

# PRE-APPLICATION CONSULTATION REPORT

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**FORMER TIRBACH WASHERY,  
TIRBACH ROAD,  
YSTALYFERA**

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March 2026



## Summary

**Proposal:**

Outline planning application for the redevelopment of the former Tirbach Washery comprising the construction of up to 160 residential dwellings and associated infrastructure works

**Location:**

Former Tirbach Washery, Tirbach Road, Ystalyfera

**Date:**

March 2026

**Project Reference:**

S19.182

**Client:**

Mr Robert Maggs

**Product of:**

Suite D,  
1<sup>st</sup> Floor,  
220 High Street,  
Swansea,  
SA1 1NW

**Prepared by:**

*Iwan Rowlands* | Planner

**Approved by:**

*Richard Bowen* | Director

**Disclaimer:**

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## Introduction

- 1.1 Asbri Planning have been instructed by Mr Robert Maggs to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed outline planning application for the redevelopment of the former Tirbach Washery comprising the construction of up to 160 residential dwellings and associated infrastructure works.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any ‘Pre-Application Consultation’ exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
  - Publicity before application for Planning Permission (Section 2C);
  - Consultation before applying for Planning Permission (Section 2D); and
  - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”) and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
  - a) a copy of the site notice and a plan showing its locations;
  - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
  - c) a list of the addresses of adjoining land owners or occupiers;
  - d) copies of all notices given to community consultees;
  - e) copies of all notices given to specialist consultees;
  - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
  - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
  - h) copies of all responses received from community and specialist consultees.
- 1.6 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been

consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

## Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 6<sup>th</sup> of July 2023 to the 3<sup>rd</sup> of August 2023 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of the applicant 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 6<sup>th</sup> of July 2023 until the 3<sup>rd</sup> of August 2023 inclusive.
  - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Ystradgynlais Library, Temperance Lane, Ystradgynlais, SA9 1JJ. The library is open as follows: Tuesday and Thursday: 10:00am-17:00pm, Wednesday and Saturday: 10:00am-12:30pm, Friday: 10:00am-14:00pm, Sunday and Monday: Closed. The following plans and documents were made available for inspection;

**Table 1: list of proposed plans**

| Plan title                    | Drawing reference          |
|-------------------------------|----------------------------|
| Site Location Plan            | 1016.01                    |
| Proposed Site Plan            | 1016.02                    |
| Proposed Site Plan TOPO       | 1016.03                    |
| Proposed Site Sections        | 1016.04                    |
| Proposed 3D View              | 1016.05                    |
| Proposed 3D View              | 1016.06                    |
| Proposed 3D View              | 1016.07                    |
| Proposed Site Access Junction | 22699-HYD-XX-XX-DR-TP-0001 |
| Outline Engineering Plan      | TIR-HYD-XX-XX-DR-C-0004    |
| SuDS Concept Plan             | C-XXXXX-S2-P01             |

**Table 2: list of Documents**

| Document          | Author         |
|-------------------|----------------|
| Application Forms | Asbri Planning |

|                                            |                               |
|--------------------------------------------|-------------------------------|
| Design and Access Statement                | Asbri Planning                |
| Outline Engineering and Drainage Strategy  | Hydrock                       |
| Bat Survey Report 2020                     | I&G Ecological Consulting     |
| Bat Survey Report 2023                     | I&G Ecological Consulting     |
| Biodiversity Enhancement Scheme            | I&G Ecological Consulting     |
| Construction Environmental Management Plan | I&G Ecological Consulting     |
| Knotweed Management Plan 2020              | Knotweed Control Swansea Ltd. |
| Preliminary Ecology Assessment             | I&G Ecological Consulting     |
| Reptile Survey Report                      | I&G Ecological Consulting     |
| Reptile Survey Report 2019                 | I&G Ecological Consulting     |
| Geo-Environmental Report                   | Blandford Consulting          |
| Mine Entries Plan                          | Blandford Consulting          |
| Stage 1 Site Investigation Report          | Blandford Consulting          |
| A3 Drawings                                | Blandford Consulting          |
| Transport Assessment                       | Hydrock                       |
| Residential Travel Plan                    | Hydrock                       |
| Tree Report                                | ArbTS                         |
| Welsh Language Action Plan                 | Asbri Planning                |

- 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 3<sup>rd</sup> of August 2023.

## 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 Member | Councillor Alun Llewelyn |
| Local Ward Member | Councillor Cathy James   |
| Community Council | Clerk Nia Parr-Williams  |

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

### Specialist Consultees (Schedule 1C)

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

- Cadw
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- The Canal and River Trust
- Local Highway Authority
- Fire and Rescue Service

- 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
- Wales and West Utilities
- Archaeological Trust
- Police/ Secure by design
- Neath Port Talbot CBC Ecologist

- Neath Port Talbot CBC Public Right of Way Officer
- Neath Port Talbot CBC Tree 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 Four responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

| Consultation Response      | Number of Response |
|----------------------------|--------------------|
| Support                    | 0                  |
| Neither object nor support | 1                  |
| Object                     | 3                  |
| <b>Total</b>               | <b>4</b>           |

- 4.4 The nature of the response totalled 0 in support, 1 persons of neutral opinion, and 3 objections. The contents of these responses are summarised as follows:

| Neighbour | Nature of Comments | Comments                                                                                                                                                                                                                                                                                                               | Response                                                                                                                                                                                     |
|-----------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | Neutral            | No objection to the proposals however they are concerned with the impact the homes could have on their business, and vice versa.<br><br>They own an off-road motorcycle company to the northwest of the site, which therefore creates a lot of noise.<br><br>Open to working with us to come to an agreement of sorts. | Comments noted, however this it is not considered that the development of an allocated site for residential development would impede the operation of any existing business.                 |
| 2         | Objection          | Will be objecting to the planning application.<br><br>They warn that an injunction to prevent trespassing will be implemented if the applicant seeks to access the site via their                                                                                                                                      | Comments noted, however land ownership is generally not considered a material planning consideration. While applicants need to disclose ownership on the application, the planning authority |

|   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |           | land (i.e., via the current private access road).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | focuses on the development's impact on the land and surrounding area, not who owns it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3 | Objection | <p>The extent and location of the proposals represent a significant risk to the ecology and water quality of the Tawe and Twrch River catchment.</p> <p>The following reasons are noted for their objection:</p> <p><u>Threat of pollutants from the development entering the watercourses, and ultimately the River Twrch</u><br/>Drainage Strategy – likely that no infiltration system will be included.</p> <p>Permeable paved driveways, raingardens and swales will only do so much to limit pollutants from entering the River.</p> <p><u>Preliminary Ecological Report</u><br/>No mention of the potential effect of the development to fish and invertebrates in the River Twrch.</p> <p><u>Site water features</u><br/>A robust, site-specific Construction Environmental Management Plan (CEMP) detailing all pollution prevention measures should be in place.</p> <p><u>Public sewer system</u><br/>Currently under severe pressure, therefore the proposals would further increase this pressure, thus leading to more untreated waste being pumped into the river.</p> | <p>The application is in outline only at this stage and any subsequent reserved matters application and prior to the appointment of a site contractor a dedicated and site specific Construction Environmental Management Plan (CEMP) would be provided. The requirement of a CEMP would be secured via the imposition of a suitable condition on any planning permission granted.</p> <p>A fundamental aspect of the CEMP would be to seek to protect the adjoining water environment from any silt laden surface water run-off during the construction phase. Water run-off containing silt / debris will be prevented through the use of proprietary drain covers and silt fences used to manage water flow to prevent it entering the existing drainage system or watercourse.</p> <p>Given the fact that the development will have no adverse impact on the adjacent Afon Twrch, it is not considered necessary to undertake any detailed assessment of the watercourse in question.</p> |
| 4 | Objection | <p>Object for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Any proposed user for residential purposes would inevitably cause conflict and friction between residents, Quarry operators, the forestry Commission and Farmers that use the Quarry access road;</li> <li>2. Access for residential purposes would constitute a significant</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The applicant is well aware of the national and local policy framework which is considered applicable. The applicant would reinforce that Neath Port Talbot Council Local Development Plan was adopted in 2016 and is the prevailing development plan for the County. As identified on the LDP proposals</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|  |  |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <p>hindrance to Quarry operations and as such would be contrary to the Neath and Port Talbot Local mineral plan and would also be contrary to national policy;</p> <p>3. Any residential user of the access road would constitute a significant safety risk to the public.</p> | <p>map the site is allocated for housing under Policy H1/31.</p> <p>As such given that the LDP would have undergone a thorough examination and audit prior to adoption to ensure the compatibility of land uses/allocations, the applicant sees no material conflict as suggested which would hinder the operation of Cwm Nant Lleici Quarry.</p> <p>The use of an appropriately designed access road to serve the development would cause no adverse impact on highway users.</p> <p>Any works to improve the current access arrangements to serve the proposed development would be undertaken on land within the control of the local highway authority and the applicant.</p> |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Response to the community consultees

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams responses to these comments;

| Councillor Alun Llewelyn |
|--------------------------|
|--------------------------|

| Comments |
|----------|
|----------|

|                               |
|-------------------------------|
| Comment <u>Vehicle access</u> |
|-------------------------------|

Questions have been asked locally about the capacity of the A4067 to take additional vehicles from the site given the build-up of traffic at junctions lower down the valley. Could you provide some more information if this aspect has been taken into account in the transport assessment?

