

WBE Data Centre

Pre-Application Consultation Report (PAC)

March 2025



theurbanists

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1. Introduction and Background

This Pre-Application Consultation (PAC) Report has been prepared to accompany the full planning application for the proposed development of a Data centre on the Land at Tyn-y-Caeau, which is located in Margam, Port Talbot.

The report describes the consultation that has been undertaken to satisfy the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016). The Order requires all applicants proposing ‘major’ development to consult landowners adjacent to the application site and key stakeholders prior to submitting the planning application, and to demonstrate how consultation responses received have been considered and managed. The PAC Report therefore shows how the requirements of 61Z of the Town and Country Planning Act 1990 have been complied with.

The PAC requirements are set out in the table below:

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

Requirements	Report Reference
A copy of the site notice	Appendix 1
A declaration that the site notice was displayed in accordance with the statutory requirement	Section 3
A copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees	Appendix 1
A summary of all issues raised and how they have been addressed	Section 5 and 6
Copies of all responses received from specialist consultees	Appendix 2

2. Notification

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

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

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

Table 2: The notification process

Task	Date
Notices posted and emailed to landowners, community and specialist consultees	01.02.25
Application placed on website completed	01.02.25
Website live	01.02.25
Notices placed on site	31.01.25
Notification period start (day 1)	01.02.25
Notification period end (day 28)	01.03.25

Table 3: Community consultees notification

Community Consultees		
Name	Address	Notice Served Date
Councillor Rob G Jones	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	31.01.25
Councillor Dennis Keogh	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	31.01.25
Councillor Laura Williams	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	31.01.25

Table 4: Adjacent landowner notification

Name	Address	Notice Served Date	
Adjoining Landowners and Occupiers		Email	Hand Post
Welsh Government Estates		31.01.25	
NPT Highways		31.01.25	
Welsh Government Highways		31.01.25	
Margam Green Energy Plant	Margam Green Energy, Longlands Lane, Margam, Port Talbot SA13 2NU		31.01.25
Recycling Plant and Machinery Limited (Landowner)	Beechwood House, Bryntwod, Llangyfelach, Swansea, SA5 7LP		31.01.25

Table 5: Specialist consultee notification

Name	Address	Notice Served Date
		Email
Specialist Consultees		
Local Highway Authority (NPTCBC)	Neath Port Talbot CBC, Civic Centre Port Talbot, Neath Port Talbot, SA13 1PJ	31.01.25
Dŵr Cymru Welsh Water	Dwr Cymru Welsh Water Fortran Road, St Mellons, Cardiff CF3 0LT	31.01.25
CADW	Welsh Government, Ty'r Afon, Coed Bedwas Road, Caerphilly, CF83 3WT	31.01.25
NRW - South West Wales	Maes Newydd, Llandarcy, Neath Port Talbot, SA10 6JQ	31.01.25
Welsh Government Highways		31.01.25
Mid and West Wales Fire and Rescue Service	Lime Grove Avenue, Carmarthen SA31 1SP	31.01.25
Coal Authority	Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	31.01.25
Health and Safety Executive	Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS	31.01.25

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

Proposed development for a Data Centre, Neath Port Talbot

Proposed development for a Data Centre, Neath Port Talbot.

We are pleased to announce that we will soon be submitting a planning application for a new Data Centre on the Land at Tyn-y-Caeau, which is located in Margam, Port Talbot, Neath Port Talbot SA13 2NW.

The Town and Country Planning (Development Management Procedure) [Wales] [Amendment] Order 2016 requires draft planning applications to be available for comments for a minimum period of 28 days before formal submission to the Local Planning Authority.

The usual planning consultation procedures will still be followed by the Planning Authority whilst determining the application.

The draft planning application documents are therefore available to download from this page of our website.

Should you wish to make any comments on the proposed application, please address them to:

planning@theurbanists.net

Or

The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR by the 1st of March 2025.

3. Declaration

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

Figure 2: The location of Schedule 1B notices placed on the site, shown as a yellow circle.

