

PRE-APPLICATION CONSULTATION REPORT

**THE RED DRAGON,
MOORLAND ROAD,
SANDFIELDS,
NEATH PORT TALBOT,
SA12 6JZ**

August 2025



Summary

Proposal

Demolition of existing public house, and construction of a residential development and associated infrastructure works

Location

The Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

Date

August 2025

Project Reference

S24.163

Client

Swansea Developments SPV 1 Ltd

Product of

Asbri Planning Limited

Suite D

1st Floor

220 High Street

Swansea

SA1 1NW

Prepared by

Iwan Rowlands - Planner

Approved by

Phil Baxter - Director

Report Revision No.

Revision B

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Introduction

- 1.1 Asbri Planning have been instructed by Swansea Developments SPV 1 Ltd to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the proposed demolition of existing public house, and construction of a residential development and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;
 - Undertake publicity before application for Planning Permission (Section 2C)
 - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
 - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
 - By making a draft valid planning application information available publicly for no less than 28 days. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online.
 - Consult before applying for Planning Permission (Section 2D)
 - By serving notice (Schedule 1B) on community consultees; and
 - By serving notice (Schedule 1C) on specialist consultees.
- 1.4 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.5 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has;
 - Complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act");
 - Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
 - Taken account of the responses received.
- 1.6 In accordance with section 2F(2) this report includes;
 - a) A copy of the site notice and a plan showing its locations;
 - b) A declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) A list of the addresses of adjoining land owners or occupiers;
 - d) Copies of all notices given to community consultees;
 - e) Copies of all notices given to specialist consultees;
 - f) A summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;

- g) A summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) Copies of all responses received from community and specialist consultees.

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

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:

- Displaying a site notice for a period of no less than 28 days from the 16th May 2025 to 13th June 2025 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Swansea Developments SPV 1 Ltd that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from the 16th May 2025 to 13th June 2025 inclusive. Computer facilities were identified to view the application at Sandfields Library, Morriston Road, Sandfields, Port Talbot, SA12 6TG which is open 9.30 – 12.30 and 14.00 – 17.00 on Monday, 9.30 – 12.30 and 14.00 – 17.30 between Tuesday and Friday, and 9.30 – 12.30 on Saturday. The library is closed on Sunday. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	R590-100A
Constraints Plan	R590-102A
Proposed Site Plan	R590-103A
Proposed 3D Views and Map Key	R590-106A
Proposed External Finishes Sheet	R590-108A
2P1B Block of Flats Ground and First Floor Plan	R590-115A
2P1B Block of Flats Second Floor Plan and Section A-A	R590-116A
2P1B Block of Flats Proposed Elevations	R590-117A
Soft Landscape Proposals	1264.01

Table 2: list of Documents

Document	Author
Planning application forms (1APP)	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning
Transport Statement	Apex Transport Planning
Green Infrastructure Statement	DP Landscape Architecture
Site Assessment Survey	Ecological Surveys
Bat Survey	Ecological Services
Engineering Layout	Phoenix Design
Levels Compliance Plan	Phoenix Design
Market Assessment Report	BP2 Land and Property Consultants

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 13th June 2025.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

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

Table 3: Community Consultees

Consultee	
Local Ward Members	Matthew Crowley
Local Ward Members	Edward V. Latham
Local Ward Members	Sean Pursey

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

Specialist Consultees (Schedule 1C)

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

- Cadw
- Dwr Cymru
- NRW
- NPTCBC Highways
- Trunk Road Agency
- HSE
- Mid and West Wales Fire and Rescue Service
- Coal Authority
- The Canal and River Trust

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

Other consultees

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

- National Grid
- Western Power
- Wales and West Utilities
- NPT Ecology
- NPT Drainage
- NPT Trees
- NPT Active Travel
- Archaeological Trust
- Secured by Design Officer

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.

4.2 As discussed, the application was publicised as follows;

- A site notice was displayed on/adjacent to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.

4.3 1 responses was received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Table 4: Nature of the correspondence received	
Consultation Response	Number of Response
Support	0
Neither object nor support	0
Object	1
Total	1

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

Table 7: Comments in objection	
Comments received	Response
Congestion – Increased traffic on an already congested and narrow road (Abbeyville Avenue).	The proposals will not have a material impact on the operation of the highway network as evidenced in the submitted Transport Statement
Parking – Significant parking issues currently exist. Consideration for greater alternative parking as each flat is only allocated 1 space, extra parking on green space either end of Abbeyville Avenue or lowered pavements for existing houses should be factored in.	Parking is provided at an appropriate level (one space per unit plus one visitor space) considering the likely demand for an affordable apartment scheme and is in accordance with the maximum parking standards, through appropriately applying the allowable sustainability reduction. The provision can comfortably accommodate the forecast demand (between 7 and 9 vehicles), as well as accommodate visitors. The provision is also in line with the aspirations of Future Wales and PPW12 in relation to minimising parking. The parking provision enables a less car dominated development to be provided with more green space, improving the quality of the scheme.
Lighting – Lights from cars will directly shine into existing properties.	
Proximity – Directly opposite property, consideration of existing properties has not been taken into consideration.	
	The design of the scheme has taken into consideration the existing surroundings and will aim to have minimal impact. Any construction impacts will be covered under a CEMP.

Response to Community Consultees

Introduction

- 5.1 No comments were provided by community consultees.

Response to specialist consultees

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

Cadw

No Objection

Comment There are no scheduled monuments, registered parks and gardens or world heritage sites located within 1km of the application area. We, therefore, have no comments to make

Response Comment noted, no response required

Dwr Cymru

Neutral

Comment The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system. Having regard to the Proposed Site Plan, 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. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

We acknowledge receipt of a 'Engineering Layout', which indicates proposals to dispose surface water flows into a combined public sewer. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water or highway run-off from the proposed development to communicate directly or indirectly with the public combined sewer. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. With respect to the accompanying 'Engineering Layout', in principle, we offer no objection to communicate foul water flows into the combined public sewer crossing the site.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 4" CI diameter watermain in 274687, 189862 location.

Response Comment noted. Please refer to updated engineering layout. A SAB application will be submitted on behalf of the applicant.