Active Travel

Along Tirbach Road - What measures will be taken to ensure that the haulage route crossing will be safe for pedestrians / cyclists?

They approve of the proposals to link the edge of the A4067 to the towpath/cycle track.

Will there be any links between the site and the nearby public paths, on the 'patches'?

The bus times/frequency are now out of date.

Types / housing numbers

How will you ensure that the dwellings are affordable in the local market? How will you achieve this?

Are you considering having social housing at the site?

Open / play space

Has there been any discussion with the council's Play department on the play sufficiency of the proposals?

Welsh Language Action Plan (WLAP)

LPA have updated their Welsh Language Promotion Strategy since completing the WLAP. As such they

recommend that we should discuss the WLAP with the relevant partners in further detail.

#### Community benefits / S106

Not much reference to these in the documents apart from in the WLAP. They would appreciate any information on community benefits that have been considered.

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#### Response Vehicle access

The junctions that form a key route to/from the proposed new signalised site access junction with the A4067 have been capacity tested as part of this TA. The modelling included the proposed new site access junction, A4067 / A4068 / Gurnos Road 4-arm Roundabout Junction, and A4067 / B4599 / Glan Yr Avon / Asda Access 5-arm Roundabout Junction.

The assessment of the proposed new signalised access junction using the LinSig software indicates that it would operate with sufficient reserve capacity in both the AM and PM peak periods.

Similarly, the ARCADY analysis of the 4-arm roundabout to the north and the 5-arm roundabout to the south indicates that the junctions would operate satisfactorily within capacity.

The proposed development would therefore have a non-material impact on the operation of the local highway network and its impact would not be severe.

#### Active Travel

Pedestrian access onto the A4067 is a possibility. As part of the proposed signalised access junction, a pedestrian connection to the existing footway on northern side of the A4067 bridge over Afon Twrch is proposed.

To the north east of the footway on the bridge is an 85m stretch of well-used informal footway before the footway re-starts on approach to the A4067 / Gurnos Road roundabout. This 85m stretch could potentially be upgraded into a footway to provide a continuous footway from the A4067 / Gurnos Road roundabout.

#### Types / housing numbers

Given the fact that this is an outlie application with no matter reserved for approval, house types and housing numbers will be confirmed at Reserved Matters stage.

#### Open / play space

Given the fact that this is an outlie application with no matter reserved for approval, the precise scale and scope of open/play space provision will be will be confirmed at Reserved Matters stage.

#### Welsh Language Action Plan (WLAP)

The WLAP provides a broad strategy which reflects the sensitivity of the site in linguistic terms. The applicant is open to discussions as regards the Council's priorities in the area as regards safeguarding and reinforcing which it is anticipated will form part of the forthcoming planning application consultation process.

#### Community benefits / S106

Further information on this will be provided during the course of the determination of the application by the Council but the applicant is aware of the need to provide contributions allied to open space and Welsh language impacts.

## Response to specialist consultees

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

### Cadw

#### Comments

Comment Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application.

Response Comments noted. No action required.

### Canal and River Trust

#### No comment

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

Response Comments noted. No action required.

### Trunk Road Agency

#### No objection

Comment The site is remote from the motorway and trunk road network. No objection or further comments from the WG as strategic highway authority.

Response Comments noted. No action required.

### Fire and Rescue Service

#### Comments

Comment The proposal must adhere to the requirements of B5 Approved Document B (Wales) 2020 in relation to water supplies and vehicle access for firefighting purposes.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on site.

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Response It can be confirmed that the detailed design considerations noted in their comments can be adhered to as part of the proposals.

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**Coal Authority****Comments**

Comment Stage 1 SI Report

None of the mine entries are annotated on the proposed development layout, therefore they can't tell if the proposals have taken the location of the mine entries into consideration. This information must be annotated on the proposed development layout.

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Response The indicative site layout plan has been updated to include where applicable the relevant mine entries.

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**Highway and Drainage Authority****Comments**

Comment Concerns have been identified.

1. New highway junction - Justification is required as to how this is the safest and most appropriate access arrangement into the development.

Please provide your Road Safety Audit for the design of the new junction.

Conflict with the existing 'Quarry Haul Road'.

Proposed no right turn into the development – they are concerned that cars will turn right regardless of road markings.

2. Visibility splays are required at the site entrance.

3. Full construction details of the site access including long and cross sections and the tie in to the adopted highway is required

4. Transport Impact Assessment is required.

5. Any accommodation/alteration works required on the public highway shall be subject to Road safety Audits.
6. The proposed road design has unrestrained straight lengths of highway that are non-compliant with a design speed of 20mph.
7. Please ensure that all roads are designed in accordance to the Manual for Streets.
8. Please ensure that parking provision is in line with the Parking Guidelines document.
9. Guidelines on shared drives and waste collection.
10. Driveway parking guidelines
11. Internal garages guidelines
12. Visitor parking should be shown on the site layout.
13. They would impose a pre-commencement condition on the application = must submit a Construction Environmental Management Plan (CEMP) to the LPA prior to starting on site.
14. Note on the requirement for a SAB application in tandem with the planning application.
15. Submit a scheme for the collection and disposal of water to the LPA in the event of finding any springs / ground water seepage.
16. The LPA must be consulted prior to interfering / altering / diverting any ditch, watercourse, stream or culvert.
17. Foul and surface water discharges shall be drained separately from the site.
18. Cannot connect surface water/land drainage runoff directly or indirectly into the public sewer or highway surface water system.
19. Ensure that the site has adequate drainage.

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Response 1. In light of the comments received at PAC, a 4-arm traffic signalised junction with prohibited access for quarry traffic (egress only arm) has been proposed.

A Road Safety Audit has been completed by an independent auditor, with the RSA brief approved by transport engineers at the local highway authority. This Audit, along with the designer's response, is contained in Appendix E of the Transport Assessment.

In terms of turning right into the development, the proposed site access junction now allows for all turning movements with a dedicated right turn signalling stage.

2. Noted, visibility splays will be provided at the site entrance.

3. Full construction details of the site access including long and cross sections have been provided in Appendix C of the Transport Assessment, and demonstrates how it ties in with the existing highway network.

4. Please see section 6 of the Transport Assessment for further information on the traffic impact.

5. Noted.

6. Noted. At the reserved matters stage the site layout will demonstrate these specific point as well as overall compliance with the Authority's design guide.

7-19. Noted.

## NRW

### Comments

Comment Bats

This report refers to the presence of mine shafts on site, although this is not considered further and no assessment has been undertaken of their potential to be used by bats. We therefore advise that bat surveys of the mine shafts should be undertaken in accordance with published guidance, as recommended in the ecological surveys submitted to date. These should be carried out upfront and submitted in support of any planning application at the site.

The ecological survey reports do not include any visual assessment of trees for their potential to be used by

bats, and no detailed assessments were undertaken. A detailed plan should be included with the submission which outlines which trees that require felling pruning, and their potential to support roosting bats.

Should bat roosts be confirmed, we advise that you also include an assessment of the impacts of the scheme on these roost sites and proposals to mitigate or compensate for them.

#### Great Crested Newt and Dormice

The Ecological Appraisal Report notes that the site may be suitable for use by dormice and GCN...We advise that you consult the LPA's Ecologist on whether any specific surveys are required for these species.

#### Assessment of Impacts

Together with the additional survey information we indicate above, species report submissions should include a detailed assessment of the likely impacts of the proposals on each of the respective species.

#### Advice on Potential Protected Species Mitigation Requirements

The mitigation scheme should focus on a pattern of habitat retention and creation on site that seeks to retain, and preferably bolster, connectivity with other suitable habitats for the species within the site and to the wider landscape. The proposals should include details of the long-term management of the retained and enhanced habitats on site, and how this will be secured.