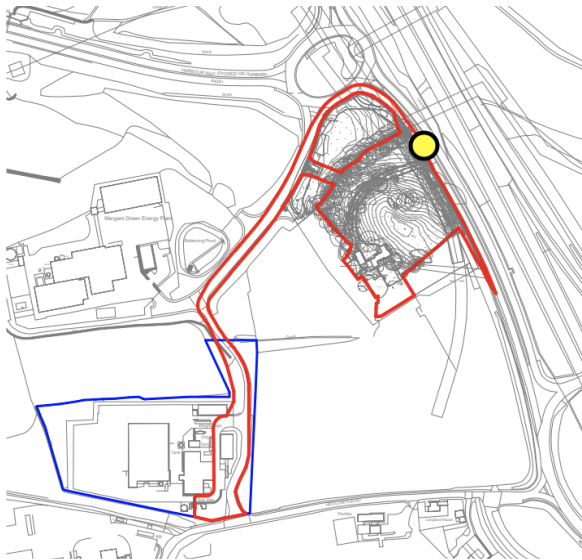


Figure 3: Photographs of site notices (both in Welsh and English)



4. Consultation responses

During the notification, a number of consultation responses were received from adjoining landowners and specialist consultees. A summary of respondents is below.

Table 6: Specialist Consultee responses.

Specialist Consultee	Date of Response
Local Highway & Drainage Authority (NPTCBC)	28.02.25
Dŵr Cymru Welsh Water	20.02.25
CADW	13.02.25
Natural Resources Wales	28.02.25
Welsh Government Highways	17.02.25
Mid and West Wales Fire and Rescue Service	18.02.25
Coal Authority	20.02.25
Health and Safety Executive	10.02.25

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

5. Statutory Consultee Responses

Local Highway Authority (NPTCBC)

No objection to the principle of the development subject to the guidance given being followed.

Due to the nature of the development, an emergency fire plan needs to be submitted, which should include access arrangements. As the autotracking submitted shows that the HGV turning point comes very close to conflicting with the proposed parking bays therefore a suitable plan and CAD files should be submitted with the application, with the largest vehicle that would use the site stated on the drawing. It has also been requested that a maximum

visibility splay plan is included as part of the application. It was advised that EV charging points were essential to the overall design.

Response: The design has been developed in consultation with a fire engineer. In response to the comments raised, we have added dry risers to the drawings, and anticipate that a new fire hydrant would be required, which could be secured through either a condition, or a planning obligation attached to any permission. We have also made minor alterations to our swept path analysis drawings to ensure both refuse and fire tender vehicles can be accommodated.

In relation to the visibility splay, we consider that the evidence prepared and submitted to date demonstrates that the site access design provides visibility splays in line with recorded 85th percentile approach speeds, can be achieved and is appropriate. This is also supported by the independent Road Safety Audit, as this was not raised as a concern and was accepted by NPTCBC during the pre-app discussions, we have not provided further information in relation to this matter.

EV charging points will be provided as part of the scheme and will meet national policy guidelines i.e. equating to 10% of the parking proposed.

Regarding the Construction Method Statement (CMS), the Transport Assessment includes a detailed but high-level summary of the approach surrounding construction traffic and management, which is sufficient for this stage of planning. We would expect a planning condition for a submission of a CMS, prior to commencement on site.

Local Drainage Authority (NPTCBC)

No objection.

It is highly recommended that a SAB preliminary application be submitted at the same time as the planning process to ensure consistency in respect of layout and land use. Prior to any work commencing a SAB application is to be approved by the SuDS approving body. It was noted that the balancing pond located opposite the proposed site was designed to receive the highway run-off from Harbour Way only. Therefore, a totally separate assessment is to be provided as part of the SAB application for this development.

Response: All comments have been noted and taken into consideration for the final drainage strategy that will be submitted as part of the application. The SAB application will follow the formal submission of the planning application. Detailed drawings for the water main connection will be a part of the SAB application.

Dŵr Cymru Welsh Water

No objections to the development.

Foul water drainage can be accommodated within the public sewerage system. There is currently capacity available. The site is crossed by a 450mm combined public sewer, as the development is situated outside the protection zone it is therefore acceptable in principle. However, the depth of the asset needs to be verified, therefore it was recommended that the developer refers to title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the development site. It was also recommended that the developer contact the Plan and Protect team to carry out a survey to verify the location of this asset to establish its relationship to the proposed development, which should be referred to in the 'Site Wide Layout' for the purposes of any planning application.

Surface water run off or highway run from the proposed development should not communicate directly or indirectly with the public combined sewerage system under any circumstances. A SAB approval will be required with the application.

Response: The comments have been noted and have aided in finalising the application documents. The developers will liaise and obtain the title deeds information as suggested. The appropriate offsets have been taken into consideration and have been referred to in various utilities drawings as well as a separate layout drawing that incorporates all external utilities routes.

CADW

No Objections

Advise to consult the Historic Environment Record held by the Glamorgan-Gwent

Archaeological Trust

Response: The Historic Record has already been consulted and has been referenced in various paragraphs in Section 6 of the Heritage Impact Assessment.

