

PRE-APPLICATION CONSULTATION (PAC) REPORT

Site Address

R-tech Ltd,
Testing House,
Kenfig Industrial Estate,
Margam,
Neath Port Talbot,
SA13 2PE

Proposed Development

Erection of a new build office and workshop with car parking and soft landscaping.



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1. INTRODUCTION

This Pre-Application Consultation (PAC) Report has been prepared in support of a forthcoming planning application at Kenfig Industrial Estate for a proposed development comprising a new industrial unit, associated access, parking, and landscaping works.

The purpose of this report is to document the statutory pre-application consultation process undertaken in accordance with relevant planning legislation and guidance. The consultation has been carried out to inform the local community, statutory consultees, and other interested parties of the proposed development and to provide an opportunity for feedback prior to the submission of a formal planning application.

This report summarises the consultation activities undertaken, the feedback received, and how this feedback has been considered in the evolution of the proposed development.

2. Statutory publicity before applying for planning permission

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 15th of May to the 12th of June inclusive.

A copy of the site notice is contained at Appendix A.

RA Architects hereby declare on behalf of R-Tech Ltd that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;

Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining landowners and a draft notice is contained in Appendix B.

Made the full draft planning package available for inspection on the RA Architects' website from the 15th of May 2026 until the 12th 2026, inclusive.

▪ The following plans and documents were made available for inspection on the Abbey Planning website the link for which was provided on the site notice and consultation letters:

Plans

- Existing site layout and location plan
- Proposed layout plan
- Proposed floorplans

- Existing elevations
- Proposed elevations
- 3D renders

Documents

- Green Infrastructure Statement
- Drainage Strategy

3. Consultation before applying for planning permission

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

Community Consultees (Schedule 1B)

The applicant has undertaken consultation with the following community consultees;

- Councillor R. G. Jones
- Councillor Keogh
- Councillor Williams.

A copy of all notices issued to community consultees is contained within Appendix C.

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

No response was received in the timeframe.

Specialist Consultees (Schedule 1C)

The applicant has undertaken consultation with the following community consultees.

- Highway Authority
- Coal Authority

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

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

5. Responses from the Communities Consultees

This section provides a summary of the comments received from communities consultees, 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.

- Councillor R. G. Jones – No Response
- Councillor Keogh – No Response
- Councillor Williams – No Response

6. Responses from Specialist Consultees

This section provides a summary of the comments received from specialist consultees, 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.

Coal Authority-confirmed low risk area no comments to make. Please see appendix D.

Highway Authority-No response received

7. Response to the statutory publicity

This section provides a summary of the comments received in response to the statutory publicity, with personal data where necessary redacted in accordance with the General Data Protection Regulation (GDPR).

The application was publicised as follows.

- A site notice was displayed on/adjacent to the site.
- Notices were issued to the following adjoining landowners and/or occupiers.

Amor Ltd, Co Hire Ltd, Units 21,22,23,24 Kenfig Industrial Estate

No responses were received.

8. Conclusion

RA Architects have been instructed by R-Tech Ltd to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed full planning application for a workshop and offices at R -Tech Ltd Testing House Kenfig Industrial Estate, Margam NPT.

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

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.

Following completion of the consultation process all comments received have been considered. No amendments to the proposals are warranted.

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.

9. Appendices

Appendix A- Copy of Site Notice and Photo of display



Copy of site notice –
(Front)

Proposed Workshop, Office, Car Parking and Landscaping

R Tech Ltd,
Testing House,
Kenfig Industrial Estate,
Margam
Neath and Port Talbot CBC
SA13 2PE

Richard Andrews Architects have been instructed by R Tech Ltd to progress a Pre-Application Consultation (PAC) in respect of a new Workshop, Office, Car Parking and Landscaping at the above.

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. Under Section 2C Richard Andrews Architects are required to make a draft valid planning application available publicly for comment for no less than 28 days.

All relevant drawings, reports and supplementary supporting documents are available for inspection and review at **ra-architects.co.uk**

Anyone who wishes to make representations about this proposed development must do so by 12.06.2026. We would encourage you to e-mail these to **admin@ra-architects.co.uk**

Mae Penseiri Richard Andrews wedi cael cyfarwyddiadau i frwr ymlaen â Chyn-Ymgynghoriad (PAC) mewn perthynas â swyddfa, gweithdy, cynllunio cap a thirlunio yn yr uchod.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae gofyniad i bob datblygiad mawr gynnal

(Back)

ymgyngoriad cyn-ymgeisio i'r awdurdod lleol. Mae yna ofyn i Richard Andrews Architects hysbysu dogfennau a manylion sydd yn ofynnol er mwyn i'r cais fod yn un dilys am o leiaf 28 diwrnod.