A masterplan for the development should clearly delineate land and habitat features that are to be retained, created and managed as nature conservation areas. The above information is required prior to the determination of any planning application.

#### Pollution Prevention

The development site lies adjacent to the Afon Twrch, a main river. We therefore have concerns over pollution due to this proximity, with the construction phase presenting the greatest risk.

We have reviewed the submitted '*Construction Environmental Management Plan*'. It appears to be a high level options appraisal which is mainly focussed on

ecology, and lacks the site specific details and pollution prevention measure proposals.

We advise it is imperative that the existing vegetation is retained for the protection of the watercourse.

#### **Condition 1: CEMP**

##### Contaminated Land

The risk to controlled waters from contamination have been assessed as low risk – we accept this conclusion and request that the following condition be attached to any planning permission the LPA may grant.

#### **Condition 2: Contamination not previously identified**

##### Flood Risk

We have no concerns to raise regarding flood risk to the site therefore an FCA is not required based on the current design.

We support the proposal to retain most of the woodland edging along the site, which will provide a buffer between the development and the watercourse.

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Response In response to comments made further updated surveys have been commissioned and undertaken which seek to address any additional survey information required and include a detailed assessment of the likely impacts of the proposals on each of the respective species

A Biodiversity Enhancement Strategy has been formulated, which includes an indicative masterplan of the suggested mitigation and enhancement measures.

The current application is in outline only the broad details of and Given the risk to controlled waters from contamination have been assessed as low risk, the applicant accepts the suggestion as regards the imposition of a suitable planning condition.

Given this is an outline application with no appointed contractor/developer in place, the applicant accepts the suggestion as regards the imposition of a suitable planning condition requiring a detailed CEMP to be provided at the appropriate time.

## Response to other consultees

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

### Rights of Way Maintenance Officer

#### Comments

Comment It is hard to determine from ASBRI's plans, but should the proposal impede onto Footpath (FP) 135.Lgk then your development will need to accommodate the PROW as it is a Highway that cannot be obstructed.

Response Comments noted, Footpath (FP) 135.Lgk lies outside the area of development and as such will not be affected as a consequence of the development of the site for residential dwellings.

### Secure by Design Officer

#### Comments

Comment Comments on the following topics were made by the Secure by Design Officer:

- i. Site layout – pleased with this. All vehicle bays are within curtilage and / or overlooked.
- ii. Lighting
- iii. Boundary identification
- iv. Landscaping and planting
- v. Public open space
- vi. Vehicle parking
- vii. Side and rear boundaries
- viii. Garden sheds
- ix. Bin stores
- x. Bicycle stores
- xi. Security lighting
- xii. Drainpipes
- xiii. Blank walls
- xiv. Public utilities
- xv. Door security
- xvi. Window security
- xvii. Intruder alarm system
- xviii. Identification of properties

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Response Comments noted. All comments have been taken into account by the design team to ensure the security of the proposed development for future residents. Please note however, that as this is an outline planning application, many of these comments will be addressed at reserved matters stage.

## Conclusion

- 8.1 Asbri Planning have been instructed by Mr. Robert Maggs to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed outline planning application for the redevelopment of the former Tirbach Washery comprising the construction of up to 160 residential dwellings and associated infrastructure works at the former Tirbach Washery, Ystalyfera.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

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

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

## SITE NOTICE

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

### **PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

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

#### **OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

You may inspect copies of:

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

Online at [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). For those without access to the internet, computer facilities are available at Ystradgynlais Library, Temperance Lane, Ystradgynlais, SA9 1JJ. The identified library is open as follows: Tuesday and Thursday: 10:00am-17:00pm, Wednesday and Saturday: 10:00am-12:30pm, Friday: 10:00am-14:00pm, Sunday and Monday: Closed.

Anyone who wishes to make representations must write to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by the 3<sup>rd</sup> August 2023.

**Dyddiad:** 6ed o Orffennaf 2023  
**Ein cyf:** RB/FG/S19.182

Swit 2, Llawr Cyntaf  
220 High Street  
Abertawe  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

## HYSBYSIAD SAFLE

### CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.

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

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning Limited yn hysbysu bod Hansak Ltd. yn bwriadu gwneud cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn Llyfgell Ystradgynlais, Lôn Temperance, Ystradgynlais, SA9 1JJ. Mae oriau agor fel y ganlyn: Dydd Mawrth a Dydd Iau 10:00 – 17:00; Dydd Mercher a Dydd Sadwrn 10:00 – 14:00; Ar gau ar Ddydd Sul a Dydd Llun.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn y 3ydd o Awst 2023.

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

| <b>Add1</b>                          | <b>Add2</b>              | <b>Add3</b> | <b>Add4</b> | <b>Add5</b> |
|--------------------------------------|--------------------------|-------------|-------------|-------------|
| Owner/Occupier                       | 1 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 3 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 4 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 5 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 6 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 7 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 8 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 9 Tirbach Road           | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 10 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 11 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 12 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 13 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 14 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 15 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | 16 Tirbach Road          | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | Nolton, 16 Tirbach Road  | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | Erw Fair, Tirbach Road   | Ystalyfera  | Swansea     | SA9 2HX     |
| Owner/Occupier                       | Dan Y Coed, Tirbach Road | Ystalyfera  | Swansea     | SA9 2HX     |
| Ystalyfera Clinic                    | Tirbach Road             | Ystalyfera  | Swansea     | SA9 2HX     |
| Superworld<br>Entertainments Limited | 156 Mumbles Road         | Blackpill   | Swansea     | SA3 5AW     |

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Suite D, 1<sup>st</sup> Floor

220 High Street

Swansea

SA1 1NW

Owner / Occupier

«Column1»

«Column2»

«Column3»

«Column4»

Tel: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Owner/Occupier

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS  
FORMER TIRBACH WASHERY, YSTALYFERA**

Asbri Planning Ltd. has been commissioned by Hansak Ltd in respect of the outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

As the scheme constitutes a major development, a pre-application consultation period is required in order to provide those who may be interested in the proposals with an opportunity to view the draft application package and express their views.

Purpose of this notice:

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

You may inspect copies of:

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



Online at [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). For those without access to the internet, computer facilities are available at Ystradgynlais Library, Temperance Lane, Ystradgynlais, SA9 1JJ. The identified library is open as follows: Tuesday and Thursday: 10:00am-17:00pm, Wednesday and Saturday: 10:00am-12:30pm, Friday: 10:00am-14:00pm, Sunday and Monday: Closed.

Anyone who wishes to make representations must write to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen | Director**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

Suite D, Llawr 1af

220 Stryd Fawr

Abertawe

SA1 1NW

«Add\_1»

«Add\_2»

«Add\_3»

«Add\_4»

«Add\_5»

«Add\_6\_»

«

Tel: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Annwyl X,

**CYHOEDDUSRWYDD AC YMGYNHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Hansak Ltd. i drefnu ymgynghoriad cyn gwneud cais cynllunio amlinell ynglyn â'r datblygiad arfaethedig i adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery yn Ystalyfera.

Gan fod y cynlluniau yn gyfystyr a datblygiad mawr, rhaid cynnal cyfnod o ymgynghori cyn cyflwyno cais. Mae hyn yn rhoi cyfle i'r rhai sydd yn dymuno i edrych ar y cais sydd wedi ei ddrafftio a mynegi unrhyw farn.

Bwriad yr hysbysiad:

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

Mae modd i chi archwilio copïau o'r canlynol:

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



Gallwch ddod o hyd i gopïau electronig drwy fynd i [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfgell Ystradgynlais, Lôn Temperance, Ystradgynlais, SA9 1JJ. Mae oriau agor fel y ganlyn: Dydd Mawrth a Dydd Iau 10:00 – 17:00; Dydd Mercher a Dydd Sadwrn 10:00 – 14:00; Ar gau ar Ddydd Sul a Dydd Llun.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn y 3ydd o Awst 2023.

Yn gywir,



**Richard Bowen – Cyfarwyddwr Asbri Planning Ltd.**

## Appendix C - Screenshot of the Asbri Planning Website

## FORMER TIRBACH WASHERY, YSTALYFERA / YR HEN TIRBACH WASHERY, YSTALYFERA - CLOSED

[Home](#) » [Consultations](#) » [Statutory Pre-Application Consultation](#) » [Former Tirbach Washery, Ystalyfera / Yr Hen Tirbach Washery, Ystalyfera - Closed](#)

### FORMER TIRBACH WASHERY, YSTALYFERA / YR HEN TIRBACH WASHERY, YSTALYFERA - CLOSED



#### Pre-Application Consultation Expired

Asbri Planning Ltd. has been commissioned by Hansak Ltd to undertake pre-application consultation in respect of a outline planning application for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

\*\*\*\*

Mae Asbri Planning wedi cael ei gomisiynu gan Hansak Ltd. i drefnu ymgynghoriad cyn gwneud cais cynllunio amlinell ar gyfer adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tîr yr hen Tirbach Washery, Ystalyfera.