Natural Resources Wales

Concerns with the proposal, however they are satisfied that this can be overcome by planning conditions.

- Condition 1 Lighting Plan: Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority.
- Condition 2 Construction Environmental Management Plan: Due to the potential for pollution during construction, it has been requested that a Construction Environmental Management Plan (CEMP) is submitted for the development.

NRW are satisfied with the approach regarding trees and have recommended further surveys for bat roosting potential is undertaken during summer 2025.

Given the location of flood risk shown to be affecting the application site, the proposal could be considered to be acceptable, subject to the developer being aware of the potential flood risks to the areas of the site affected by flood risk.

Response: We note and support the requested conditions. We also note NRW's comments relating to further ecology surveys, which will be undertaken and submitted as agreed with NPT. We are fully aware of the degree of flood risk associated with the site, which is appropriate for the proposed use.

Welsh Government Highways

No Objections.

The Welsh Government has responded stating they do not issue a direction in respect to this application.

Response: None Required

Mid and West Wales Fire and Rescue Service

No objections.

Advised that the developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site. Also advise to contact the appropriate Authority responsible for safety and compliance, such as the Health and Safety Executive and Local Authority Building Control.

Response: The HSE has been consulted and building control will be consulted at the relevant time. A fire consultant is part of the design team and their advice has been taken on board in developing the application proposal in terms of:

- *Site access arrangements, including swept path analysis to confirm the layout works for fire tenders*
- *Configuration of access cores*
- *Location of dry risers*
- *Internal specifications/protection measures*

Coal Authority

No Objections

No recognised recorded risk to the proposed development arising as a result of the mining history of the area.

Response: None required.

Health and Safety Executive

The proposed development is in the vicinity of a major accident hazard pipeline, it is advised to consider contacting the pipeline operator (Wales and West Utilities) before deciding the case. The proposed data centre will be partly within the inner, middle and outer consultation zones and is a workplace for 33 employees, however HSE would like more information to determine what the sensitivity level would be for the development. It is HSE policy to advise against a sensitivity level 2 or 3 development in the inner consultation zone of a major hazard site or major accident hazard pipeline, however HSE would not advise against a sensitivity level 1 development in the inner zone.

Response: The proposed development will have up to two occupied storeys, therefore the development would be Sensitivity Level 1 and HSE does not advise against the development.

6. Public Responses

The only public response is summarised below, including confirmation of whether the issues raised have been addressed, and if so, how.

The main issues were raised around the following themes:

- Access requirements
- Application details

There was only one comment received from the public and that was from one of the adjoining landowners, the comments were on points of clarity and they are not opposed to the development in principle. Further comments are outlined below.

- Can you clarify the proposed red line for the final submission as the documents seem to vary on the red line boundary?

Response: The submission will include all updated drawings and reports that show the red line including the cable route.

- Draft application form says all owners have been notified, but no details on any discussions with the Welsh Government. Can you confirm that Welsh Gov and all other owners have been notified and will be listed on the application form?

Response: All adjacent landowners have been notified as part of this application, their responses, if submitted, have been included in this report.

- Could you supply details for the request for screening opinion application that was submitted to Neath Port Talbot under reference P2024/0791) as they weren't available online.

Response: There is no obligation on WBE to make a copy of the request for a screening opinion available to the public. Sufficient information has been provided as part of the PAC process to understand the impacts of the development, which the

WBE team consider not to trigger the need for EIA. The same information will be available with the Application itself. It is for the 'competent authority' (Neath Port Talbot County Borough Council) to formally publish their Screening Opinion.

- From an initial look at the DAS and Transport Assessment there does not seem to be a need for vehicular access over the road either for construction or operation of the data centre, can you confirm that is the case?

Response: If referring to the road to the north of the site, then yes this is correct.

- How the rights required to lay and use the cabling will be secured and maintained?

Response: All required consents will be secured at the relevant time.

- Can they be notified when the final application is submitted?

Response: We can notify as a courtesy, although they will be notified by the LPA under its statutory duties.

7. Conclusion

The Pre-Application Consultation (PAC) Report has been prepared to accompany a planning application for the proposed development of a Data centre on the Land at Tyn-y-Caeau.

