

Pre-Application Consultation Report

Former Swelco Factory, Heol-Y-Gors,
Cwmgors

April 2025



Introduction	
Client	This statement has been prepared on behalf of Bluefield Land Ltd.
Scope	This statement accompanies a full planning application for proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works.
Planning Policy and Guidance	
Planning Policy Wales	Paragraph 2.21 of Planning Policy Wales (Edition 12, 2024) sets out that the planning system should maximise contributions towards all the goals of the Well-being of Future Generations Act. Figure 4 summarises the key planning principles. In “Facilitating accessible and healthy environments”, PPW12 advises the following: <i>“Our built and natural environments should be planned to promote mental and physical well-being. The best way of achieving this is to involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned.”</i>
Practice Guide: Realising the Potential of Pre-Application Discussions (2012)	The Welsh Government provides advice and encouragement to applicants to enter into pre-application discussions through the ‘Practice Guide: Realising the Potential of Pre-Application Discussions (2012)’. Paragraph 3.15 of this guide advises that: <i>“Applicants may wish to discuss development proposals with local communities or the representatives of local communities, which may include community and town councils, prior to the submission of a formal planning application in order to gain an understanding of local concerns. Early discussions with local communities can, potentially, allow any concerns or issues to be addressed or mitigated in any formal planning application.”</i>
Statutory Pre-Application Consultation Requirements	
Requirements	The requirement for statutory Pre-Application Consultation to be undertaken in advance of the submission of an application for major development is identified within Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The key requirements of this process are summarised below.
Publication of Draft Planning Application	Part 1A, Paragraph 2C (1)(b) of the DMPWO requires the applicant to make the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days: - Any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required; - A plan which identifies the land to which the proposed application relates; - Any other plans, drawings and information necessary to describe the development which is the subject of the proposed application; - The design and access statement; and the particulars or evidence required by the Local Planning Authority
Publicity by Site Notice	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by displaying a site notice in at least one place on or near the land to which the proposed application relates for not less than 28 days.

Publicity in Writing	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
Community Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with 'any community consultees' (namely local/community/ward Councillors).
Specialist Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with 'any specialist consultees' (comprising the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order), providing details of the scheme and 28 days for the specialist consultees to respond.
Pre- Application Consultation Report	Part 1A, Paragraph 2F of the DMPWO requires the applicant to prepare a pre-application consultation report which gives particulars of: • How the applicant complied with section 61Z of the 1990 Act; • Any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and • The account taken of those responses and must include a copy of the notice referred to in article 2C(1)(a)(i); • A declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article; • A list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons; • Copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3); • A summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and • Copies of all responses received from specialist consultees with an explanation of the account taken of each response.

Statutory Consultation Methodology

Publication of Draft Planning Application	On 18th December 2024 Amity Planning as the applicant's agent displayed a draft planning application package on its website (www.amityplanning.co.uk) which was made available until 15th January 2025 covering the 28-day consultation period. The information displayed on the website comprised of the following documents: <u>Site Location</u> 2625-00(02)102A Existing Site Location Plan <u>Design and Access Statement</u> 2625 - DAS Cwmgors-compressed <u>Architectural Plans</u> 2625-00(02)100E Sketch Layout 2625-211(02)200 211 Ground Floor Plan 2625-211(02)201 211 First Floor Plan 2625-211(02)202 211 Ground Floor Plan 2625-211(02)203 211 First Floor Plan 2625-211(02)300A 211 Elevations
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2625-211(02)301 211 Elevations
2625-421(02)200 421 Floor Plans
2625-421(02)300A 421 Elevations
2625-531(02)200 531 Floor Plans
2625-531(02)300A 531 Elevations
2625-641(02)200 641 Floor Plans
2625-641(02)300A 641 Elevations
2625-642(02)200 642 Floor Plans
2625-642(02)300A 642 Elevations

Landscape and Green Infrastructure

1244.01_SOFT LANDSCAPE PROPOSALS
1244_R01_Green Infrastructure Statement

Tree Survey

23.05.24 Former Swelco Factory, Heol-Y-Gors, Cwmgors, Ammanford
Tree Constraints Plan A3 Former Swelco Factory, Heol-Y-Gors, Cwmgors, Ammanford

Topographic Survey

SS-1278_2D CWMGORS SHEET 1 OF 2 A1@1-500 SCALE
SS-1278_2D CWMGORS SHEET 1 OF 4 A1@1-200 SCALE
SS-1278_2D CWMGORS SHEET 2 OF 2 A1@1-500 SCALE
SS-1278_2D CWMGORS SHEET 2 OF 4 A1@1-200 SCALE
SS-1278_2D CWMGORS SHEET 3 OF 4 A1@1-200 SCALE
SS-1278_2D CWMGORS SHEET 4 OF 4 A1@1-200 SCALE

Welsh Language Assessment and Action Plan

Welsh Language Impact Assessment and Action Plan

Transport

1781-ACS-ZZ-XX-RP-T-001-B Transport Statement REV B

Engineering and Drainage

2625-505-1 Rev.E - Engineering Appraisal - Sheet 1 of 2
2625-505-2 Rev.D - Engineering Appraisal - Sheet 2 of 2
2625-740-1 - Rain Garden - Typical Details
2625-740-3 - Linear SuDs Basin & Swale - Typical Details