[< PREVIOUS](#)[NEXT >](#)

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

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Local Member  
Cllr. Alun Llewelyn  
cllr.a.llewelyn@npt.gov.uk

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Cllr. Alun Llewelyn

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)  
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D  
OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE  
CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS  
FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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- the proposed application;
- the plans; and,
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Online by visiting [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). For those without access to the internet, computer facilities are available at Ystradgynlais Library, Temperance Lane, Ystradgynlais, SA9 1JJ. The identified library is open as follows: Tuesday and Thursday: 10:00am-17:00pm, Wednesday and Saturday: 10:00am-12:30pm, Friday: 10:00am-14:00pm, Sunday and Monday: Closed.

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Yours faithfully,



**Richard Bowen - Director  
Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023  
**Ein cyf:** RB/FG/S19.182

Local Member  
Cllr. Alun Llewelyn  
cllr.a.llewelyn@npt.gov.uk

Tel: 01792 480535  
www.asbriplanning.co.uk

Annwyl Cllr. Alun Llewelyn

**CYHOEDDUSRWYDD AC YMGYNHORIAID 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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**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

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Mae modd i chi archwilio copïau o'r canlynol:

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- y cynlluniau; a
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Yn gywir,



**Richard Bowen Cyfarwyddwr**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Local Member  
Cllr. Cathy James  
cllr.c.james1@npt.gov.uk

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Cllr. Cathy James

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)  
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D  
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CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS  
FORMER TIRBACH WASHERY, YSTALYFERA**

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Yours faithfully,



**Richard Bowen - Director  
Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023  
**Ein cyf:** RB/FG/S19.182

Local Member  
Cllr. Cathy James  
cllr.c.james1@npt.gov.uk

Tel: 01792 480535  
www.asbriplanning.co.uk

Annwyl Cllr. Cathy James

**CYHOEDDUSRWYDD AC YMGYNHORIAID CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig  
Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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Mae Asbri Planning Limited yn hysbysu bod Hansak Ltd. yn bwriadu gwneud cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfgell Ystradgynlais, Lôn Temperance, Ystradgynlais, SA9 1JJ. Mae oriau agor fel y ganlyn: Dydd Mawrth a Dydd Iau 10:00 – 17:00; Dydd Mercher a Dydd Sadwrn 10:00 – 14:00; Ar gau ar Ddydd Sul a Dydd Llun. Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023.**

Yn gywir,



**Richard Bowen Cyfarwyddwr**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Ystalyfera Community Council

Clerk Nia Parr-Williams

ystalyfera@hotmail.com

Suite D, 1<sup>st</sup> Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Clerk Nia Parr-Williams

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED)  
SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D  
OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE  
CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS  
FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

You may inspect copies of:

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

Online by visiting [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). For those without access to the internet, computer facilities are available at Ystradgynlais Library, Temperance Lane, Ystradgynlais, SA9 1JJ. The identified library is open as follows: Tuesday and Thursday: 10:00am-17:00pm, Wednesday and Saturday: 10:00am-12:30pm, Friday: 10:00am-14:00pm, Sunday and Monday: Closed.

Anyone who wishes to make representations must write to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours faithfully,



**Richard Bowen - Director  
Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023  
**Ein cyf:** RB/FG/S19.182

Ystalyfera Community Council  
Clerk Nia Parr-Williams  
ystalyfera@hotmail.com

Tel: 01792 480535  
www.asbriplanning.co.uk

Annwyl Clerk Nia Parr-Williams

**CYHOEDDUSRWYDD AC YMGYNHORIAID CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig  
Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning Limited yn hysbysu bod Hansak Ltd. yn bwriadu gwneud cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i [www.asbriplanning.co.uk/statutory-pre-application-consultation](http://www.asbriplanning.co.uk/statutory-pre-application-consultation). Mae modd defnyddio cyfleusterau cyfrifiadurol yn Llyfgell Ystradgynlais, Lôn Temperance, Ystradgynlais, SA9 1JJ. Mae oriau agor fel y ganlyn: Dydd Mawrth a Dydd Iau 10:00 – 17:00; Dydd Mercher a Dydd Sadwrn 10:00 – 14:00; Ar gau ar Ddydd Sul a Dydd Llun. Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023.**

Yn gywir,



**Richard Bowen Cyfarwyddwr**

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

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

The Health and Safety Executive  
via web app

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

**SCHEDULE 1C ARTICLE 2D**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or to Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

The Health and Safety Executive  
via web app

Ffon: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Hansak Ltd. yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu drwy ysgrifennu at Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023**.

Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Local Highway Authority  
HDC@npt.gov.uk

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

**SCHEDULE 1C ARTICLE 2D**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or to Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

Local Highway Authority

HDC@npt.gov.uk

Ffon: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Hansak Ltd. yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu drwy ysgrifennu at Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023**.

Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

The Coal Authority  
planningconsultation@coal.gov.uk

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

**SCHEDULE 1C ARTICLE 2D**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or to Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

The Coal Authority  
planningconsultation@coal.gov.uk

Ffon: 01792 480535  
www.asbriplanning.co.uk

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Hansak Ltd. yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu drwy ysgrifennu at Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023**.

Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

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

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

**SCHEDULE 1C ARTICLE 2D**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or to Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

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

Ffon: 01792 480535  
www.asbriplanning.co.uk

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Hansak Ltd. yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu drwy ysgrifennu at Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023**.

Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Cadw  
cadwplanning@gov.wales

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

**SCHEDULE 1C ARTICLE 2D**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or to Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

Cadw

cadwplanning@gov.wales

Ffon: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Hansak Ltd. yn bwriadu cyflwyno cais cynllunio amlinell ar gyfer adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig ar tir yr hen Tirbach Washery, Ystalyfera.

Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu drwy ysgrifennu at Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023**.

Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Welsh Water

developer.services@dwrcymru.com

Suite D, 1<sup>st</sup> Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

**SCHEDULE 1C ARTICLE 2D**

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**FORMER TIRBACH WASHERY, YSTALYFERA**

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Hansak Ltd is intending to apply for outline planning permission for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) or to Asbri Planning Ltd, Suite D, 1<sup>st</sup> Floor, 220 High Street, Swansea, SA1 1NW by 3<sup>rd</sup> August 2023.

Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

Welsh Water

developer.services@dwrcymru.com

Ffon: 01792 480535

[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

Bwriad yr hysbysiad:

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

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Mae modd archwilio'r cais arfaethedig, y cynlluniau a dogfennau atodol eraill drwy ddilyn y ddolen isod;

<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk) neu drwy ysgrifennu at Asbri Planning Ltd, Suite D, Llawr 1af, 220 Stryd Fawr, Abertawe, SA1 1NW erbyn **y 3ydd o Awst, 2023**.

Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Trunk Road Agency  
LGC\_Development\_Control-South@gov.wales

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir/Madam,

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**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

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Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

Trunk Road Agency  
LGC\_Development\_Control-South@gov.wales

Ffon: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

Mid and West Wales Fire and Rescue Service  
bregs@mawwfire.gov.uk

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

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Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

Mid and West Wales Fire and Rescue Service  
bregs@mawwfire.gov.uk

Ffon: 01792 480535  
www.asbriplanning.co.uk

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

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Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

**Date:** 6<sup>th</sup> July 2023

**Our Ref:** S19.182

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

Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

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Yours Sincerely,



**Richard Bowen - Director**  
**Asbri Planning Ltd**

**Dyddiad:** 6ed o Orffennaf 2023

**Ein cyf:** RB/FG/S19.182

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

Ffon: 01792 480535  
www.asbriplanning.co.uk

Annwyl Syr/Madam,

**ATODLEN 1C Erthygl 2D**

**CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.**

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

**Cais cynllunio amlinell ar gyfer ailddatblygu yr hen Tirbach Washery sy'n cynnwys adeiladu hyd at 160 o dai ynghyd â'r gwaith isadeiledd cysylltiedig**

**Yr hen Tirbach Washery, Ystalyfera**

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Yn gywir,



**Richard Bowen - Cyfarwyddwr**  
**Asbri Planning Ltd**

## Appendix F - Responses received from community consultees

**Archived:** 03 March 2026 16:55:41

**From:** [Kelly Davies](#)

**Mail received time:** Thu, 3 Aug 2023 13:42:36

**Sent:** Thu, 3 Aug 2023 13:42:36

**To:** [RichardB](#)

**Subject:** FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

**Importance:** Normal

**Sensitivity:** None

---

---

**From:** Cllr. Alun Llewelyn (Deputy Leader) <[cllr.a.llewelyn@npt.gov.uk](mailto:cllr.a.llewelyn@npt.gov.uk)>

**Sent:** 02 August 2023 13:35

**To:** Emma Box <[EmmaB@asbriplanning.co.uk](mailto:EmmaB@asbriplanning.co.uk)>

**Cc:** Helen Bowen <[h.bowen@npt.gov.uk](mailto:h.bowen@npt.gov.uk)>; Mail Asbriplanning <[mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk)>

**Subject:** Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

Bore da

Thank you for the pre-application information, and I am pleased that there has been an opportunity to see the emerging plan for the site as it has previously been included in the LDP.