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

8. Appendices

Appendix 1 - Statutory notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

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

Proposed development at: ***Land at Tyn-Y-Caeau, Margam, Port Talbot, SA13 2NW.***

I give notice that: ***Western Bio Energy intends to apply for planning permission for a new Data Centre at the above site.***

A copy of the proposed application, plans and other supporting documents can be viewed online at: <https://theurbanists.net/application/proposed-development-for-a-data-centre-neath-port-talbot/>

Furthermore, equipment facilities are available to view this information online at Port Talbot Library, 1st Floor, Aberafan Shopping Centre, Port Talbot, Neath Port Talbot, SA13 1PB from 9am - 5.30pm pm, Saturday 9am - 4.30pm pm, closed Sunday.

The formal period during which comments should be made is 01/02/25 to 01/03/25.

Anyone who wishes to make representations about this proposed development must write to the agent at planning@theurbanists.net or *The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR* by 01/03/25.



Signed: M Fox for The Urbanists Ltd, on behalf of Western Bio Energy Date: 01/02/25

ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO

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

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

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

Datblygiad arfaethedig yn: ***Tir yn Tyn-Y-Caeau, Margam, Port Talbot, SA13 2NW***Rhoddaf hysbysiad: ***Mae Cyngor Bwrdeistref Sirol Caerffili yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Canolfan Ddata newydd ar y safle uchod.***Gellir gweld copi o'r cais arfaethedig, cynlluniau a dogfennau ategol eraill ar-lein yn: <https://theurbanists.net/application/proposed-development-for-a-data-centre-neath-port-talbot/>

Ymhellach, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Port Talbot, Llawr 1af, Canolfan Siopa Aberafan, Port Talbot, Castell-nedd Port Talbot, SA13 1PB rhwng yr oriau dydd Llun i ddydd Gwener o 9am - 5.30pm, dydd Sadwrn 9am - 4.30pm, ar gau dydd Sul.

Mae'r cyfnod swyddogol ble mae modd cyflwyno sylwadau yn dechrau ar 01/02/25 ac yn gorffen ar 01/03/25.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant yn planning@theurbanists.net neu *The Urbanists, Westgate House, 11 Womanby Street, Cardiff, CF10 1BR* erbyn 01/03/25.



Arwyddwyd: M Fox ar ran The Urbanists Ltd, ar ran Western Bio Energy
Dyddiad: 01/02/25

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

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

Proposed development at: **Land at Tyn-Y-Caeau, Margam, Port Talbot, SA13 2NW.**

I give notice that: ***Western Bio Energy intends to apply for planning permission for a new Data Centre at the above site.***

A copy of the proposed application, plans and other supporting documents can be viewed online at <https://theurbanists.net/application/proposed-development-for-a-data-centre-neath-port-talbot/> during the notification period commencing 01/02/25 and completing 01/03/25.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the Agent at planning@theurbanists.net by 01/03/25.



Signed: M Fox for The Urbanists Ltd, on behalf of Western Bio Energy
Date: 01/02/25

ATODLEN 1C

Erthygl 2D

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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

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

Datblygiad arfaethedig yn: ***Tir yn Tyn-Y-Caeau, Margam, Port Talbot, SA13 2NW***

Rhoddaf hysbysiad: ***Mae Cyngor Bwrdeistref Sirol Caerffili yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer Canolfan Ddata newydd ar y safle uchod.***

Gellir gweld copi o'r cais arfaethedig, cynlluniau a dogfennau ategol eraill ar-lein yn <https://theurbanists.net/application/proposed-development-for-a-data-centre-neath-port-talbot/> yn ystod y cyfnod hysbysu yn dechrau 01/02/25 ac yn cwblhau 01/03/25.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at yr Asiant yn planning@theurbanists.net erbyn 01/03/25.



Arwyddwyd: M Fox ar ran The Urbanists Ltd, ar ran Western Bio Energy
Dyddiad: 01/02/25

Appendix 2 - Specialist Consultee Responses

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/4/25/0001/00
APPLICANT: WESTERN BIO-ENERGY LIMITED
LOCATION: LAND AT TYN-Y-CAEAU, MARGAM, PORT TALBOT, SA13 2NW

PROPOSAL: REDEVELOPMENT OF THE SITE FOR A DATA CENTRE (USE CLASS B8) AND SUPPORTING INFRASTRUCTURE, PARKING AND ASSOCIATED WORKS, INCLUDING PARTIAL RETENTION OF THE EXISTING BUILDING FOR ANCILLARY USES, AND POWER CONNECTION TO THE EXISTING WESTERN WOOD BIOMASS PLANT

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 proposal:

- 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
- Design Manual for Roads and Bridges (DMRB)

No objection to the principle of the development subject to the guidance/standards in the above documents and below comments being implemented into any following submissions.