Ecology

WWE24214 - Land West of Heol Y Gors PEA update FINAL

Planning Statement

Planning Statement Cwmgors

Site Investigation

14301 Cwmgors, Neath Desk Study Report March 2024- compressed

Planning Application Form

	Cwmgors Planning Form In line with Circular 32/92 Publicity for Planning Applications, site notices were displayed in three locations within a close proximity to the application site on 4th November 2024. The site notice contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh. The notice identified that the draft planning application package could be viewed at www.amityplanning.co.uk and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at www.amityplanning.co.uk, or by email to elene@amityplanning.co.uk.
Publicity in Writing	Notices addressed to the 'Owner/Occupier' of neighbouring properties were delivered to the properties listed below on 18th December 2024: 1. 120 Heol Y GorsCwmgors, Ammanford, SA18 1RR 2. 122 Heol Y GorsCwmgors, Ammanford, SA18 1RR 3. 124 Heol Y GorsCwmgors, Ammanford, SA18 1RR 4. 126 Heol Y GorsCwmgors, Ammanford, SA18 1RR 5. 128 Heol Y GorsCwmgors, Ammanford, SA18 1RR 6. 130 Heol Y GorsCwmgors, Ammanford, SA18 1RR 7. 132 Heol Y GorsCwmgors, Ammanford, SA18 1RR 8. 134 Heol Y GorsCwmgors, Ammanford, SA18 1RR 9. 136 Heol Y GorsCwmgors, Ammanford, SA18 1RR 10. 140 Heol Y GorsCwmgors, Ammanford, SA18 1RR 11. 142 Heol Y GorsCwmgors, Ammanford, SA18 1RR 12. 146 Heol Y GorsCwmgors, Ammanford, SA18 1RR 13. 148 Heol Y GorsCwmgors, Ammanford, SA18 1RR 14. 149 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 15. 151 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 16. 153 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 17. 161 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 18. 163 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 19. 167 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 20. 169 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 21. 173 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 22. 175 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR 23. 150 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 24. 154 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 25. 156 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 26. 164 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 27. 166 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 28. 168 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 29. 170 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 30. 172 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 31. 174 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 32. 187 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 33. 191 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 34. 193 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 35. 195 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 36. 197 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 37. 199 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 38. 203 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 39. 205 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 40. 209 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF

	41. 211 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 42. 213 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 43. 215 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 44. 219 Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 45. Hwb Y Gors, Heol Y Gors, Cwmgors, Ammanford, SA18 1RF 46. 178 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 47. 180 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 48. 182 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 49. Rainbow Rosettes, 186 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 50. 192 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 51. 194 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 52. 196 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 53. 200 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 54. 202 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 55. 204 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 56. 206 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 57. 208 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 58. 210 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 59. 221 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 60. 223 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 61. 227 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 62. 229 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 63. 243 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 64. 245 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 65. 247 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 66. 249 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN 67. 251 Heol Y Gors, Cwmgors, Ammanford, SA18 1RN The notice identified that the draft planning application package could be viewed at www.amityplanning.co.uk and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at www.amityplanning.co.uk, or by email to elene@amityplanning.co.uk.
Community Consultees	Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO, the following 'community consultees' were consulted via email (see Appendix 5) on 18th December 2024. Councillor Sonia Reynolds Councillor Sarah Thomas Gwaun Cae Gurwen Community Pontardawe Town Council
Specialist Consultees	Under the provision of Schedule 1C Article 2D of the DMPWO and in accordance with Schedule 4, the following 'specialist consultees' were consulted via email (see Appendix 6) on 18th December 2024. Dŵr Cymru/Welsh Water Coal Authority South Wales Fire and Rescue Authority HENEB Neath Port Talbot SAB and Highways Department Natural Resource Wales Department of Economy and Infrastructure (Trunk Roads) The consultation identified that the draft planning application package could be viewed at

	www.amityplanning.co.uk and identified that consultation responses should be received no later than 15th January 2025.
Statutory Pre-Application Consultation Results	
Local Residents/ the Public	Seven local residents provided a written representation to the scheme via email. The responses can be summarised as follows: 1. <u>Light and Noise Pollution</u> Residents expressed concerns in relation to noise nuisance during construction and thereafter, due to the increase in potential traffic caused by the development. Also highlighted were the residents' concerns to light pollution and its impact on wildlife, highlighting the bats and owls as an existing example. 2. <u>Amenity</u> Concerns were brought to light regarding the outlook of the properties on the boundary of the development site. Residents were also concerned that this would create privacy and security issues to the back of their properties. 3. <u>Drainage</u> Concerns were raised as to whether the proposed drainage solution was suitable to accommodate the development and would like reassurance that the capacity delivered by the new development can be supported. Also raised, was the concern that the drainage issue, already prominent on existing residents' gardens, will worsen due to the proposed development. 4. <u>Highway Safety, Traffic Generation and Parking</u> Concerns have been raised by residents in relation to parking stating the parking allowance is unrealistic. Residents living adjacent to the proposed access furthermore hold concern that double yellow lines should not be instated. They also hold concern that their use of the highway would be negatively impacted. Concerns were also raised regarding traffic generation including the increase in road traffic having the potential to cause an increase in collisions and accidents as well as congestion and restriction of flexible movement of emergency services. Residents also had raised concerns regarding the transport links and infrastructure capabilities of the local area, stating the development would not be sustainably located. It was also highlighted that one bus stop stated in Appendix 1 of the 'Transport Statement', that the bus stop adjacent to the school no longer exists. Residents were also concerned about the PROW footpath being retained. 5. <u>Environment</u> Residents have raised concerns to the displacement of Japanese Knotweed and its potential to invade beyond the site.