NRW

No objection

Comment We note that the information submitted in support of the above application (Bat Survey, Ecological Services Ltd, April 2025, Version 3) has identified that bats are not to be using the

application site. We therefore have no comments to make on the application as submitted in respect of bats. We recommend that you discuss the need to secure further measures/avoidance measures with your internal ecological advisor.

Would seek to impose standard contamination condition along with piling condition.

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

We note from the draft application form that the foul drainage is proposed to connect to the mains sewer. We suggest that you consult with Dwr Cymru/ Welsh Water to confirm that they have capacity to accommodate the increased capacity.

Response Comments noted, no response required.

Local Highway Authority

Concerns Identified

Comment Based on NPT's parking standards there is a shortfall of 10 parking spaces. Despite the justification provided within the Transport Statement, parking should be provided in line with Council guidance.

Adequate pedestrian and visibility splays should be provided.

The new access point proposed off of Abbeyville Avenue and is located 35m from the Moorland Road junction. The proposed access is located opposite 5 houses which frequently utilise the right-hand lane as residential parking. A swept path analysis would therefore not support a right hand manoeuvre into the site, as the road is used currently, as parked vehicles are constricting Abbeyville Avenue, at this location, to a single lane.

Drawing R590-103A titled 'Concept/ Proposed Site plan' shows pedestrian walkways to measure 1.2m in width. In accordance with the Welsh Governments Active Travel Guidance, section 12.5.2, the minimum width of a footway shall be 2m, unless in conditions of extreme site constraints where a 1.5m width walkway can be accepted at the LPA's discretion.

'S24.163 'PLANNING STATEMENT' states under 6.27 that "Refuse will be collected on-street from Abbeyville Avenue and Moorland Road with vehicles being able to stop within suitable distances of the bin stores" however the larger bin store indicated on Drawing R590-103A titled 'Concept/ Proposed Site plan' measures over 10m from the adopted highway at Abbeyville Avenue. NPTCBC's Refuse Guidance demonstrates that "Wheeled bins can be presented in bin store areas. Bin store areas should not be more than 5m from an adopted highway" and that Council Operated Fleet will not travel into un-adopted highway in order to make collections.

Drawing 590-108A shows permeable Asphalt for the driving area. This would not be accepted by the SAB due to manufacturer's instruction and is only suitable for use in the bays themselves due to wear resistance.

Response In relation to the swept paths, consideration has been given to vehicles turning in and out. In essence, a vehicle can pass the on-street parking and turn into the site without conflict with another vehicle waiting. A vehicle can turn left into the site, without conflict with a vehicle waiting.

The information requested regarding visibility splays has already been provided.

In terms of refuse collections, the bin store has been moved nearer the site entrance off Abbeyville Avenue.

The width of footpaths within the site has now increased to 1.5m.

Trunk Road Agency

No objection

Comment I refer to your consultation of 16/05/2025 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 motorway would not issue a direction in respect of a future planning application.

Response Comment noted, no response required.

HSE

No Objection

Comment The proposed development site which you have identified does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline; therefore, at present HSE does not need to be consulted on any developments on this site

Should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Response Comment noted, no response required

Mid and West Wales Fire and Rescue Service

No Objection

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

Response Comment noted, no response required

Coal Authority

No Objection

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

Response Comment noted, no response required

The Canal and River Trust

No Objection

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

Response Comment noted, no response required

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Wales and West Utilities
No comment
Comment Plan issued showing mains records of the area
Response Comments noted.

Heneb
No Objection
Comment We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within, or in the vicinity of the proposed development. A review of historic Ordnance Survey mapping indicates that the land has been reclaimed and heavily landscaped. A process which is likely to have had an adverse effect on any archaeological remains that may have been present. This, combined with the previous development of the site and the construction of the existing buildings, indicates that it is unlikely that significant archaeological material will be encountered during the course of the proposal.
Response Comment noted, no response required

Conclusion

- 8.1. Asbri Planning have been instructed by Swansea Development SPV 1 Ltd to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed demolition of existing public house, and construction of a residential development and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.
- 8.2. This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3. As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4. Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5. In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Our Ref: IR/PB/S24.163

Date: 16th May 2025

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

SITE NOTICE



**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF 22
UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS
THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ**

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

Asbri Planning Ltd hereby gives notice that Swansea Developments SPV 1 Ltd intends to apply to Neath Port Talbot County Borough Council for planning permission for demolition of existing public house, construction of 22 unit apartment block and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Sandfields Library, Morriston Road, Sandfields, Port Talbot, SA12 6TG which is open 9.30 – 12.30 and 14.00 – 17.00 on Monday, 9.30 – 12.30 and 14.00 – 17.30 between Tuesday and Friday, and 9.30 – 12.30 on Saturday. The library is closed on Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 13th June 2025.

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

HYSBYSIAD SAFLE



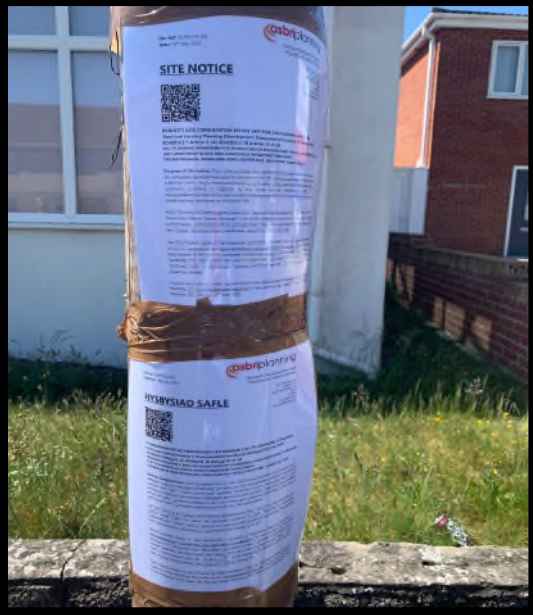
**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
SYDD YN CYNNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG
Y DDRAIG GOCH, HEOL MOORLAND, TRAETHMELYN, CASTELL NEDD PORT TALBOT, SA12 6JZ**

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 gennych wrth 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.