1. A plan should be submitted showing the maximum achievable vision splay at the proposed access onto the A48. The plan should clearly identify and display any potential obstacles within the vision splay envelope.
2. All works to be constructed on the public highway shall be subject to a Road Safety Audit stage 1-4 in accordance with HD 19/03 of the Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted for approval in writing by the Local Planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within three months of that stage of the Road Safety Audit has been approved.
3. The car parking arrangements and quantities shall be in accordance with Neath Port Talbot County Borough Council - Parking Standards SPG (Oct 2016), with Electric Vehicle charging being essential to the overall design.
4. A Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) scheme for the erection of temporary/semi temporary signage warning drivers of speed restrictions.
 - (ix) The Construction Method Statement shall be signed by a competent person(s).

The approved Statement shall be adhered to throughout the construction period.

5. Due to the nature of the development an emergency fire plan needs to be submitted which should include access arrangement for fire tenders and consider maximum distance between the development and the nearest hydrant.
6. The autotracking submitted shows HGV turning comes very close to conflicting with the proposed parking bays. A suitable plan and CAD files should be submitted with any future submissions so that we can carry out an assessment

of this turning facility. The largest sized vehicle that will be using the site should be used and stated on the drawing.

Drainage Comments

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

NOTE(S) TO APPLICANT

It is recommended that a SAB preliminary application be submitted the same time as the planning process to ensure consistency in respect of layout and land use. This is dealt with under separate legislation to that of planning.

Prior to any work commencing on site, a SAB Application is to be submitted and approved by the SuDS Approving Body.

SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/17534>

Any existing on site infrastructure should be considered in SuDS design to find the most effective solution. It is important to understand the location and capacity of existing drainage to determine what infrastructure should be reused in the SuDS scheme. Other buried infrastructure, such as utilities, will need to be located and considered in the SuDS design. Using SuDS such as permeable paving and bio

retention should be avoided in major service strips, as access will require disturbance and rebuilding of the SuDS system, but compatibility can be achieved by constructing dedicated and well-marked service strips that are designed with access in mind.

Please note the balancing pond located opposite the proposed site was designed to receive the highway water run-off from Harbour Way only. Therefore, a totally separate assessment is to be provided as part of the SAB Application which will be required for this development.

Neath Port Talbot County Borough Council offer a SAB pre application service, it is highly recommended that this route is explored prior to the submission of a full SAB application.

NOTES TO APPLICANT

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

SIGNED:  DATE: 28/02/2023
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: NEW PAC OBS TEMPLATE



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

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Caerdydd
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E.bost: developer.services@dwrcymru.com

Dilani Thevathas
The Urbanists
Westgate House
11 Womanby Street
Cardiff
CF10 1BR

Date: 20/02/2025
Our Ref: PPA0009209

Dear Sir/Madam,

Grid Ref: 279282 186422

Site Address: Tyn-Y-Caeau, Margam, SA13 2NR

Development: 2D: Redevelopment of the site for a data centre (Use Class B8) supporting infrastructure, parking & associated works, including partial retention of the existing building for ancillary uses, and power connection to the existing Western Wood Biomass Plant

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.

APPRAISAL

Firstly, we note that the proposal relates to a data centre (Use Class B8) and supporting infrastructure on land at Tyn-Y-Caeau, Margam 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 and watermains systems, 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 predominantly combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW).

This site is crossed by a 450mm combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Site Wide Layout' (Drawing No. X100), it appears the proposed



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Nelson, Treharris, Mid Glamorgan CF46 6LY

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Nelson, Treharris, Morgannwg Ganol CF46 6LY.

development would be situated outside the protection zone of the public sewer measured 3 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines.

However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development, which should be referred to in the 'Site Wide Layout' (Drawing No. X100), for the purposes of any forthcoming planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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 preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. Please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).

It is therefore recommended that the developer consult with Neath Port Talbot County Borough 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



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Nelson, Treharris, Morgannwg Ganol CF46 6LY.

water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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 crossing the site, between manholes SS79863402 and SS79863401. 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.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

FOUL WATER DRAINAGE – SEWAGE TREATMENT

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

POTABLE WATER SUPPLY

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water Industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 6" CI diameter watermain in 279300, 186126



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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.