I appreciate that it is currently an outline proposal and that more detailed plans will be submitted, and at this stage I have the following comments/questions.

Vehicle access:

Thank you for the information about the proposed new junction at the A4067.

Questions have been asked locally about the capacity of the A4067 to take additional vehicles from the site given the build up of traffic at junctions lower down the valley. Could you provide some more information if this aspect has been taken into account in the transport assessment?

Active Travel:

It is important that this site, while at the edge of the village, is not seen as "out of the village" and that it has good pedestrian and cycling access to the village centre.

I would like to confirm my understanding that there would be two main active travel routes.

Firstly, along Tirbach Road. This would be welcome as it links the site directly to the village centre. As it would need to cross the existing quarry haulage route what measures will be taken to ensure that the haulage route crossing will be safe?

Secondly - a pedestrian/cycle crossing at the new A4067 crossing. This would give active travel access to the lower part of the village and along to e.g. the Tesco store. Therefore, I think the suggestion of formalising the link from the edge of the A4067 to the towpath/cycletrack should be pursued.

Will there also be any links between the site and nearby public paths on the "Patches?"

Just to note that the Patches is a popular area for walking and there may be some walking/cycling through the estate by non residents, which should not be a problem, but you may need to consider measures to deter motorbikes from using the active travel routes.

I would note that some of the public transport information is now out of date e.g. bus times/frequency.

Types/numbers of housing:

I note that also the potential LDP allocation is up to 160 houses/flats, the current proposal is for 104 on a phased basis.

There is reference to the site being affordable in the local market, which would be welcome. I would appreciate your thoughts on how that affordability will be achieved, and also if some provision of social housing is being considered.

Open/play space:

I note the provision of a play area and several informal play spaces which would be welcome as there are family homes as part of the mix. Has there been any discussion with the local authority's play team on the play sufficiency of the proposals?

Welsh Language Action Plan:

I welcome the inclusion of the plan.

The use of the Welsh language in marketing signage and name of the development will be important.

Since it was prepared the local authority has revised its own Welsh Language Promotion Strategy and I feel that your language plan needs to be discussed further with the relevant partners and potentially strengthened. I'm sure that can be discussed as the plan progresses.

Community benefits/S 106:

I couldn't see any specific reference to these aspects outside of the language action plan. Active travel route improvements may be part of the picture of course but I would appreciate any information on community benefits that have been considered.

Thank you for your attention, and I would be pleased to discuss further.

Diolch yn fawr.

Alun Llewelyn.

## Cyng / Cllr Alun Llewelyn

Deputy Leader and Cabinet Member for Housing and Community Safety  
Dirprwy Arweinydd ac Aelod Cabinet dros Dai a Diogelwch Cymunedol  
Tel/ Ffôn: [07528 137093](tel:07528137093)

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni

---

**From:** Emma Box <[EmmaB@asbriplanning.co.uk](mailto:EmmaB@asbriplanning.co.uk)>  
**Sent:** Thursday, July 6, 2023 10:49:08 AM  
**To:** Cllr. Alun Llewelyn (Deputy Leader) <[cllr.a.llewelyn@npt.gov.uk](mailto:cllr.a.llewelyn@npt.gov.uk)>  
**Subject:** SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

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

Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

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

Please note my working hours are Monday to Thursday 9.30-2.30pm



Swansea | Cardiff



*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*

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

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

This message has been scanned for malware by Forcepoint. [www.forcepoint.com](http://www.forcepoint.com)

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

## Appendix G - Responses received from specialist consultees



Llywodraeth Cymru  
Welsh Government

Plas Caeveur, Unit 57, Cefn Coed  
Parc Nantgarw, Cardiff, CF15 7QQ  
Tel: 0300 025 6000  
Email: [info@cadw.gov.wales](mailto:info@cadw.gov.wales)  
[www.cadw.gov.wales](http://www.cadw.gov.wales)  
0300 025 6000  
[cadw@gov.wales](mailto:cadw@gov.wales)/[cadw@llyw.cymru](mailto:cadw@llyw.cymru)  
[www.cadw.gov.wales](http://www.cadw.gov.wales)

Asbri Planning Ltd

Eich cyfeirnod  
Your reference

S19.182

By email

Ein cyfeirnod  
Our reference

LC

Dyddiad  
Date

11 July 2023

Llinell uniongyrchol  
Direct line

0300 0256004

Ebost  
Email:

[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Pre-Planning Application – Redevelopment of the former Tirbach Washery comprising the construction of up to 160 residential dwellings and associated infrastructure works, Former Tirbach Washery, Ystalyfera**

Thank you for your letter of 6 July inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

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

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

Assessment

Scheduled Monuments

GM396 Canal Aqueduct over the River Twrch, Ystalyfera  
GM397 Remains of Lock and Dry Dock at Pantyffynnon  
GM399 Tramroad at Ystradgynlais  
GM453 Crimea Colliery & Canal Quay

This pre-planning application is for the construction of up to 160 residential dwellings and associated infrastructure works at the Former Tirbach Washery, Ystalyfera.

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE



The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them except for GM396 Canal Aqueduct over the River Twrch, Ystalyfera. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than GM396 Canal Aqueduct over the River Twrch, Ystalyfera.

The proposed development is located some 50m north northwest of scheduled monument GM396 Canal Aqueduct over the River Twrch, Ystalyfera which consists of the remains of an aqueduct, dating to the industrial period. This is the largest of the aqueducts which carried part of the original Swansea Canal, and it spans the Afon Twrch. The fast-flowing nature of the river necessitated a weir to be built below the aqueduct to protect the piers and to serve as a feeder. The total span of the aqueduct, which is built entirely of stone, is 21m. The setting of the aqueduct is the former corridor of the Swansea Canal with significant views being to east and west along this.

The proposed development is for the redevelopment of a coal washery to comprise the construction of a 160 dwelling housing estate. The proposed development will be screened by existing vegetation around its boundary except at its entrance via a splay junction to the A4067 road to south. This is potentially inter-visible with the monument though not within the identified significant view. These views are significantly screened however by trees and vegetation between the line of the former canal and the A4067. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument GM396.

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

Yours sincerely,

Laura Cooper  
Casework Officer

## Annex A

### Our role

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

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

### National Policy

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

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

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

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

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

**Archived:** 03 March 2026 16:56:42

**From:** [National Planning Function](#)

**Mail received time:** Fri, 7 Jul 2023 10:28:05

**Sent:** Fri, 7 Jul 2023 09:27:48

**To:** [Mail Asbriplanning](#)

**Cc:** [Emma Box](#)

**Subject:** RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

**Importance:** Normal

**Sensitivity:** None

---

Good morning,

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

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

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

[Sarah Steele](#)

Planning and Data Support Technician

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

E [planning@canalrivertrust.org.uk](mailto:planning@canalrivertrust.org.uk)



**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>

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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 Glandŵwr Cymru <https://canalrivertrust.org.uk/newsletter>

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

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

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

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

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



The Coal  
Authority



INVESTOR IN PEOPLE



**RTPI**  
Learning Partner

200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

For the Attention of: Richard Bowen

**[By Email: [mail@asbriplanning.co.uk](mailto:mail@asbriplanning.co.uk)]**

25 July 2023

Dear Richard

**PRE-APPLICATION ENQUIRY: PRE-APP Former Tirbach Washery, Ystalyfera**

**OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS; former Tirbach Washery, Ystalyfera**

Thank you for your consultation letter of 6 July 2023 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.

**The Coal Authority Response: Substantive Concern**

The site falls within the defined Development High Risk Area. Consequently, within the site and surrounding area there are coal mining features and hazards, which need to be considered in relation to the determination of any planning application.