Mae Asbri Planning yn hysbysu bod Swansea Developments SPV 1 Ltd yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cynllunio ar gyfer dinistriad tŷ cyhoeddus, adeiladaeth bloc o fflatiau sydd yn cynnwys 22 uned a gwaith isadeiledd cysylltiedig ar dir y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrdd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Sandfields, Morriston Road, Port Talbot, SA12 6TG. Mae'r llyfrgell ar agor 9.30 – 12.30 a 14.00 – 17.00 ar Ddydd Llun, 9.30 – 12.30 a 14.00 – 17.30 rhwng Dydd Mawrth a Dydd Gwener, a 9.30 – 12.30 ar Ddydd Sadwrn. Mae'r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.



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

Our Ref: IR/PB/S24.163

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»

«Add2_»

«Add3»

«Add4_»

«Add5_»

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear owners and/or occupiers,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
22 UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS**

THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ

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

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Yours sincerely,



Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

Unit 9 Oak Tree Court
Mulberry Drive
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Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl berchnogion a/neu feddianwyr,

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
SYDD YN CYNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG
Y DDRAIG GOCH, HEOL MOORLAND, TRAETHMEYN, CASTELL NEDD PORT TALBOT, SA12 6JZ

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 gennych wrth 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.

Mae Asbri Planning yn hysbysu bod Swansea Developments SPV 1 Ltd yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cynllunio ar gyfer dinistriad tŷ cyhoeddus, adeiladaeth bloc o fflatiau sydd yn cynnwys 22 uned a gwaith isadeiledd cysylltiedig ar dir y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Sandfields, Morriston Road, Port Talbot, SA12 6TG. Mae'r llyfrgell ar agor 9.30 – 12.30 a 14.00 – 17.00 ar Ddydd Llun, 9.30 – 12.30 a 14.00 – 17.30 rhwng Dydd Mawrth a Dydd Gwener, a 9.30 – 12.30 ar Ddydd Sadwrn. Mae'r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

[illegible]

Owner/Occupier	Flat 8 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 9 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 10 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 11 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 12 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 13 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 14 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 15 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 16 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 17 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 18 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 19 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 20 Golwg Dur	Moorland Road	Port Talbot	SA12 6JR
Owner/Occupier	Flat 1 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 2 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 3 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 4 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 5 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 6 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 7 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 8 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 9 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 10 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 11 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Flat 12 Cardigan House	Moorland Road	Port Talbot	SA12 6JJ
Owner/Occupier	Legal Services	The Civic Centre	Port Talbot	SA13 1PJ
Owner/Occupier	Ty Gwyn	Brunel Way	Neath	SA11 2FP
Owner/Occupier	32 Fairmeadows	Maesteg		CF34 9JL

Appendix C - Screenshot of the Asbri Planning Website

Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ / Y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.



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

Our Ref: IR/PB/S24.163

Date: 16th May 2025

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear Cllr. Matthew Crowley,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
22 UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS**

THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ

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

Asbri Planning Ltd hereby gives notice that Swansea Developments SPV 1 Ltd intends to apply to Neath Port Talbot County Borough Council for planning permission for demolition of existing public house, construction of 22 unit apartment block and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Sandfields Library, Morriston Road, Sandfields, Port Talbot, SA12 6TG which is open 9.30 – 12.30 and 14.00 – 17.00 on Monday, 9.30 – 12.30 and 14.00 – 17.30 between Tuesday and Friday, and 9.30 – 12.30 on Saturday. The library is closed on Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 13th June 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands'.

Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl Cllr. Matthew Crowley,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
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SYDD YN CYNNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG
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Mae Asbri Planning yn hysbysu bod Swansea Developments SPV 1 Ltd yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cynllunio ar gyfer dinistriad tŷ cyhoeddus, adeiladaeth bloc o fflatiau sydd yn cynnwys 22 uned a gwaith isadeiledd cysylltiedig ar dir y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.

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Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/PB/S24.163

Date: 16th May 2025

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear Cllr. Edward V. Latham,

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

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

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands'.

Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
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Annwyl Cllr. Edward V. Latham,

**CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/PB/S24.163

Date: 16th May 2025

Cllr. Sean Pursey
cllr.s.pursey@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear Cllr. Sean Pursey,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

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THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ

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Yours sincerely,

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Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Cllr. Sean Pursey
cllr.s.pursey@npt.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl Cllr. Sean Pursey,

**CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
SYDD YN CYNNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG
Y DDRAIG GOCH, HEOL MOORLAND, TRAETHMELYN, CASTELL NEDD PORT TALBOT, SA12 6JZ**

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 gennych wrth 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.

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

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

Our Ref: IR/PB/S24.163

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear specialist consultee,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
22 UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS**

THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ

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

Asbri Planning Ltd hereby gives notice that Swansea Developments SPV 1 Ltd intends to apply to Neath Port Talbot County Borough Council for planning permission for demolition of existing public house, construction of 22 unit apartment block and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 13th June 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands'.

Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Cadw
cadwplanning@gov.wales

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO**

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

ATODLEN 1C Erthygl 2D

**CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
SYDD YN CYNNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG**

Y DDRAIG GOCH, HEOL MOORLAND, TRAETHMELYN, CASTELL NEDD PORT TALBOT, SA12 6JZ

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.

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/PB/S24.163

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Dwr Cymru
developer.services@dwrwymru.com

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear specialist consultee,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
22 UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS**

THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ

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Yours sincerely,

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Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Dwr Cymru
developer.services@dwrwymru.com

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Annwyl,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO**

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

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**CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
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Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

NRW

swplanning@cyfoethnaturiolcymru.gov.uk

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NPTCBC Highways
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Dyddiad: 16eg Mai 2025

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Trunk Road Agency
LGC_Development_Control-South@gov.wales

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HSE
Via Web App

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Ymgynghorwyr Cynllunio a Datblygu

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk/Firesafety@southwales-fire.gov.uk

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Mid and West Wales Fire and Rescue Service
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Mae Asbri Planning yn hysbysu bod Swansea Developments SPV 1 Ltd yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cynllunio ar gyfer dinistriad tŷ cyhoeddus, adeiladaeth bloc o fflatiau sydd yn cynnwys 22 uned a gwaith isadeiledd cysylltiedig ar dir y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 13eg Mehefin 2025.

Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/PB/S24.163

Date: 16th May 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Coal Authority
planningconsultation@coal.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear specialist consultee,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
22 UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS**

THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ

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

Asbri Planning Ltd hereby gives notice that Swansea Developments SPV 1 Ltd intends to apply to Neath Port Talbot County Borough Council for planning permission for demolition of existing public house, construction of 22 unit apartment block and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 13th June 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands'.

Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

Coal Authority
planningconsultation@coal.gov.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO**

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

ATODLEN 1C Erthygl 2D

**CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
SYDD YN CYNNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG**

Y DDRAIG GOCH, HEOL MOORLAND, TRAETHMELYN, CASTELL NEDD PORT TALBOT, SA12 6JZ

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.

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Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/PB/S24.163

Date: 16th May 2025

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear specialist consultee,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
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Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Rowlands'.

Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025

The Canal and River Trust
NationalPlanning.function@canalrivertrust.org.uk

Unit 9 Oak Tree Court
Mulberry Drive
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CF23 8RS
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www.asbriplanning.co.uk



Annwyl,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO**

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

ATODLEN 1C Erthygl 2D

**CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
SYDD YN CYNNWYS 22 UNED A GWAITH ISADEILEDD CYSYLLTIEDIG**

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Mae Asbri Planning yn hysbysu bod Swansea Developments SPV 1 Ltd yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatâd cynllunio ar gyfer dinistriad tŷ cyhoeddus, adeiladaeth bloc o fflatiau sydd yn cynnwys 22 uned a gwaith isadeiledd cysylltiedig ar dir y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.

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Yr eiddoch yn gywir,



Iwan Rowlands
Cynllunydd

Our Ref: IR/PB/S24.163
Date: 16th May 2025



Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

**FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF
22 UNIT APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS**

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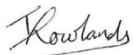
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Yours sincerely,

A handwritten signature in black ink, appearing to read "I Rowlands".

Iwan Rowlands
Planner

Ein Cyf: IR/PB/S24.163
Dyddiad: 16eg Mai 2025



Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
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Annwyl,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO**

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1C Erthygl 2D**

**CANIATAD CYNLLUNIO LLAWN AM DDINISTRIAD TY CYHOEDDUS, ADEILADAETH BLOC O FFLATIAU
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Yr eiddoch yn gywir,

Iwan Rowlands
Cynllunydd

Appendix F - Responses received from specialist consultees

Iwan Rowlands

From: Iestyn Richards
Sent: 03 June 2025 11:24
To: Iwan Rowlands
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Red Dragon, Sandfields, Neath Port Talbot

Kind Regards,

Iestyn Richards – Student Planner 

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



Cardiff | Swansea

Think before you print



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

From: Denise.Harris@gov.wales <Denise.Harris@gov.wales>
Sent: 03 June 2025 11:19
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: Iestyn Richards <IestynRichards@asbriplanning.co.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Red Dragon, Sandfields, Neath Port Talbot

Dear Sir/Madam

Thank you for your email below.

There are no scheduled monuments, registered parks and gardens or world heritage sites located within 1km of the application area. We, therefore, have no comments to make.

Regards

 Cadw

Denise Harris
Rheolwr Gwaith Achos/ Casework Manager
Diogelu a Pholisi, Cadw / Protection and Policy, Cadw

Amgylchedd Hanesyddol / Historic Environment

Llywodraeth Cymru / Welsh Government

Ffôn/Tel : 0300 0256004

Ffacs/Fax : 0300 0256001 : E bost/ Email: denise.harris@llyw.cymru / denise.harris@gov.wales

Cadw— er lles pawb.
For us all, to keep.

[Ymunwch â Cadw](#)

[Join Cadw](#)

From: Iestyn Richards <lestynRichards@asbriplanning.co.uk>

Sent: 16 May 2025 12:33

To: Cadw Planning <cadwplanning@gov.wales>

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

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Red Dragon, Sandfields, Neath Port Talbot

Dear Sir/madam

Please see attached Consultation for your attention

Kind Regards,

Iestyn Richards – Student Planner 

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



Cardiff | Swansea

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

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

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

Iwan Rowlands

From: Mail Asbriplanning
Sent: 19 May 2025 12:54
To: Iwan Rowlands; Liam Griffiths
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Red Dragon, Sandfields, Neath Port Talbot

FYI – Email filed in PAC responses

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



Cardiff | Swansea
Think before you print



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From: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>
Sent: 19 May 2025 11:26
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Cc: lestyn Richards <lestynRichards@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Red Dragon, Sandfields, Neath Port Talbot

Good morning,

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

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

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

Sarah Steele
Planning and Data Support Technician
My working hours are Monday, Tuesday 8:00-16:30 and Friday 8:00-16:00

E planning@canalrivertrust.org.uk

Canal & River Trust

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

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

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**Canal &
River Trust**

Making life better by water

Keep in touch

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

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

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

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

Cadw mewn cysylltiad

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

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

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

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

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

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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: Asbri Planning Ltd
Neath Port Talbot County Borough Council

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

19 May 2025

Dear Asbri Planning Ltd

Re: PRE-APPLICATION Land at The Red Dragon

demolition of existing public house, construction of 22 unit apartment block and associated infrastructure works; The Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ

Thank you for your notification of 16 May 2025 seeking the views of the Coal Authority on the above.

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

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

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

Yours

The Coal Authority Planning Team



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

Prif Swyddog Tân | Chief Fire Officer

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

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

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

0370 60 60 699

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

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

Watch Manager James Dean

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

JD/KDT/00105346

Dyddiad/Date:

21 May 2025

Dear Sir / Madam,

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

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

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

**RE: DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF 22 UNIT
APARTMENT BLOCK AND ASSOCIATED INFRASTRUCTURE WORKS THE RED
DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT, SA12 6JZ**

APPLICATION NUMBER: S24.163

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 (delete as appropriate):

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

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

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

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

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

We welcome calls in Welsh and English.

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

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'James Dean', is written over a light grey rectangular background.

