

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

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

Doors in recesses of more than 600mm must be avoided.

Reason – To prevent unlawful entry.

(xv). Window security.

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

All glass in vulnerable windows within this development must be laminated.

Reason – To prevent unlawful entry.

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





Heddlu De Cymru
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Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

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

Yours Sincerely

Mike Harvey

Designing out Crime Officer

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

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

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

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