In addition, the proposed development is crossed by trunk watermain(s), with their approximate positions being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

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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cadw.llyw.cymru

Welsh Government
Rhydycar Business Park
Merthyr Tydfil
CF48 1UZ
cadw.gov.wales

The Urbanists Ltd

By email

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

Ebost
Email:

LC

13 February 2025

03000 252791

cadwplanning@gov.wales

Dear Sir/Madam

**Pre-Planning Application – New Data Centre, Land at Tyn-Y-Caeau, Margam,
Port Talbot, SA13 2NW**

Thank you for your letter of 31 January inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

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

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

Assessment

Scheduled Monuments



GM005 Margam Abbey
 GM011 Margam Inscribed & Sculptured Stones
 GM056 Danish Camp
 GM159 Ergyd Uchaf Round Barrow
 GM160 Ergyd Isaf Round Barrows
 GM162 Mynydd y Castell Camp
 GM163 Hen Eglwys Chapel and Defended Enclosure
 GM179 Ty'n-y-Cellar Standing Stone
 GM477 Half Moon Camp
 GM488 Chain Home Low Radar Station, Margam
 GM545 Margam Medieval Bath House

Registered Park and Garden

PGW(Gm)52(NEP) Margam Park

This pre-planning application is for a new data centre on land at Tyn-Y-Caeau, Margam, Port Talbot, SA13 2NW.

The above designated historic assets are located inside 3km of the proposed development.

The application is accompanied by a Heritage Impact Assessment produced by Paul Stamper Heritage. This document considers the effect of the proposed development on the settings of designated historic assets.

The author scopes out of further several designated historic assets based on:

- a. desk-top studies, particularly an Environmental Statement which originally formed part of an Appeal to the Planning Inspectorate for a similar scheme at this location following the refusal of planning permission in October 2020 (Evans Banks Planning Ltd, 2022).
- b. A current calculated Zone of Theoretical Visibility (ZTV)

Designated historic assets forward for further analysis are:

Scheduled Monuments

GM005 Margam Abbey
 GM163 Hen Eglwys Chapel and Defended Enclosure
 GM488 Chain Home Low Radar Station, Margam

Registered Park and Garden

PGW(Gm)52(NEP) Margam Park

In relation to the scheduled monuments the report assesses that due to intervening buildings vegetation and topography the proposed development will not be inter-visible with GM005 Margam Abbey or GM163 Hen Eglwys Chapel



and Defended Enclosure and consequently will have no effect on their settings. The report considers that the proposed development would be visible from GM488 Chain Home Low Radar Station, Margam but in the context of a highly developed modern transport and industrial landscape the proposed development would not cause any harm to the monument's setting.

In relation to the registered park and garden PGW(Gm)52(NEP) Margam Park the ZTV suggests the possibility of inter-visibility with the proposed development from some small areas of high ground within the registered park and garden.

The report assesses that at these locations the proposed development would be seen as a minor component of the extensive industrial zone behind and to either side of it and as such would not cause any harm to the setting of the registered park and garden.

We concur with the conclusions of the report; the proposed development will not have an unacceptably damaging effect upon the settings of any of the above 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



Ein cyf/Our ref: CAS-273849-X1F3

The Urbanists
Cardiff Studio
Westgate House
11 Womanby Street
Cardiff
CF10 1BR

Dyddiad/Date: 28 February 2025

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: PROPOSED DEVELOPMENT OF A NEW DATA CENTRE.

**LLEOLIAD/LOCATION: TYN Y CAEAU, MARGAM ROAD, NEATH PORT TALBOT,
SA13 2NW.**

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 31 January 2025.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition 1 - Lighting plan

Condition 2 - Construction Environmental Management Plan

Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.

Protected Species

We have reviewed the following information submitted in support of the pre-application consultation:

- 'Land at Tyn-y-Caeau, Margam - Planning, Design and Access Statement' by The Urbanists, dated January 2025 (DRAFT)
- 'Ecological Impact Assessment - Land at Tyn-y-Caeau, Margam' by Tyler Grange, dated 30 January 2025

- 'Tyn-y-Caeau Margam - BS5837:2012 Tree Survey' by RTAC, dated 19 January 2025
- Drawing number 2335 URB XX XX DR UD 100 titled 'Illustrative Landscape MasterPlan Data Centre' by The Urbanists, dated 23/07/2024
- 'Proposed Development at Land at Tyn-y-Caeau, Margam - Green Infrastructure Statement' by The Urbanists, dated 30/01/25

We note that the surveys undertaken have found evidence of day-roosting lesser horseshoe, common pipistrelle, and soprano pipistrelle bats within the main building on the site. However we acknowledge that all buildings are to be retained following the development with enhanced crevice-dwelling bat roosting opportunities.