Watch Manager J Dean
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

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

1.7. CONCLUSION

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

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

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/4/25/0006/00
APPLICANT: SWANSEA DEVELOPMENTS SPV 1 LTD
LOCATION: RED DRAGON, MOORLAND ROAD, SANDFIELDS,
NEATH PORT
TALBOT, SA12 6JZ
PROPOSAL: DEMOLITION OF EXISTING PUBLIC HOUSE,
CONSTRUCTION OF 22 UNIT
APARTMENT BLOCK AND ASSOCIATED
INFRASTRUCTURE WORKS AT THE RED DRAGON

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:-

Highway Comments

1. Based on 16 No. single bed and 6 No. 2 bed apartments the proposed scheme in accordance with NPTCBC's Parking Standards SPG would require the below levels of on-site parking:

- 28 No. Residents Parking - 4.8m (L) by 2.6m (W)
- 5 No. Visitor Parking - 4.8m (L) by 2.6m (W)
- 1 No. Disability Parking – 4.8m (L) by 3.6m (W) (can be deducted from Standard Parking Bay Numbers)
- 3 No. EV Charging Bays - 4.8m (L) by 2.6m (W) (can be deducted from Standard Parking Bay Numbers)

Drawing R590-103 titled 'Concept/ Proposed Site plan' annotates 22 parking bays within the site boundary which is substantially lower than the 33 bays advised with NPTCBC's Parking Standards SPG [2016].

2. The Transport Statement 'C24155/TS01' dated 13 May 2025 provides reasoning why reduced parking would be acceptable for 'Flat' type developments and statistics for the 'W00005085 area', published by the Office of National Statistics (ONS).

However, 2021 data was gathered during a Pandemic and therefore this data does not depict a true representation of today's vehicle to household ratio. Historic ONS records from 2011 have also been used to rationalise reduced parking within this report.

Conversely, the same data source shows that there has been a general upward trend in the number of homes owning multiple vehicles and a decrease in homes owning no vehicles throughout south wales, which we envisage will be reflected in the W00005085 area in the future.

NPTCBC recognise that 'Flat' style residences have historically been under-provisioned when considering on-site parking and congestion in the form of parked vehicles on the highway around the Sandfields area supports that adequate parking, in line with NPTCBC's Parking Standard SPG [2016], should be implemented on all new developments.

This will prevent further congestion on the highway around the site and promote Highway and Pedestrian Safety.

3. Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access (Moorland Road and Abbeyville Avenue) within which nothing over 600mm in height shall be erected or allowed to grow.

4. Drawing R590-103A titled 'Concept/ Proposed Site plan' and R590-108A titled 'External House Type Finishes Plan' show that the new access will be bordered by Masonry boundary with intermittent pillar upstands. These upstands shall not interfere with visibility splays from the access point.

Visibility splays shall achieve the following standards:

- 25m visibility should be achieved in each direction from the centre point of the access. Visibility should be measured from the nearside edge of the carriageway back to the position of the driver's eye line, which for an average car, which is 2.4m back.

5. The new access point proposed off of Abbeyville Avenue and is located 35m from the Moorland Road junction. The proposed access is located opposite 5 houses which frequently utilise the right-hand lane as residential parking. A swept path analysis would therefore not support a right hand manoeuvre into the site, as the road is used currently, as parked vehicles are constricting Abbeyville Avenue, at this location, to a single lane.

6. Prior to occupation of the dwellings 2.4 metres by 25 metres visibility splays shall be provided in either direction at the new point of access, where no vehicular dropped kerb is present, on Abbeyville Avenue.

7. Drawing R590-103A titled 'Concept/ Proposed Site plan' shows pedestrian walkways to measure 1.2m in width. In accordance with the Welsh Governments Active Travel Guidance, section 12.5.2, the minimum width of a footway shall be 2m, unless in conditions of extreme site constraints where a 1.5m width walkway can be accepted at the LPA's discretion.

8. 'S24.163 'PLANNING STATEMENT' states under 6.27 that "Refuse will be collected on-street from Abbeyville Avenue and Moorland Road with vehicles being able to stop within suitable distances of the bin stores" however the larger bin store indicated on Drawing R590-103A titled 'Concept/ Proposed Site plan' measures over 10m from the adopted highway at Abbeyville Avenue.
NPTCBC's Refuge Guidance demonstrates that "Wheeled bins can be presented in bin store areas. Bin store areas should not be more than 5m from an adopted highway" and that Council Operated Fleet will not travel into un-adopted highway in order to make collections.
9. For shared drives all bin collection points must be located or provided to allow for kerb side collection adjacent to the adopted highway, whilst maintaining vehicular visibility onto the publically adopted highway.
10. Prior to occupation of each dwelling a vehicular footway crossing shall be provided to Highway Authority specification.
11. Group or courtyard car parking areas should provide for off street turning so that the vehicles can leave in a forward gear.
12. Car parks shall be lit in accordance with BS EN 13201-2:2015/BS5489: - 1:2013. Switching regimes and dimming levels shall be agreed with the Network Lighting Manager at the design stage.

Drainage Comments

1. Drawing 590-108A shows permeable Asphalt for the driving area. This would not be accepted by the SAB due to manufacturer's instruction and is only suitable for use in the bays themselves due to wear resistance.
2. It is noted that the SAB have received a Pre-Application in relation to the site, this has been allocated reference SP2024/0044 and Feedback has been distributed to the applicant.
Prior to any works commencing on site full SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>
3. 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.
4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.

5. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
6. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

HIGHWAY NOTE TO APPLICANT

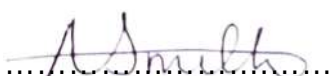
For the construction of a vehicular crossing over the footway, you should contact the Highways and Engineering Manager of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No. 01639-686344 or 686407). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.

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.