The Coal Authority records indicate that there are eight recorded mine entries (adits) within, or within close proximity of the planning boundary. Our records also indicate that the site has been subject to recorded underground mining at shallow depth and is likely to have been subject to unrecorded underground mining at shallow depth

associated with a thick coal seam outcrop, which may have been worked from the surface.

Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

An untreated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

Finally, our records indicate that within the planning boundary there have been seven reported surface hazards.

The Coal Authority notes the supporting Stage 1 Site Investigation Report (12 March 2018, prepared by Blandford Consulting), the content of which has been informed by appropriate coal mining information for the proposed development site. Based on this review of information obtained the report confirms that the investigation of potential shallow coal mine workings will not be necessary, but that those recorded mine entries that potentially pose a risk to ground stability should be investigated and remediated, where deemed necessary. However, none of the mine entries are annotated on the proposed development layout and we remain unclear on the inter-relationship between these coal mining hazards and the layout. Consequently, should the layout remained unchanged and form the basis of a detailed planning application, along with the accompanying Stage 1 Site Investigation Report, then **the Coal Authority will object.**

The Coal Authority would expect appropriate 'no build zones' to be defined around each of the mine entries, to ensure that development does not occur above or too close to these mining hazards, in line with The Coal Authority's adopted policy: <http://coal.gov.uk/assets/coal/whatwedo/4265-policy-for-building-over-or-within-the-influencing.pdf>

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

Yours sincerely

*Chris MacArthur*

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

## General Information for the Applicant

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

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

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

## Disclaimer

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

*In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.*





Gwasanaeth Tân ac Achub  
Canolbarth a Gorllewin Cymru

Mid and West Wales  
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

**Roger Thomas** BA(Hons), MSc

tancgc.gov.uk  
mawwfire.gov.uk

Asbri Planning  
Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

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

Watch Manager K. Steele

*E-bost/E-mail:*

bregs@mawwfire.gov.uk

*Fy Nghyf/My  
Ref:*

KS/KDT/00345878

*Dyddiad/Date:*

14 July 2023

Dear Sir,

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

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

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

**RE: REDEVELOPMENT OF THE FORMER TIRBACH WASHERY COMPRISING THE  
CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED  
INFRASTRUCTRE WORKS FORMER TIRBACH WASHERY, YSTALYFERA**

**APPLICATION NUMBER: S19.182**

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

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

- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.
  1. The proposal is required to meet the requirements of B5 Approved Document B (Wales) 2020 in relation to water supplies and vehicle access for firefighting purposes.

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/>

Y Pencadlys, Heol Llwyn Pisgwydd, Caerfyrddin, Sir Gâr, SA31 1SP  
Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP

post@tancgc.gov.uk  
mail@mawwfire.gov.uk

**0370 60 60 699**

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

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to be 'K Steele', written over a light grey rectangular background.

Watch Manager K Steele  
Authorised Fire Safety Inspecting Officer  
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

## **MID AND WEST WALES FIRE AND RESCUE SERVICE**

### **Advice on Water Supplies**

#### **1. WATER SUPPLIES FOR FIREFIGHTING**

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

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

#### ***Access to Open Water Supplies***

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

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

#### **1.1. HOUSING**

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

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

#### **1.2. TRANSPORTATION**

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

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

#### **1.3. INDUSTRY**

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

##### ***Light Industrial/Commercial***

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

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

### ***High Risk Industrial***

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

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

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

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

### **1.4. SHOPPING, OFFICES, RECREATION AND TOURISM**

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

### **1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES**

#### ***Village Halls***

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

#### ***Primary Schools and Single Storey Health Centres***

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

#### ***Secondary Schools, Colleges, Large Health and Community Facilities***

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

## **1.6. DISTANCES BETWEEN FIRE HYDRANTS**

The distance between fire hydrants should not exceed the following:

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

## **1.7. CONCLUSION**

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

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

## **NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

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

### **HEAD OF ENGINEERING & TRANSPORT**

#### **OBSERVATIONS**

PAC APPLICATION NO: N/3/23/0008/00  
APPLICANT: RICHARD BOWEN - ASBRI PLANNING LTD  
LOCATION: FORMER TIRBACH WASHERY, YSTALYFERA  
PROPOSAL: PROPOSED CONSTRUCTION OF UP TO 160  
RESIDENTIAL DWELLINGS & ASSOCIATED  
INFRASTRUCTURE WORKS

---

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

|                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>No comment</b>                                                                                         | <input type="checkbox"/>            |
| <b>No objection</b> (subject to any specified conditions below)                                           | <input type="checkbox"/>            |
| <b>Concerns have been identified</b> (see below for how those concerns can be addressed by the applicant) | <input checked="" type="checkbox"/> |
| <b>Objection</b> – on the grounds set out below                                                           | <input type="checkbox"/>            |
| <b>SAB</b> (SAB approval is required)                                                                     | <input checked="" type="checkbox"/> |

#### **MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-**

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

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

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

1. There are concerns with the introduction of a new controlled highway junction with the A4067 and a justification is required as to how this is the safest and most appropriate access arrangement into the development. Please provide your Road Safety Audit for this design (please see comment 3 for further information on the RSA requirement)

There is a conflict with the existing 'Quarry Haul Road' how will quarry traffic which includes large HGVs and cars negotiate the proposed controlled junction.

You are proposing that vehicles are unable to turn right into the development at the new traffic light controlled junction when approaching the site from the East (Ystradgynlais direction) and vehicles are required to travel down to the 'ASDA' roundabout to access the site from a Westerly direction based upon the 'Ahead only' annotations on the drawings provided. There are concerns that vehicles will simply make a right turn here regardless of the 'ahead only' road markings.

2. The new access junction of the site access with the existing highway will require vehicular visibility splays in accordance with TAN 18. It is recommended that during the proposed survey to collect vehicle trip data for the TIA it also collects vehicle speed data and the 85<sup>th</sup> percentile ascertained. Details of which can be provided to the Local Authority to agree the vision splay requirements of the junction.
3. Full construction details of the site access including long and cross sections and the tie in to the adopted highway is required.
4. A Transport Impact Assessment is required in accordance with TAN 18.
5. Any accommodation/alteration works required on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.
6. All roads should be designed for a 20mph or less speed limited with bends having a centre line radius not less than 20m and any necessary bend sight line shown as being within the proposed footway.

Your proposed design has unrestrained straight lengths of highway that are non-compliant with a design speed of 20mph

7. All roads to be designed in accordance with Manual for Streets, the Authority's Design Guide
8. Parking provisions for each dwelling are to be in accordance with the approved Parking Guidelines document and are at a rate of one car parking space per bedroom up to a maximum of three.
9. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9 to be 4.5m wide have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.

The Authority operate a kerbside collection service only therefore will not traverse 3<sup>rd</sup> party land to collect refuse and recycling items.

10. Driveway car parking shall comply with the following:-

- I. Single driveway shall be 3.6m wide and 6m in length,
  - II. Parallel parking, the first space shall be 3.6m wide with the additional space or spaces thereafter being 2.6m (for example; parallel parking for two vehicle, the dimensions should be 6.2m wide (3.6m plus 2.6m) by 6m in length). For a third space you would add on an additional 2.6m wide.
  - III. Parking in tandem for a single driveway width would require a width of 3.6m wide, together with the first space being 6m in length and then other length(s) being 4.8 metres in addition (for example; two car parking in tandem would require a width of 3.6m and a length of 10.8m (6m plus 4.8m). For a third space you would add on an additional 4.8m.
11. All single garages shall have a minimum internal dimension of 3 metres width by 6 metres length or 6 metre width by 6 metre length for a double garage.
  12. A visitor parking scheme is required at a rate of one space per five dwellings which shall be clearly shown on the submitted site layouts
  13. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for:
    - a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
    - b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
    - c. **General Site Management:**
      - i. details of the construction programme including timetable
      - ii. details of site clearance
      - iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
    - d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
    - e. **Traffic Management:**
      - i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and any school(s) along the proposed route. It may be applicable to restrict vehicular access such as:- no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times.
      - ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
      - iii. scheme for the erection of temporary/semi-temporary signage
      - iv. The frequency and size of vehicles used to transport the waste material arising from the construction works;
    - f. **Hours of working on site,** including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
- Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact

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

It is noted that a SAB layout and Technical Design Note has been included within this PAC submission however this will not be reviewed under any planning process only via the SAB.

15. 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.
16. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Authority.
17. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
18. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage or Highway surface water system unless otherwise approved in writing by the Local Planning Authority.
19. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

## **NOTES TO APPLICANT**

### **SAB**

Please note that from 7<sup>th</sup> January 2019, all new developments of more than 1 house, or where a construction area is of 100m<sup>2</sup> or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

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

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain

further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at [www.npt.gov.uk/sab](http://www.npt.gov.uk/sab) .