Community Consultees	One councillor has provided a written representation to the scheme via email. The response can be summarised as follows: • The councillor expressed a generally positive initial view of the project, acknowledging the significant work still required before the building phase could begin. • The partnership with Pobl was acknowledged as well as the potential for a well-rounded mix of properties to meet local needs. • Regarding drainage, the councillor highlighted that the work and discussions so far suggest a good understanding of local drainage issues. • The councillor noted the community's desire to establish a safe cycle and walking path from GCG to Pontardawe, which could be beneficial for the site, particularly as the route may follow the site's boundaries. • Concerns were raised about the width of the road and the need for sufficient off-road parking, as on-road parking is a longstanding issue in Cwmgors. It was noted that initial plans appear to address these concerns, though the councillor expressed the need for further clarification, especially regarding the 1 and 2-bedroom properties. • The councillor alerted the applicant that some residents expressed concerns about the potential loss of trees • Privacy concerns were raised as the road would be opened up. • The councillor confirmed that residents who currently have access to the rear of their properties through an agreement with the site owners would maintain that access if the road becomes an adopted one, assuming planning approval is granted.
Specialist Consultees	The responses of the specialist consultees were as follows: <u>The Coal Authority</u> The Coal Authority provided a response on the 30th December 2024 stating there would be no objections, subject to the inclusion of a condition to ensure the investigation of potential shallow coal workings and the implementation of any necessary remedial measures. <u>Dŵr Cymru/Welsh Water</u> Welsh Water provided a response on the 7th January 2025 stating the following: The response highlights that the site is crossed by a public surface water sewer, and the Dwr Cymru Welsh Water requires access at all times to carry out maintenance and repairs. The proposed development will be situated outside the protection zone. The depth of the asset will need to be identified on site in case of a greater protection zone. Accordingly, it is recommended the developer carry out a survey to verify the assets and their relationship to the site, which should be referred to in the drawing for the upcoming planning application. It is also identified that the developer consults with SABs to confirm the provision of SuDs is proficient for the site. The response further highlights that the impact of the foul flows can be accommodated within the public sewerage system. No problems were highlighted with the Wastewater Treatment Works, and it is confirmed that the current water supply capacity can accommodate the proposed development. <u>Natural Resources Wales (NRW)</u> Natural Resource Wales provided a response on the 14th January 2025, stating their concerns can be stratified with the following conditions: • Condition 1: Land Affected by Contamination • Condition 2: Contamination Verification Report • Condition 3: Long Term Monitoring Plan

- Condition 4: Unsuspected Contamination
- Condition 5: Construction Environmental Management Plan (CEMP)

Also highlighted is a consultation with the Authority's Drainage Apartment to advise on the watercourse that runs through the boundary of the site. In addition, provisions should be made to prevent pollution from construction activities. Once in receipt of completed survey reports, further details will be put in place.

Neath Port Talbot County Borough Council – Highways/ Drainage Authority

An overview of comments providing by Highways can be seen below:

The Highway department stated that upgraded access junction into the site from Heol Y Gors will need to provide vehicular visibility splays in accordance with TAN18 for both directions. A Stage 1 and Stage 2 Road Safety Audit will be required, with construction on the public highway subject to these audits. Traffic Regulation Orders were also suggested to be necessary at the site entrance, and amendments to the transport assessment will need to be made. Additionally, a scheme detailing amendments to the carriageway and footpaths was sought to be submitted, including a 2-meter footway on either side of the access highway leading into the site. Active travel considerations may lead to the inclusion of a combined footway and cycleway.

It was noted that the refuse vehicle has been incorrectly measured as 1 meter shorter than required. Furthermore, plots at the furthest end of the site exceed the maximum reversing distances for waste collection vehicles. The highway designs will need to be reviewed, and amendments must be made to the parking standards for both the proposed dwellings and visitor parking. Design standards for vision splays on all shared drives should also be considered, along with the creation of a bin collection point that does not obstruct footpaths or vision splays.

A Construction Environmental Management Plan was sought to be submitted and approved in writing by the Local Planning Authority before any construction begins. It was also recommended that SAB approval is required before any construction can commence on site, and provisions must be made to prevent unregulated water from entering the public sewerage system.

South Wales Fire and Rescue Authority

South Wales Fire and Rescue Authority provided a response on the 20th December 2024, which can be summarised as follows:

- No objections raised regarding the proposal
- Advice given to ensure adequate water supplies are available for firefighting purposes
- Advice given to ensure access is considered for firefighting appliances

HENEB

HENEB provided a response on the 8th January 2025 stating that it is unlikely the archaeological resource will be impacted by the proposal.

Applicant's Response to Consultation

Local Residents/ the Public and Community Consultees

The applicant's response to issues raised formally by local residents and landowners can be summarised as follows:

1. Light and Noise Pollution

To address noise nuisance, a CEMP will outline measures for controlling construction noise, including restricting working hours to avoid early morning or late evening noise disturbances, the use of noise barriers where necessary, and ensuring that machinery and equipment comply with local noise regulations. Additionally, traffic management plans will be included in the CEMP to reduce disruptions to residents during the construction phase and mitigate any traffic impacts during and after the development.

In regards to light spill, the relevant ecological surveys and mitigation methods are proposed, ensuring no harm in this regard.

2. Amenity

The appropriate privacy distances are complied with, and there is no undue overshadowing, or overbearing caused by the proposal.

3. Drainage

The drainage proposal for the site has been designed to accord with the latest SAB regulations. The appropriate consent will be obtained to ensure no harm to existing issues faced in the area.

In regards to capacity of the waste water treatment works, this has been confirmed by DCWW during this pre application consultation process.

4. Highway Safety, Traffic Generation and Parking

The applicant has made every effort to design an appropriate and safe access solution for the site whilst maintaining the level of required highway safety off site. Residents raised concern with potential double yellow line markings to be location at the access point of Heol Y Gors. The Highway department will need to take a view on this during the lifetime of the planning application. However, the appropriate visibility splays and turning distances have been achieved with the proposal.