DRAINAGE NOTE TO APPLICANT

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

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

SIGNED:  DATE: 13/06/2025
pp HEAD OF ENGINEERING & TRANSPORT
PAC Ref: N425000600

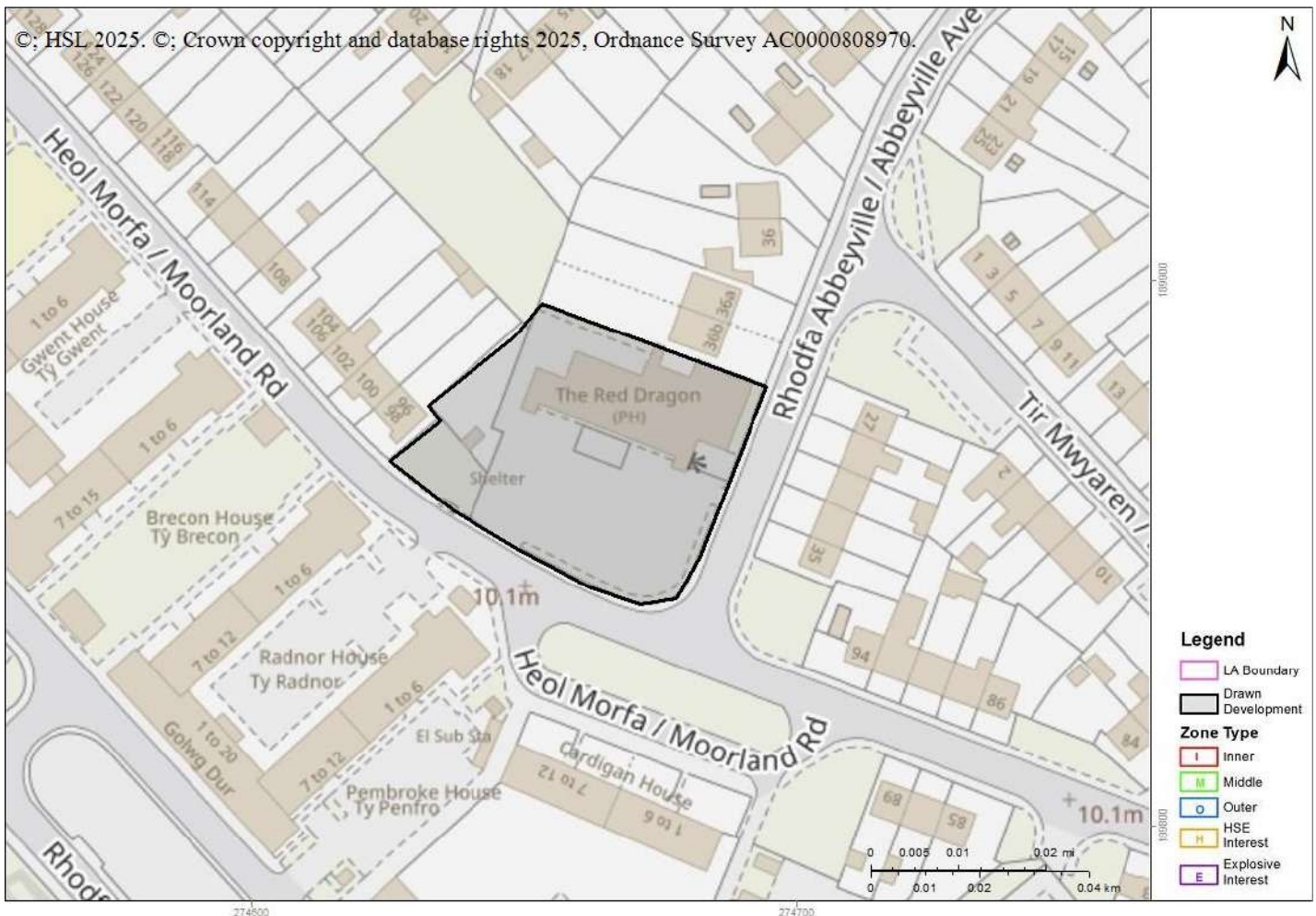
Cardiff
CF56 8RS

Advice : HSL-250519113044-744 Does Not Cross Any Consultation Zones

Your Ref: S24.163

Development Name: Moorland Road

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 19 May 2025.

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

Ein cyf/Our ref: CAS-280926-V9N1
Eich cyf/Your ref: S24.163

Dyddiad/Date: 11 June 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: FULL PLANNING PERMISSION FOR DEMOLITION OF
EXISTING PUBLIC HOUSE, CONSTRUCTION OF 22 UNIT APARTMENT BLOCK AND
ASSOCIATED INFRASTRUCTURE WORKS.**

**LLEOLIAD/LOCATION: RED DRAGON, SANDFIELDS, MOORLAND ROAD, NEATH
PORT TALBOT, SA12 6JZ.**

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 16 June 2025.

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

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

Protected Species

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on bats, as European Protected Species. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). We have reviewed the following information submitted in support of the application:

- Bat survey, Ecological Services Ltd, V3.0, April 25

We note that the submitted report has identified that bats may be present at the application site. However, section 9.5 of the report advises that further survey work is required in the form of two bat activity surveys and we concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to the submission of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide you with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Contaminated Land

We note that the application form notes the site is an area particularly vulnerable to the presence of contamination we have also reviewed the information presented on the website and request the following conditions.

Condition 1

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

Justification:

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

Condition 2

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

Justification:

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

surface water drainage

We advise that you obtain the approval of the SuDS Approving Body (SAB) for their management of surface water.

We advise that infiltration of surface water drainage into the ground should only be permitted for parts of the site where it has been demonstrated there is no resultant

unacceptable risk to controlled waters. This should be informed by your existing ground investigations and/or remediation strategy. If this is not properly controlled, the development may create pathways for pollution to controlled waters.

Foul Drainage

We note from the draft application form that the foul drainage is proposed to connect to the mains sewer. We suggest that you consult with Dwr Cymru/ Welsh Water to confirm that they have capacity to accommodate the increased capacity.

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.

Iwan Rowlands

From: Rhodri.Thomas029@gov.wales
Sent: 27 June 2025 11:49
To: Mail Asbriplanning
Cc: LGC_Development_Control-South@gov.wales
Subject: Pre Planning - THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT

FAO Asbri Planning,

Pre Planning - THE RED DRAGON, MOORLAND ROAD, SANDFIELDS, NEATH PORT TALBOT
DEMOLITION OF EXISTING PUBLIC HOUSE, CONSTRUCTION OF 22 UNIT APARTMENT BLOCK AND
ASSOCIATED INFRASTRUCTURE WORKS

I refer to your consultation of 16/05/2025 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 motorway would not issue a direction in respect of a future planning application.