### **ORDINARY WATERCOURSE CONSENT**

Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Development Management Senior Engineer, Mrs Delyth Thomas at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686404 e-mail [d.a.thomas@npt.gov.uk](mailto:d.a.thomas@npt.gov.uk) Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that conveys water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mrs Delyth Thomas, Senior Engineer – Team Leader (Tel: 01639 686404 or email [d.a.thomas@npt.gov.uk](mailto:d.a.thomas@npt.gov.uk)), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

### **WORKS TO THE EXISTING HIGHWAY**

Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

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

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

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

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

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

### **ACTIVE TRAVEL**

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

SIGNED: ..... DATE: 02/08/2023  
**pp HEAD OF ENGINEERING & TRANSPORT**

PAC Ref: N423000800 – FORMER TIRBACH WASHERY

**Archived:** 03 March 2026 16:57:48

**From:** [Richard.Jones7@gov.wales](mailto:Richard.Jones7@gov.wales)

**Mail received time:** Mon, 17 Jul 2023 10:40:15

**Sent:** Mon, 17 Jul 2023 09:40:06

**To:** [Mail Asbriplanning](#)

**Cc:** [Rhodri.Thomas@wsp.com](mailto:Rhodri.Thomas@wsp.com) [LGC\\_Development\\_Control-South@gov.wales](#)

**Subject:** Ystalyfera - former Tirbach Washery

**Importance:** Normal

**Sensitivity:** None

---

FAO Asbri Planning,

The site is remote from the motorway and trunk road network. No objection or further comments from the WG as strategic highway authority.

Yours faithfully,

Richard Jones

**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/>

Ein cyf/Our Ref: CAS-222237-C0D5  
Eich cyf/Your Ref: S19.182

Asbri Planning  
Suite D, 1<sup>st</sup> Floor  
220 High Street  
Swansea  
SA1 1NW

Dyddiad/Date: 10<sup>th</sup> August 2023

Annwyl Syr/Madam / Dear Sir/Madam,

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

**BWRIAD/PROPOSAL: OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF UP TO 160 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS**

**LLEOLIAD/LOCATION: FORMER TIRBACH WASHERY, YSTALYFERA**

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 6<sup>th</sup> July 2023.

**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 ecology. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.**

**We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding pollution prevention and contaminated land on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.**

**Ecology**

We have reviewed the following ecological reports:

- *'Ecological Appraisal Report: Former Tirbach Washery, Tirbach Road, Ystalyfera'*, dated March 2019 by I&G Ecological Consulting Ltd;
- *'Former Tirbach Washery, Tirbach Road, Ystalyfera, Neath Port Talbot, SA9 2HX. - Bat Survey Report for Mr & Mrs Maggs'*, dated 12<sup>th</sup> August 2020 by I&G Ecological Consulting Ltd;

- *'Former Tirbach Washery, Tirbach Road, Ystalyfera, Neath Port Talbot, SA9 2HX. - Bat Survey Report for Mr & Mrs Maggs'*, dated 4<sup>th</sup> May 2023 by I&G Ecological Consulting Ltd;

## Bats

We note from the 2020 bat survey report that evidence of use by low numbers of soprano pipistrelle bats was recorded from one of the buildings on site in 2019. Section 4 of the report outlines the mitigation measures proposed, which we note and welcome. Additionally, we note from the 2023 bat survey report that a survey of the site was undertaken in 2022. This report refers to the presence of mine shafts on site, although this is not considered further and no assessment has been undertaken of their potential to be used by bats. The Ecological Appraisal Report also highlighted their presence in section 5.6.1 and advised that they should be subject to a bat survey, which has either not been undertaken or not submitted in support of the application. We therefore advise that bat surveys of the mine shafts should be undertaken in accordance with published guidance, as recommended in the ecological surveys submitted to date. These should be carried out upfront and submitted in support of any planning application at the site.

We note the presence of woodland surrounding and within the proposed development site. The ecological survey reports do not include any visual assessment of trees for their potential to be used by bats, and no detailed assessments were undertaken. Therefore, should any trees require felling or management works to facilitate the development, a preliminary bat roost inspection for trees should be undertaken upfront to assess their potential to support roosting bats. For any trees categorised as having moderate to high potential for supporting bats, further surveys (climbing inspections and/or activity surveys) will be required in accordance with best practice. A detailed plan should be included with the submission which outlines which trees that require felling pruning, and their potential to support roosting bats. This should be carried out upfront and the information submitted in support of any planning application at the site.

Should bat roosts be confirmed, we advise that you also include an assessment of the impacts of the scheme on these roost sites and proposals to mitigate or compensate for them.

Without this information, we are unable to advise the Local Planning Authority (LPA) that the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.

## Great Crested Newt (GCN) and Dormice

The Ecological Appraisal Report notes that the site may be suitable for use by dormice and GCN. We do not hold any records for GCN or Dormouse for this site and therefore advise that you consult the LPA's Ecologist on whether any specific surveys are required for these species.

## Assessment of Impacts

Together with the additional survey information we indicate above, species report submissions should include a detailed assessment of the likely impacts of the proposals on each of the respective species. This should take account of indicative layouts/masterplan and include clarification of which habitats will be lost and which will be retained, their location and extents.

## Advice on Potential Protected Species Mitigation Requirements

If the surveys above identify that protected species are likely to be affected by the proposals, the submission should also be accompanied by full details of all the mitigation that will be put in place to offset the anticipated impacts.

The mitigation scheme should focus on a pattern of habitat retention and creation on site that seeks to retain, and preferably bolster, connectivity with other suitable habitats for the species within the site and to the wider landscape. The proposals should include details of the long-term management of the retained and enhanced habitats on site, and how this will be secured.

A masterplan for the development should clearly delineate land and habitat features that are to be retained, created and managed as nature conservation areas. There should be clarity on their scale, location and nature.

The above information is required prior to the determination of any planning application in order to ensure that there will be no detriment to the maintenance of the favourable conservation status of bats.

## European Protected Species: Legislation and Policy

European Protected Species are legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.

These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.

## Pollution Prevention

The development site lies adjacent to the Afon Twrch, a main river. We therefore have concerns over pollution due to this proximity, with the construction phase presenting the greatest risk.

We have reviewed the submitted '*Construction Environmental Management Plan. Land off Tirbach Road, Ystalyfera, Neath Port Talbot. Housing Development*', (hereon known as the CEMP) dated May 2023, by I&G Ecological Consulting. It appears to be a high level options appraisal which is mainly focussed on ecology, and lacks the site specific details and pollution prevention measure proposals (associated with the water environment) for assessment.

We welcome that a riparian buffer will be in place as shown on the '*Proposed Site Plan*' drawing by Prime Architecture, dated August 2022 and note this is marked as a 'Root Protection Area'. We also advise it is imperative that the existing vegetation is retained for the protection of the watercourse. The CEMP mentions additional deployment of pollution control products such as silt fencing which we note this would also provide some protection to the river. However, due to the lack of site-specific pollution prevention details provided in the existing CEMP, we would ask the LPA to include the following condition to ensure a robust, site-specific CEMP is provided:

Condition 1: No development including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- Surface water management and treatment during construction: procedures for de-watering of excavations, environmental incident response plan - guidance for this can be found in Pollution Prevention Guidance Note 6 '*Working at construction and demolition sites*' - which can be found at the following link [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#);
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures;
- Soil Management: Soil handling and storage methods including phased soil stripping of the site, and soil preservation - in line with the DEFRA '*Construction Code of Practice for the Sustainable Use of Soils on Construction sites*', details of topsoil strip, storage and amelioration for re-use;
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;

- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use;
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities;
- Pollution Prevention: a Pollution Incident Response Plan which considers events such as flooding which could lead to the mobilisation of polluting substances and construction materials which may float away from a construction site; demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details including Natural Resources Wales' Pollution hotline 0300 065 3000.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

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

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

## **Contaminated Land**

We have reviewed the following reports:

- *'Stage 1 Site Investigation Report on Land at the Former Tirbach Washery, Ystalyfera'* by Blandford Consulting (Report No. BC/MB/10.17.03/2, dated March 2018);
- *'Geo-Environmental Report on Land at the Former Tirbach Washery, Ystalyfera'* by Blandford Consulting (Report No. BC/MB/10.17.03, dated November 2017).

Based on the information within these reports, we note that the site has an industrial land use over the last 100 years, however the site investigation has demonstrated that there are low levels of contamination present on site. The risk to controlled waters from contamination have been assessed as low risk – we accept this conclusion and request that the following condition be attached to any planning permission the LPA may grant.