We note that two trees with established bat roosting potential will require removal to facilitate the development. This includes one roosting feature with potential for use by multiple bats or a maternity colony. Further surveys during summer 2025 are recommended for this feature. In addition, a number of trees damaged in recent storms have been identified as needing survey to assess their bat roosting potential.

We are satisfied with the proposed approach regarding trees with bat roosting features and welcome the indication that further surveys will be undertaken of the tree with PRF-M, and that storm-damaged trees will be inspected for bat roosting potential. We advise that the results of these surveys are submitted to the Local Planning Authority (LPA) at the formal planning application stage, along with mitigation/ compensation proposals as necessary.

As noted above, surveys have shown that lesser horseshoe, common pipistrelle, and soprano pipistrelle bats are roosting within the main building on site. In addition, at least seven bat species (lesser horseshoe, serotine, noctule, Nathusius pipistrelle, soprano pipistrelle, common pipistrelle, and unidentified myotis bat) were recorded during activity surveys within areas surrounding the site. Site lighting may negatively impact on bat foraging and commuting opportunities on site and in adjacent habitats, and may deter bats from using established roosts and new roosting opportunities. We therefore advise that site lighting be controlled through a condition on any eventual planning permission the LPA may be minded to grant:

Condition 1 - Lighting plan

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of all external lighting to be used
- Drawings setting out light spillage in key sensitive areas, in particular the woodland strip forming an arch from the north to the south of the site along the western flank, and the existing buildings on site
- Details of lighting to be used both during construction and operation
- Measures to monitor light spillage once development is operational

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors.

European Protected Species – Legislation and policy

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where these species are present and where a development proposal is considered likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any European Protected Species on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Pollution Prevention

Due to the potential for pollution during construction, we request that a Construction Environmental Management Plan (CEMP) is submitted for the development. We would be satisfied with the following condition being attached to any planning permission granted.

Condition 2 - Construction Environmental Management Plan

No development including site clearance, shall commence until a site wide 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.
- 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
- Pollution Prevention: 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. More information can be found here: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#). 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 (including but not limited to: GPP 1, 6, 21 and 22).
- 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.

Flood Risk

Our Flood Risk Map confirms the site includes a small area of Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 (Rivers).

Given the location of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the you being made aware of the potential flood risks to these areas.

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,

Kirsty Murphy

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

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

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

Adran yr Economi a'r Seilwaith
Department for Economy and Infrastructure



Llywodraeth Cymru
Welsh Government

Planning Department
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

Eich cyf / Your ref Pre Planning

Ein cyf / Our ref 25/SW-7102

17 February 2025

Dear Sir/Madam,

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

**Land at Tyn-Y-Caeau, Margam, Port Talbot
new Data Centre at the above site**

I refer to your consultation of 31/01/2025 regarding the above planning application and advise that the Welsh Government as highway authority for the M4 trunk road does not issue a direction in respect of this application.

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

Yours faithfully

Jason Ingram



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

The Urbanists
Westgate House
11 Womanby Street
Cardiff
CF10 1BR

FAO: Dilani Thevathas

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

Fire Safety Regulator Rhys MacMillan

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My
Ref:

RM/KDT/00340852

Dyddiad/Date:

18th February 2025

Dear Sir / Madam,

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

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

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

RE: New Data Centre at Land at Tyn-Y-Caeau, Margam, Port Talbot SA13 2NW

APPLICATION NUMBER: N/A

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

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.

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

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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, appearing to read 'R. MacMillan', is displayed on a light grey rectangular background.

Rhys MacMillan
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc



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: The Urbanists

Neath Port Talbot County Borough Council

[By email: planning@theurbanists.net]

20 February 2025

Dear Sir or Madam

Re: PRE-APPLICATION Land at Tyn-Y-Caeau

New data centre; Land At, Tyn-y-caeau, Margam, Port Talbot, SA13 2NW

Thank you for your notification of 31 January 2025 seeking the views of the Coal Authority on the above pre-application enquiry.

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

I have checked the location plan and I can confirm that the site falls within the defined Development High Risk Area. The Coal Authority records indicate that the application site is likely to have been subject to historic unrecorded coal mine workings at shallow depth associated with a thick coal outcrop. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.



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In accordance with the approach agreed with the Local Planning Authority, owing to the site's location within the defined Development High Risk Area, any planning application for development of this site in the manner proposed needs to be accompanied by a [Coal Mining Risk Assessment Report](#). It is noted that the applicant has provided a Geo-environmental Report (dated July 2024, prepared by Blandford Consulting) to comprise part of the pre-application documentation.