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

Regards

Rhodri

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Cathays Park
Caerdydd / Cardiff

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. -----
On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding. Checked for spam and viruses
<http://www.canit.akauk.net/>

Mr I Rowlands
ASBRI Planning
Unit 9 Oak Tree Court Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Date: 05/06/2025
Our Ref: PPA0009436

Dear Mr Rowlands,

Grid Ref: 274662, 189869
Site Address: The Red Dragon, Moorland Road, Sandfields
Development: 2D Demolition of existing public house

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

APPRAISAL

Firstly, we note that the proposal relates to demolition of The Red Dragon public house to be replaced by the construction of 22 unit apartment block and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermain systems, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW). This site is crossed by a combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Proposed Site Plan' (Drawing No. R590-103A), 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 site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development, which should be referred to in the 'Proposed Site Plan', for the purposes of any forthcoming planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>

In this instance we acknowledge receipt of a 'Engineering Layout' (Drawing No. 10420-100-01), which indicates proposals to dispose surface water flows into a combined public sewer. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water or highway run-off from the proposed development to communicate



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

directly or indirectly with the public combined sewer. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

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

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. With respect to the accompanying 'Engineering Layout' (Drawing No. 10420-100-01), in principle, we offer no objection to communicate foul water flows into the combined public sewer crossing the site. Should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

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

FOUL WATER DRAINAGE – SEWAGE TREATMENT

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

POTABLE WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 4" CI diameter watermain in 274687, 189862 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.



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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,

Matthew Lord
Planning Liaison Manager
Developer Services

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



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LEGEND(Representative of most common features)

	Foul chamber		Outfall
	Surface water chamber		Lamp hole
	Combined chamber		Storm Overflow
	Combined sensor overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	Sever symbol (colour indicates the type)		Private Sewer Transfer
	Combined		Lateral Drain
	Surface water		Inspection Chamber
	Foot		
	Former SCA sensors (for indicative purposes only)		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

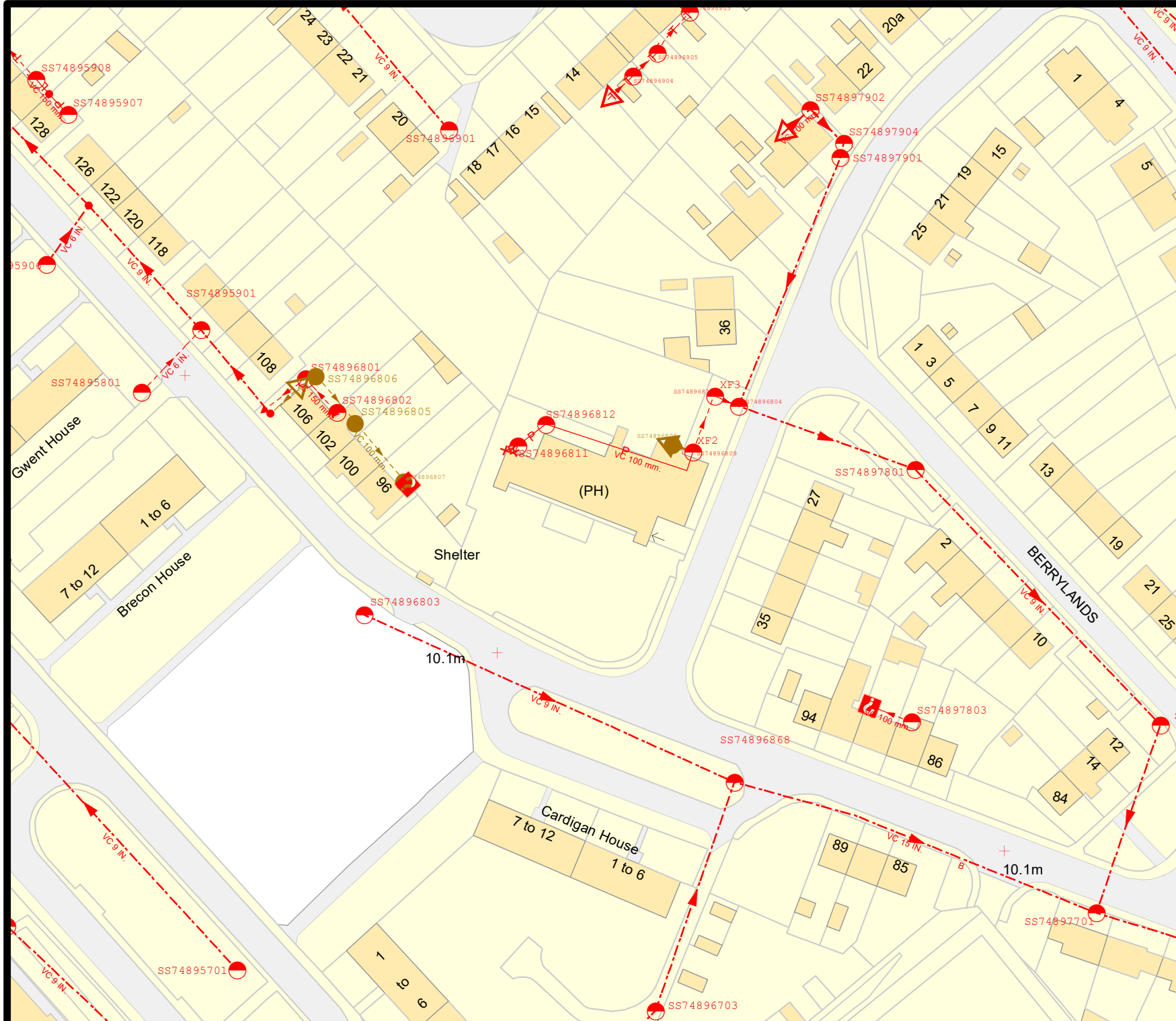
Dŵr Cymru Cylinddydd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus. The user of this information is advised to carry out any excavations made within its own site. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 109 of the Water Industry Act 1991 which in cases opens the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal pipe and any associated apparatus and before 1 September 1992, or if they do, the particular thereof including their position underground may not be accurate. It should be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 274670,189871
Map scale: 1:1000
Printed by: Helen Dartnell
Printed on: 05 Jun 2025





LEGEND

Clean network:	Sluice valve	Stop tap
Pressure reducing valve	Water Treatment Works	
Meter	Water Pumping Station	
Bulk meter	Existing main	
Hydrant	Non-operational main	
Cap end	Raw Water	
Air valve		

NB: Water main symbol colour indicates the type:
 LIGHT BLUE - Trunk
 DARK BLUE - Cross/Burial
 YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