In regards to traffic generation, the appropriate assessment has been undertaken within the Transport Statement, justifying no harm in this regard.

In terms of sustainable travel, a suitable assessment has again been provided within the Transport Statement which shows that the site is suitable for residential development. Furthermore, the bus route and stop suggested to not be in action by the residents was used by the author of this document to attend site, therefore it is inferred that the stop is still in use.

It is explicitly confirmed that the PROW footpath being retained. This is also being enhanced through the remediation of invasive species.

5. Environment

The concerns with Japanese Knotweed are noted. The remediation scheme has already begun and careful steps are being taken to eradicate the site and stop the spread of the species on the site and beyond.

Specialist
Consultees

The Coal Authority

The comments made by the coal authority are noted and the inclusion of the condition to stratify their concerns is welcomed.

Dŵr Cymru/Welsh Water

The comments made by DCWW are noted and welcomed.

Natural Resources Wales (NRW)

The comments made by NRW are noted and conditions will be welcomed to stratify their concerns. With the commencement of the proposed development, caution will be taken to prevent any development pollution leaking into the existing water source.

Neath Port Talbot County Borough Council – Highways/ Drainage Authority

The comments made by the Highway Authority have been duly taken on board with updated engineering proposals and Transport Statement to suit the amendment sought.

The requirement however of including a 2-meter footway on either side of the access highway leading into the site has been investigated and found to not be feasible to deliver on the site. This is due to a combination of factors including loss of ecology, topographic constraints and most notably due to the necessary engineering measures needed to facilitate the development. The existing site access off Heol-y-Gors consists of an asphalt access road, circa 5.0m in width, with narrow berm either side, which then batters down to the site boundaries.

The batters range in height up to a maximum of circa 3.05m. It is suggested that the batters between the access road and site boundaries would have been required in order to achieve a satisfactory longitudinal gradient (circa 1 in 20) along the access between Heol-Y-Gors and the lower, generally level, development plateau below. The proposed access to the new residential development consists of a 5.5m wide carriageway with 2.0m footway to the north. The horizontal and vertical alignment of the new access road has been designed to achieve a 15.0m long 'platform' (maximum longitudinal gradient of 1 in 20) at the junction with Heoly-Gors. Elsewhere, longitudinal highway gradients have been designed to a gradient of not more than 1 in 12 or less than 1 in 150 – all in compliance with NPT Highways' requirements.

A narrow berm is proposed either side of the proposed access to allow for fencing/barriers as required. A max. 1 in 2 batter is then proposed from the access road down to existing site boundary levels. The Land Registry plans indicate a minimum width of land ownership of circa 9.38m at the access of Heol-y-Gors. Therefore, there is insufficient space within the Client's land ownership to provide a 2.0m footway on each side of the proposed access bellmouth. A 2.0m footway has therefore been provided to the north of the proposed access which would connect with the existing footway to the north. Note that there is an existing footpath link within the development which links with the existing footway adjacent No.173 Heol-y-Gors. This would provide a pedestrian connectivity to the south.

South Wales Fire and Rescue Authority

The comments made by South Wales Fire and Rescue Authority are noted and welcomed.