The report indicates that the regional dip of the coal measures is northerly such that the published geological sheet indicates that the Two Feet Nine and Upper Four Feet Seams variously underlie parts of the site at shallow depths. It suggests that the Lower Four Feet is estimated to be at a depth below the site that is greater than 30m. The report also identifies a relevant borehole record held by the British Geological Survey, which include two deep boreholes drilled close to the south-west corner of the site. The report indicates that each of the two boreholes prove that there are no coal seams at shallow depths that are thick enough to have supported underground mining operations. In addition, it specifies that the coal measures of the South Wales Coalfield have also been affected by large faults.

In summary, the report concludes that there is no recognised recorded risk to the proposed development arising as a result of the mining history of the area.

Based on the above, in the event a planning is made accompanied by the above mentioned report, **the Coal Authority is unlikely to raise an objection.**

It is a requirement of Planning Policy Wales (2021), paragraphs 6.9.23 to 6.9.28, that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

Under the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Local Planning Authority will consult the Coal Authority on any subsequent planning application for this site, and we will review and provide comments on the accompanying Coal Mining Risk Assessment Report.

Shallow coal seams:

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

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



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and the environment **in mining areas**

Yours faithfully

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI
Planning and Development Manager – Corporate Projects

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Dear Dilani,

Thank you for contacting HSE's Land Use Planning advice team to obtain pre-app advice for the proposal for a data centre on land at Tyn-y-Ceau, Margam.

We have the following comments on the pre-application:

1. Under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) HSE is a statutory consultee for certain developments within the Consultation Zones of major hazard sites and major accident hazard pipelines.

These types of development include:

- more than 500 sq m of office floor space;
- more than 750 sq m of floor space to be used for an industrial process;
- or developments which are otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

HSE's role is to provide local planning authorities with advice on the risks to people at a proposed development from a major accident at a site in the vicinity storing or using hazardous chemicals.

From the information provided, the proposed development will be partly within the inner, middle and outer consultation zones of:

- the BOC Gases, Longlands Lane plant at Margam which has consent to store hazardous substances in controlled quantities, and
- the Brynna/Margam gas pipeline (ref 7317_1583) operated by Wales and West Utilities

HSE has developed a Web App (<https://pa.hsl.gov.uk/>) to enable local planning authorities and developers to find out whether HSE's advice is "Advises Against" or "Doesn't Advise Against" a proposed development. Further information can be obtained from the guidance at <https://www.hse.gov.uk/landuseplanning/user-guides.htm> or via this email address (lupenquiries@hse.gov.uk).

The WebApp applies HSE's Land Use Planning methodology by using a decision matrix with a combination of the consultation zone of the existing major hazard site and pipeline and the sensitivity level of the development (<https://www.hse.gov.uk/landuseplanning/methodology.htm#matrix>) to determine its advice to the planning authority.

We understand that the proposed data centre is a workplace for 33 employees, but from the information available it is not clear what its sensitivity level will be:

- If the data centre is intended specifically for workers with disabilities, it would be a sensitivity level 3 development
- If the data centre had three or more occupied storeys, it would be a sensitivity level 2 development
- If the data centre had one or two occupied storeys, it would be a sensitivity level 1 development

In this context a storey assigned to storage or plant equipment and does not normally have a workforce presence would not be classed as an occupied storey.

It is HSE policy to advise against a sensitivity level 2 or 3 development in the inner consultation zone of a major hazard site or major accident hazard pipeline, but HSE would not advise against a sensitivity level 1 development in the inner zone.

2. As the proposed development is in the vicinity of a major accident hazard pipeline, you should consider contacting the pipeline operator (Wales and West Utilities) before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave, etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently, there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

We hope that this helps with your pre-application discussions. Please note that this advice is based on HSE's existing policy for providing land-use planning advice; HSE's advice in response to a subsequent planning application may differ should HSE's policy, or the development details, have changed by the time the application is submitted.

Yours sincerely

Richard Lomax | Land Use Planning advice team

Health and Safety Executive | Chemical Explosives Microbiological Hazards Division 5B



Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS

Please send enquiries on Land Use Planning to lupenquiries@hse.gov.uk and enquiries on hazardous substance consents to hazsubcon.cemhd5@hse.gov.uk

HSE's Land Use Planning web app is at <https://pa.hsl.gov.uk/>

Please note that aspects of this service may incur a fee for business users.