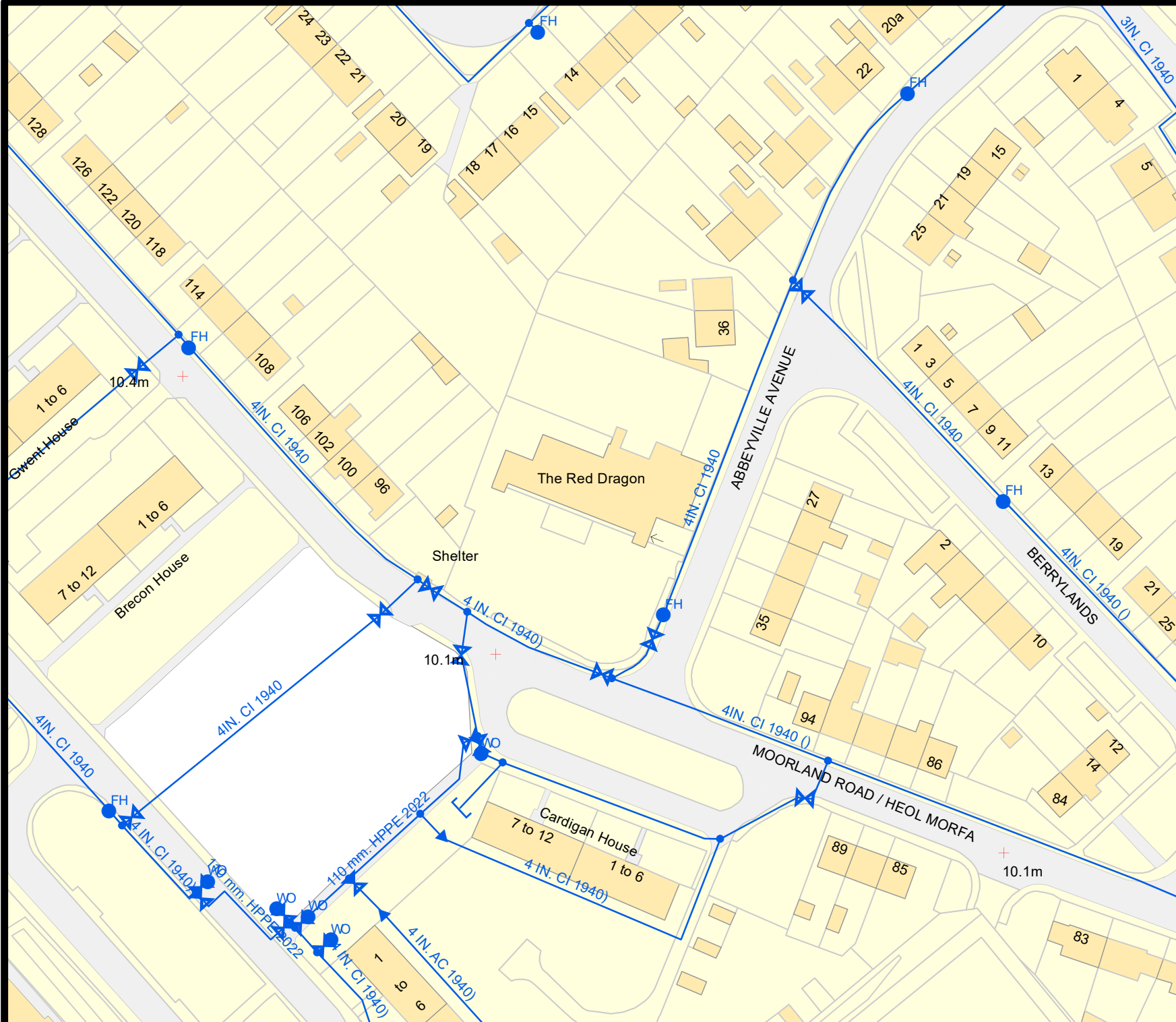
Dŵr Cymru Cylinddydd (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The user of this information is advised to carry out any excavations made within its own site. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 105 and 106 of the Water Industry Act 1991 which in turn gives the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or downpipe and any associated apparatus, but before 1 September 1992, or if they do, the particular detail including their position, construction and depth may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
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 Map scale: 1:1000
 Printed by: Helen Dartnell
 Printed on: 05 Jun 2025



Appendix G - Responses received from 'other' consultees

Iwan Rowlands

From: Michael Jones <Michael.Jones@heneb.org.uk>
Sent: 28 May 2025 13:44
To: Mail Asbriplanning
Subject: Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ / Y Ddraig Goch, Heol Moorland, Traethmelyn, Castell Nedd Port Talbot, SA12 6JZ.

Dear Sir/Madam,

Many thanks for your pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within, or in the vicinity of the proposed development. A review of historic Ordnance Survey mapping indicates that the land has been reclaimed and heavily landscaped. A process which is likely to have had an adverse effect on any archaeological remains that may have been present. This, combined with the previous development of the site and the construction of the existing buildings, indicates that it is unlikely that significant archaeological material will be encountered during the course of 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.

Should you require anything further, please get in touch.

Kind regards,

Mike Jones BA

Assistant Stewardship Officer

Heneb

Ymddiriedolaeth Archaeolegol Cymru
Rhanbarth Morgannwg Gwent
gynt
Ymddiriedolaeth Archaeolegol Morgannwg Gwent Cyf

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

Ymholiadau Cyffredinol Tel: 01792 655208

Email: enquiries@ggat.org.uk

Website www.ggat.org.uk/cms

Cwmni cyfyngedig (No.1198990) ynghyd ag elusen gofrestredig (No.504616) yw'r Ymddiriedolaeth. Swyddfa Cofrestredig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Ymddiriedolaeth Archaeolegol Cymru.

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

Heneb

The Trust for Welsh Archaeology
Glamorgan Gwent Region
formerly
Glamorgan Gwent Archaeological Trust Ltd

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

Tel: 01972 655208

Email: enquiries@ggat.org.uk

Website www.ggat.org.uk/cms

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enquiries@ggat.org.uk



Michael Jones | Glamorgan-Gwent

Swyddog Stiwardiaeth Cynorthol | Assistant Stewardship Officer

01639 501707

Michael.Jones@heneb.org.uk

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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