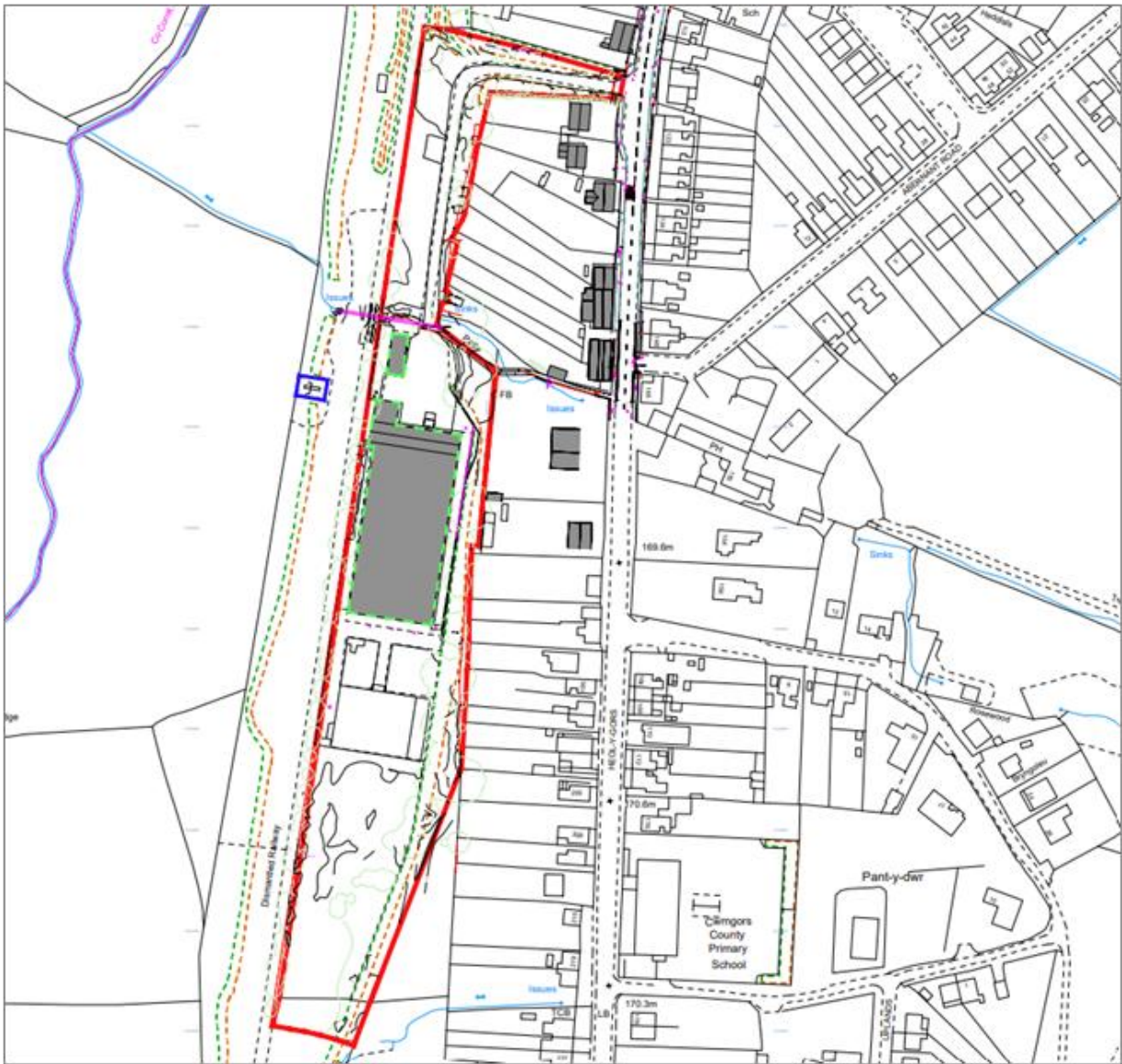
Conclusion

This Pre-Application Consultation Report has been prepared on behalf of Bluefield Land to accompany a full planning application for proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works.

This Report is a statutory requirement and addresses all matters required by article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance.

Alongside the planning application, this report demonstrates that the issues raised by the consultees will be either been addressed as part of any future planning application or justified in planning terms.

Appendix 1: Site Location Plan



Site Key

-  Site Boundary
-  Buildings to be demolished
-  Land owned by applicant

Appendix 2: Site Notices, Extent of Neighbourhood Consultation and Declaration



DECLARATION OF DISPLAY OF SITE NOTICE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016 (AS AMENDED)

I give notice that: **Amity Planning Ltd.**

On behalf of: **Bluefield Land Ltd.**

Has correctly displayed a site notice on site at: **Former Swelco Factory, Heol-Y-Gors, Cwmgors.**

Advising interested parties of the submission of application for:

"The re-development of former Swelco Factory for 45 affordable dwellings with appropriate amenity space, parking and associated works."

On: **18th December 2024**

For a period of: **No less than 28 days**

Declaration made by: **Elene Gegeshidze, Senior Planner, Amity Planning Ltd.**

Search

Reset

Titles (1 of 1 loaded)

Title number	Estate information	Address
CYM390803	Freehold	LAND LYING TO THE WEST OF HEOLY GORS, CWMGORS, AMMANFORD

Titles (1 of 1 loaded)

Title number	Estate information	Address
CYM390393	Freehold	LAND ON THE WEST SIDE OF GOLWGY CWM, CWMGORS, AMMANFORD

SCHEDULE 1C Article 2D

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

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

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

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 to the West of Heol Y Gors, Cwmgors

I give notice that Bluefield Land are intending to apply for planning permission for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

You may inspect copies of:

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

online at <https://amityplanning.co.uk/cwmgors>

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 email address elene@amityplanning.co.uk by **15th January 2025**.

Signed:



Date: 18th December 2024

ATODLEN 1C Erthygl 2D

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Datblygiad arfaethedig ar land to the West of Heol Y Gors, Cwmgors.

Rhoddaf hysbysiad bod Bluefield Land yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

Gallwch weld copïau o'r canlynol:

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

ar-lein yn <https://amityplanning.co.uk/cwmgors>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad drwy ebost elene@amityplanning.co.uk erbyn **15 Ionawr 2025**.

Llofnod :



Dyddiad : 18 Rhagfyr 2024

SCHEDULE 1B Articles 2C and 2D

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

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

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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 to the West of Heol Y Gors, Cwmgors.

I give notice that Bluefield Land are intending to apply for planning permission for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

You may inspect copies of:

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

online at <https://amityplanning.co.uk/cwmgors>

If you are unable to access the documents electronically you may request copies of this information by emailing elene@amityplaning.co.uk or by telephoning the agent acting on behalf of the applicant on 07498915610 (referring to 'Cwmgors')

Anyone who wishes to make representations about this proposed development must write to the agent using the contact details on the above website or via email to elene@amityplanning.co.uk by **15th January 2025**.

Signed:



Date: 18th December 2024

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

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylngoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu 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.

Datblygiad arfaethedig ar Land to the West of Heol Y Gors, Cwmgors.

Rhoddaf hysbysiad bod Bluefield Land yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

Gallwch weld copïau o'r canlynol:

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

ar-lein yn <https://amityplanning.co.uk/cwmgors>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at elene@amityplanning.co.uk neu drwy ffonio'r ceisydd ar **07498915610** (yn cyfeirio at gan dir yn 'Cwmgors')

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant drwy ddefnyddio'r manylion cyswllt ar y wefan neu drwy ebost i elene@amityplanning.co.uk erbyn **15 Ionawr 2025**.

Llofnod:



Dyddiad: 18 Rhagfyr 2024



Appendix 3: Specialist Consultee Letters and Responses



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Coal Authority

By email – to planningadvice@coal.gov.uk planningconsultation@miningremediation.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgor.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgor for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **15th January 2025**.

Yours faithfully

A handwritten signature in black ink, appearing to read "Elene Gegeshidze".