Condition 2: 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.

## **Flood Risk**

The planning application proposes highly vulnerable development (HVD) (residential). Our Flood Risk Map confirms the site to be partially within Zones C2, B and A of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls partially into Flood Zones 3 Rivers.

We note the '*Outline Engineering and Drainage Strategy – Technical Design Note*' by Hydrock, dated 29<sup>th</sup> March 2023, contains a section on flood risk, however a Flood Consequence Assessment (FCA) has not been submitted in support of the application.

The proposed development is predominately flood free, with only a narrow section running along the eastern edge of the red line boundary falling within DAM zone C2/Flood Zone 3 Rivers. In considering that there are no houses or gardens proposed along this narrow line within the flood outline, and the majority of the existing woodland along this stretch is to be retained, then we have no concerns to raise regarding flood risk to the site. In addition, we also note that the proposed development is on an elevated position above the Afon Twrch on the right hand bank along this section. We would therefore not require an FCA to be provided based on the current design.

We support the proposal to retain most of the woodland edging along the site, which will provide a buffer between the development and the watercourse.

## **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](#).

## **Advice for the Developer**

### Contaminated Land Informative

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

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

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

### Flood Risk Activity Permit (FRAP)

We note that the proposed attenuation pond has an existing discharge point into the Afon Twrch, a main river. Please note that if this requires modification in any way, or any additional structures are required along the main river or within the floodplain (any works or structures located in, under, over or within 8 metres of the bank top of the Afon Twrch), the Environmental Permitting Regulations (2016) require you to obtain a bespoke Flood Risk Activity Permit. Further advice and guidance is available on our website at the following link: <http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Hannah Roberts**

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Ffôn/Tel: 0300 065 3358

E-bost/E-mail: [swplanning@cyfoethnaturiolcymru.gov.uk](mailto: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.

## Appendix H - Responses received from 'other' consultees

**Archived:** 03 March 2026 16:58:52

**From:** [.box.assetprotection](#)

**Mail received time:** Thu, 6 Jul 2023 13:07:59

**Sent:** Thu, 6 Jul 2023 11:22:05

**To:** [Kate Stevens](#)

**Subject:** RE: [EXTERNAL] FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Unit 6 Tafarnaubach Industrial Estate, Tredegar, NP22 3AA

**Importance:** Normal

**Sensitivity:** None

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Good afternoon Kate,

Thank you for your email.

Regarding your pre-application Unit 6 Tafarnaubach Industrial Estate, there are no National Grid Electricity Transmission assets affected in this area.

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

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

Kind regards,

NGET Asset Protection Team

---

**From:** Kate Stevens <Kate@asbriplanning.co.uk>

**Sent:** 04 July 2023 16:56

**To:** .box.assetprotection <assetprotection@nationalgrid.com>

**Subject:** [EXTERNAL] FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Unit 6 Tafarnaubach Industrial Estate, Tredegar, NP22 3AA

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Please see attached

Kate Stevens - Office Manager

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



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---

**From:** Kate Stevens

**Sent:** 04 July 2023 16:39

**Subject:** SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Unit 6 Tafarnaubach Industrial Estate, Tredegar, NP22 3AA

Please see attached

**Kate Stevens - Office Manager**

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



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

## Ffion Goodland

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**Subject:** RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

---

**From:** Lee Barrett <[l.barrett@npt.gov.uk](mailto:l.barrett@npt.gov.uk)> **On Behalf Of** Countryside

**Sent:** 09 August 2023 15:24

**To:** Emma Box <[EmmaB@asbriplanning.co.uk](mailto:EmmaB@asbriplanning.co.uk)>

**Subject:** RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

Dear Emma Box,

Below is a plan that shows the Public Rights of Way (PROW) that skirts the Former Tirbach Washery. It is hard to determine from ASBRI's plans, but should the proposal impede onto Footpath (FP) 135.Lgk then your development will need to accommodate the PROW as it is a Highway that cannot be obstructed:



Kind regards,

Lee Barrett

Rights of Way Maintenance Officer / Swyddog Cynnal A Chadw Hawliau Tramwy

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: **01639 686221**

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales. Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

If you would like to use Welsh when dealing with the Council please click [here](#)  
Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch [yma](#)





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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 mewn camgymeriad, dylech hysbysu'r person a anfonodd yr e-bost ar unwaith. Hefyd, sylwer nad oes unrhyw sicrwydd nad yw'r e-bost hwn neu unrhyw ymgysylltiad yn rhydd o firws ac nad yw chwaith wedi'i ryng-gipio na'i newid.

**From:** Emma Box <[EmmaB@asbriplanning.co.uk](mailto:EmmaB@asbriplanning.co.uk)>

**Sent:** Thursday, July 6, 2023 10:49 AM

**Subject:** SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - FORMER TIRBACH WASHERY, YSTALYFERA

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Dear Sir/madam

Please see attached Consultation for your attention.

Kind regards

Emma Box – Administrator

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

Please note my working hours are Monday to Thursday 9.30-2.30pm



Swansea | Cardiff



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Neath  
SA11 3BW

Tel 07815 953 028  
[Michael.Harvey2@south-wales.police.uk](mailto:Michael.Harvey2@south-wales.police.uk)

2<sup>nd</sup> August 2023

Asbri Planning

Dear Sir/ Madam

**Re: Former Tirbach Washery Site, Ystalyfera.**

Having reviewed the drawings, I would make the following observations :-

**(i). Site layout.**

I am pleased with the site layout. All the vehicle parking bays are within curtilage and/or overlooked.

Entry onto the estate must be restricted to the designated main routes.

**Reason – To prevent autocrime and ensure routes are well used, are not ratruns and provide excessive access for criminals to use undermining the security of a development.**

**(ii). Lighting.**

Lighting on the estate must meet the British Standard 5489.

**Reason – To increase public safety and remove the cover of darkness for criminals.**

**(iii). Boundary identification.**

Defensible space using symbolic barriers e.g., pillars, rumble strip, or a change of



road surface, i.e., colour or texture, must be built into the design especially at the entrance to the development.

There must be a change of surface, i.e., colour or texture, to identify public areas from private or semi-private areas e.g., the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

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

#### **(iv). Landscaping and planting.**

Overgrown shrubs and other thick barriers that are near public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

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

#### **(v). Public open space.**

These areas must be located where they are afforded good natural surveillance from residents (as per drawings). Ideally the areas would be protected by railings/fencing to prevent vehicular entry and they should be locked out of hours.

Any planting must be of the low-level type, i.e., plants or bushes must only grow to a maximum height of 1 metre and trees should have no branches below 2 metres from the ground to afford maximum surveillance of the spaces.

**Reason - To provide spaces where children are safe and to prevent anti-social behaviour.**

#### **(vi). Vehicle parking.**

Vehicle parking should be within curtilage and must be overlooked ( as per drawings) preferably by rooms in the properties ideally, that are usually occupied e.g., living



rooms, kitchens.

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

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

**(vii). Side and rear boundaries.**

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

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

Rear and side gardens must be secure areas.

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

**(viii). Garden sheds.**

Garden sheds should be sited away from the rear fencing or walls

**Reason - To prevent assisting people in climbing over the perimeter security.**

**(ix). Bin stores.**

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

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

**(x). Bicycle stores.**

Bike stores must be secure (please visit [www.securedbydesign.com](http://www.securedbydesign.com) for more information).

**Reason – To prevent bike theft.**

#### **(xi). Security lighting.**

Security lighting must be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting should protect the rears and sides of the homes, the parking bays, bike and bin stores and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness.

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

#### **(xii). Drainpipes.**

If the drainpipes of the properties are not within the fabric of the buildings, they must be designed so that they do not offer an assist to climbing.

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

#### **(xiii). Blank walls.**

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided, and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

**Reason – To increase surveillance and to prevent anti-social behaviour.**

#### **(xiv). Public utilities.**

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

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

#### **(xv). Door security.**

All external doors in the properties must meet the standard PAS 24 2022 or equivalent and should be third party tested and certificated.

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

**Reason – To prevent burglary.**



**(xvi). Window security.**

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

**Reason – To prevent burglary.**

**(xvii). Intruder alarm system.**

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

**Reason To deter and detect criminals.**

**(xviii). Identification of properties.**

Property numbers and street names must be clearly displayed.

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

Further detailed information can be found by visiting the Secured by Design website [www.securedbydesign.com](http://www.securedbydesign.com) .

If you or the developer wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey  
**Designing out Crime Officer**

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

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