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Dwr Cymru

By email – developer.services@dwrcymru.com

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgor.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land at Sloper Road, Cardiff:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

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Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Fire and Rescue Services

By email – Mail@mawwfire.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

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for Amity Planning

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Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Trust of Welsh Archaeology

By email – planning@heneb.co.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

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for Amity Planning

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Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Neath Port Talbot SAB and Highways Department

By email – SAB-HDC@npt.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

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Yours faithfully

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Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Natural Resources Wales

By email – Swplanning@cyfoethnaturiolcymru.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgor.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgor for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

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Yours faithfully

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Department of Economy and Infrastructure

By email – Lgc_development_control-south@gov.wales

Dear Sir/Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

“Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works”.

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

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **15th January 2025**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Elene Gegeshidze'.

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



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 *NFPM 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

Amity Planning
Suite 212
Creative Cluster
Cardiff
CF10 2AF

FAO: Elene Gegeshidze

*Gofynner am/
Please ask for:*

*Rhif Est/Extn.
No.*

E-bost/E-mail:

*Fy Nghyf/My
Ref:*

Dyddiad/Date:

Station Manager H. Lodder-Rodda

bregs@mawwfire.gov.uk

HLR/KDT/00355486

20th December 2024

Dear Madam,

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

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

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

**RE: Proposed demolition and re-development of former Swelco Factory into affordable
dwellings with appropriate green infrastructure, drainage, parking, and associated works
at Land to the West of Heol y Gors, Cwmgors**

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

The proposal is required to meet the requirements of Approved Document B(Wales) 2020 B5
Access and facilities for the Fire and Rescue Service

Section 16 Fire mains and Hydrants

Section 17 Vehicle Access for Fire appliances

Rydym yn croesawu goheblaeth 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.

100% wedi'i ailgylchu | recycled

EIN GWELEDIGAETH

I ddarparu'r Gwasanaeth gorsu posibl i
gyunedau canolbarth a gorllewin Cymru.

OUR VISION

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

#eichgtacgc

#yourmawwfrs

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

Furthermore, the applicant should be advised to contact the 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



Watch Manager H Lodder-Rodda
Authorised Fire Safety Regulator
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

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

1.7. CONCLUSION

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

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



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: Amity Planning Consultants

[By email: elene@amityplanning.co.uk]

30 December 2024

Dear Sir or Madam

Re: PRE-APPLICATION Land to the West of Heol Y Gors

Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works; land to the west of Heol Y Gors, Cwmgor

Thank you for your consultation letter of 17 December 2024 seeking the views of the Coal Authority on the above.

The application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that a thick coal seam outcropped across the site, which may have been worked from the surface. 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.

In terms of the submitted Desk Study Report (March 2024, prepared by Integral Geotechnique Ltd), my personal opinion is that the Report would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy. In terms of the content, the Report confirms that shallow coalmine workings require investigation to determine any necessary remedial measures.



Making a **better future** for people
and the environment **in mining areas**

On account of the above, the **likely Coal Authority recommendation would be no objections, subject to the imposition of a condition to ensure the investigation of potential shallow coal workings and the implementation of any necessary remedial measures.**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

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

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

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.



NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/3/24/0013/00
APPLICANT: Aminty Planning Consultants
LOCATION: Land West of Heol Y Gors, Cwmgors
PROPOSAL: Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, 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

I have no highway objection to the principle of development at this location, however the following highway design concerns identified below will need to be addressed:

1. Vehicular visibility splays in accordance with TAN18 at a setback of 2.4m from the centreline with a splay of 90m are to be provided in either direction of the upgraded access junction into the site with Heol Y Gors.
2. All works to be constructed on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

Please provide your Stage 1 and Stage 2 Road Safety Audit with any future submission for review by the Highway department as this could have an impact on your proposed access arrangements.

3. Traffic Regulation Orders will be required at the site entrance with Heol Y Gors to prevent indiscriminate parking and maintain the free flow of traffic at this location.
4. Transport Assessment
 - a. No scoping or survey locations have been agreed with the Highway department.
 - b. Your Trip Generation calculation is based upon 30 dwellings not 45.
 - c. The assessment does not take into consideration committed development in the area
 - d. A growth factor has not been provided – a 10-year forecast is required.
5. A scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a 5.5 metre wide carriageway with 2 metre wide footways shall be provided along with the following:
 - a. Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150
 - b. Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located
 - c. Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)
 - d. Highway Construction details
 - e. A schematic street lighting design
 - f. Highway Retaining Walls (if any), along with full structural and design calculations
 - g. Forward visibility splays to be provided for the carriageway within the development.

The dwellings shall not be occupied until the scheme has been completed in accordance with the approved details.

6. The provision of a 2 metre footway is required either side of the access highway leading into, and throughout the site. The proposed design currently shows a footway provision along the one side of the access road which results in

pedestrians having to cross the carriageway a number of times. An adequate justification would need to be provided as to why the development cannot provide a 2 metre footway either side to allow the safe passage of pedestrians through the site.

7. Active Travel will need to be considered and accommodated into the development – this may result in the need for a combined footway and cycleway.
8. It is noted that auto-track drawing for a refuse vehicle has been provided, however the incorrect vehicle has been utilised which is nearly 1 metre shorter than required. Please provide updated CAD drawings for a Phoenix 2 One-pass (with Elite 6x4 chassis) this vehicle has an overall length of 11.18m compared to the one provided on your drawings of 10.22m
9. Manual for Streets and BS 5906: 2005 'recommends a maximum reversing distance of 12 metres' for waste collection vehicles, you will need to review the highway arrangement at the furthest end of the site by plots 38- 45 as this currently exceeds these recommendations.
10. The highway shall be designed to ensure there are no un-restrained straight lengths in excess of 60m.
11. The proposed dwellings shall be provided with one off-street parking space per bedroom up to a maximum of three, these will all need to be shown on the drawing provided. The minimum dimensions of a driveway should measure, in accordance with the Authority's Design Guide, as follows:
 - a. A single driveway 6m length by 3.6m width
 - b. Two vehicles parking side by side 6m length by 6.2m width or if they are parked behind one another 3.6m width by 10.8m length.
 - c. Three vehicles parked side by side 6m length by 8.8m width or if they are parked behind one another 3.6m width by 15.6m length.
12. A scheme shall be submitted to and approved in writing by the Local Planning Authority providing a visitor parking scheme at a rate of one space per five dwellings which shall be clearly shown on the submitted site layouts – this can be provided 'on-street' where suitable space allows.
13. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9, have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, vehicular visibility splays and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 25m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway, or vision splays.
14. Bin collection point must be located or provided to allow for kerb side collection adjacent to the adopted highway, whilst maintaining vehicular

visibility onto the publicly adopted highway. Please provide the bin collection point on the drawing.

15. It is noted that the bin storage areas for the flats are located within the private driveway, as stated the Authority operated a kerbside collection only whereby operatives will not enter onto the private driveway to collect the bins from the storage areas, what are your refuse and recycling arrangements here?
Furthermore the bin store for plots 22-27 only has a 1m footway for access around the parking spaces, there is potential for conflict between parked cars and the movement of refuse and recycling containers which you may wish to review.
16. A Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:
 - a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
 - c. **General Site Management:**
 - i. details of the construction programme including timetable
 - ii. details of site clearance
 - iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
 - d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
 - e. **Traffic Management:**
 - i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings
 - ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
 - iii. scheme for the erection of temporary/semi-temporary signage
 - iv. The frequency and size of vehicles used to transport the waste material arising from the construction works;
 - f. **Hours of working on site,** including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
 - g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.
17. Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter

18. Any single garages are to have minimum internal dimensions of 3m width by 6m length or 6m width by 6m length for a double garage
19. Any gates shall be of a type which open inwards only, can be seen through and shall be maintained as such thereafter.
20. SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

It is noted that a SAB pre-application (SP2024/0034) has been submitted by the applicant – SAB comments have been returned to the applicant on their proposal.
21. 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.
22. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
23. 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.
24. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

NOTES TO APPLICANT

ACTIVE TRAVEL:

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

SAB:

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

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

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

ADOPTION & OFF-SITE WORKS:

In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under Section 38 of the Highways Act 1980 relating to the specification, timescale and subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the roadworks.

Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.

Ein cyf/Our ref: CAS-270946-LON2

Amity Planning Consultants
Suite 212
Creative Quarter
Cardiff
CF10 1AF

Dyddiad/Date: 14 January 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 DEMOLITION AND RE-DEVELOPMENT OF
FORMER SWELCO FACTORY INTO AFFORDABLE DWELLINGS WITH
APPROPRIATE GREEN INFRASTRUCTURE, DRAINAGE, PARKING, AND
ASSOCIATED WORKS.**

LLEOLIAD/LOCATION: FORMER SWELCO FACTORY, HEOL Y GORS, CWMGORS.

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 17 December 2024.

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 conditions to any planning permission granted:

- Condition 1: Land Affected by Contamination**
- Condition 2: Contamination Verification Report**
- Condition 3: Long Term Monitoring Plan**
- Condition 4: Unsuspected Contamination**
- Condition 5 : Construction Environmental Management Plan (CEMP)**

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

Land Contamination

We note that the application form highlights that the development site is on land suspected to be contaminated and we have reviewed the submitted Desk Study Report (14301/LP/24/DS, Integral Geotechnique, March 2024). Based on the information available to date, at full planning we would advise the following land contamination conditions are attached to any planning permission granted.

The land contamination conditions are sequential in nature, and we are satisfied that the information available to date has satisfied part 1 (requirement for a preliminary risk assessment (PRA)) of condition 1. We note that the PRA reviewed recommends further site investigation work.

Condition 1 - Land Affected by Contamination

This condition has been recommended as Natural Resources Wales is satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

In line with the advice given in Planning Policy Wales we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the Local Planning Authority decide to obtain the necessary information under condition we would request that this condition is applied.

Condition: No development, in a specific parcel of land known to be / suspected of contamination 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- Contamination Verification Report

Condition: Prior to the occupation and 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- Long Term Monitoring Plan

Condition: Prior to the occupation and operation of the development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Justification:

A land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on protected species, protected sites, habitats, water quality and flood risk.

Condition 4 -Unsuspected Contamination

Condition: 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.

Waste

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [CL:AIRE Definition of Waste: Development Industry Code of Practice](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

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 5 - Construction Environmental Management Plan (CEMP)

Condition: 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. All hazardous waste, and general waste, on site will need to be removed and processed according to the appropriate legislation.
- 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
- 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. Namely GPP's 1,5,6 and as a precaution GPP 21 and 22. A link to the various documents can be found here: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)
- 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.

Ordinary Water Course

From our mapping information there appears to be an ordinary watercourse which runs through the boundary of the site. We recommend you consult with the Authority's Drainage Department, as the Lead Local Flood Authority, to advise on the nature of the watercourse and on any localised flood risk. If the watercourse isn't culverted, the Local Authority's in-house ecologist should also be consulted in respect of an appropriate buffer along the length of the watercourse. In addition, site clearance and construction activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste.

Pumping Station

Regarding the construction of, and intended adoption of, the pumping station. The construction company should adhere to the Welsh Water (DCWW) Procedural Document - Sewers for Adoption (7th Edition) Addendum [DCWW Addendum to Sewers for Adoption 7th Edition - May 2023.pdf](#).

Protected Species

We note the Preliminary Ecological Assessment (WWE24214 PEA 18/12/2024) has advised that further surveys are proposed for protected species but these are yet to be completed. Once we are in receipt of the reports setting out the survey findings, assessment of impacts of the proposed scheme and, if appropriate, details of the mitigation that will be put in place we will provide further comments.

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.



Developer Services
PO Box 3146
Cardiff
CF30 0EH

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

Customer Services
PO Box 3146
Cardiff
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffôn: +44 (0)2920 740472
E-bost: developer.services@dwr-cymru.com

Amity Planning Consultants
Creative Quarter 8A
Morgan Arcade
Cardiff
United Kingdom
CF10 1AF

Date: 07/01/2025
Our Ref: PPA0009149

Dear Sir/Madam

Grid Ref: 270329 210590

Site Address: Former Swelco Factory, West of Heol Y Gors Cwmgors

Development: Article 2D - Proposed development

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 the 45 residential dwellings, and acknowledge 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 foul sewerage system, which drains to Garnswilt Waste water Treatment Works (WwTW).

This site is crossed by a public foul sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to Drawing No (02)100 Rev E, it appears the proposed 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



We welcome correspondence in
Welsh and English

Dŵr Cymru Cŵ is a limited company registered in
Wales no 2366777. Registered office: Cynffwrdd
Nelson, Mid Glamorgan CF40 6LY

Welsh Water

Dŵr Cymru Cŵ is a limited company registered in
Wales no 2366777. Registered office: Cynffwrdd
Nelson, Morganwg CF40 6LY

SEWAGE TREATMENT

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

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 6" diameter CI watermain in 270418, 210652 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Rhys Evans
Planning Liaison Manager
Developer Services

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



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Glas Cymru yn ddwyddyn ddi-ddirgelwr.

We welcome correspondence in
Welsh and English

Glas Cymru Cefnysgod is a limited company registered in
Wales no 2366777. Registered office: Cefnysgod Road,
Nelson, Mid Glamorgan CF46 6LY

Glas Cymru Cefnysgod
Cefnysgod Road

Glas Cymru Cefnysgod
2366777
Nelson, Morgannwg CF46 6LY

RE: Land at Heol y Gors Cwmgors - Notice of PAC commencement



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

To: ● Elene



Wed 1/8/2025 11:42 AM

You forwarded this message on Wed 1/8/2025 11:43 AM

Dear Elene,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area, although several are located in the wider area. Similarly, a review of historic Ordnance Survey mapping indicates no significant structures or features. Furthermore the previous development of the site is likely to have had an adverse effect on any potential remains. Overall it is unlikely the archaeological resource will be impacted by the proposal.

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

Just for future reference, could you please send any further correspondence to GGAT-Planning@Heneb.org.uk. Only one letter difference I know, but GAT-planning@Heneb.org.uk goes to the Gwynedd region.

Regards,

Rob

Rob Dunning BSc MCifA
Stewardship Officer



Archaeoleg Morgannwg-Gwent
Heneb
Glamorgan-Gwent Archaeology

Pre - Planning - Land to the West of Heol Y Gors, Cwmgors

Pre - Planning - Land to the West of Heol Y Gors, Cwmgors



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

To: ● Elene

Cc: LGC_Development_Control-South@gov.wales <lgc_development_control-south@gov.wales>



Tue 1/14/2025 3:27 PM

Good afternoon,

On behalf of Welsh Government transport,

Pre - Planning - Land to the West of Heol Y Gors, Cwmgors
Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works.

I refer to your preplanning consultation of 17/12/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A483 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.

Kind Regards,

Dana

Dana Mustafa BEng (Hons) MSc
Assistant Engineer – Roads North West



PPA0009149

Conditions For Development Near Water Mains

Location: Former Swelco Factory, West of Heol Y Gors Cwmgors

Date: 07/01/2025

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to.

1. Proposed development is crossed by a watermain, a 3 metres easement of the main is required. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

Appendix 4: Community Consultee Letters



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Gwaun Cae Gurwen Community Council

By email - admin@gcgcc.org.uk

Dear Sir/ Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**. Please note that any comments should be received no later than **15th January 2025**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully

A handwritten signature in black ink, appearing to read "Elene Gegeshidze".

Elene Gegeshidze
for Amity Planning

Os oes anagen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Pontardawe Town Council

By email - town.clerk@pontardawetowncouncil.gov.wales

Dear Sir/ Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**. Please note that any comments should be received no later than 15th January 2025.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully

Elene Gegeshidze
for Amity Planning

Os oes anagen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

Councillor S. H. Reynolds

By email – cllr.s.h.reynolds@npt.gov.uk

Dear Sonia Reynolds,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors.

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

"Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works".

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

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **15th January 2025**.

Yours faithfully

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.

Appendix 5: Owner/Occupier Letters



Suite 212
Creative Quarter
Cardiff
CF10 1AF

18th December 2024

The Owner and/or Occupier

Dear Sir/ Madam,

Statutory Pre-Application Consultation at land to the West of Heol Y Gors, Cwmgors

I am pleased to enclose on behalf of Bluefield Land a pre-application notice in respect of proposed development at land to the West of Heol Y Gors, Cwmgors for:

“Proposed demolition and re-development of former Swelco Factory into affordable dwellings with appropriate green infrastructure, drainage, parking, and associated works”.

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**. Please note that any comments should be received no later than **15th January 2025**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Elene Gegeshidze'.

Elene Gegeshidze
for Amity Planning

Os oes anagen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.