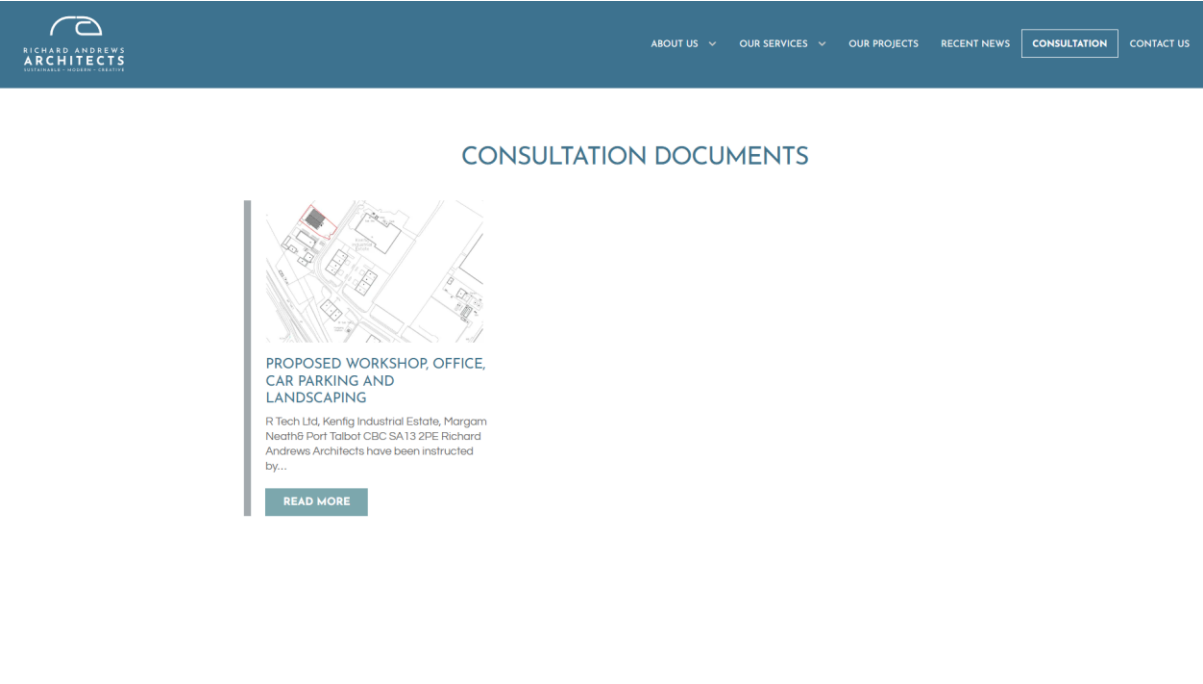
Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, ac ra-architects.co.uk

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn y xxxx.2026. Rydym yn eich annog i e-bostio eich sylwadau yn admin@ra-architects.co.uk

Location Plan

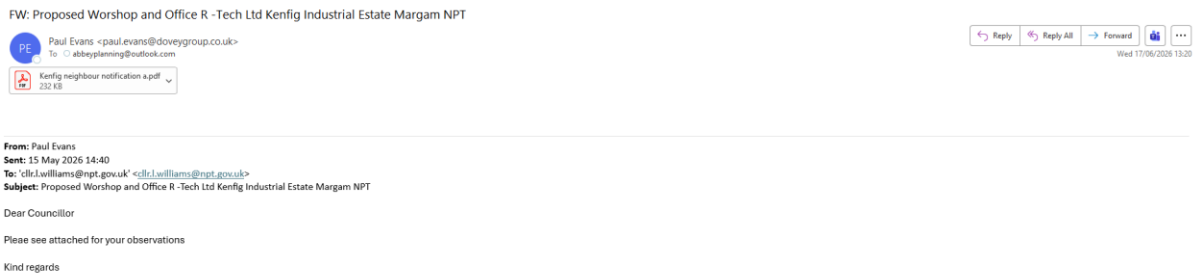


Appendix B- Screenshot of the RA Architects website.

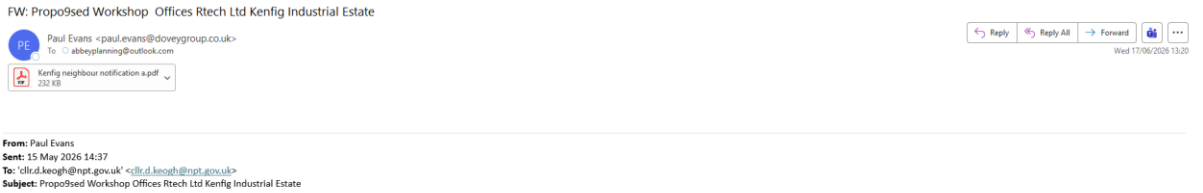


Appendix C- Copy of all notice issued to community consultees (Schedule 1B)

Councillor Williams.



Councillor Keogh



Councillor Jones

FW: PAC propped Workshop and offices R Tech Limited Kenfig Industrial Estate NPT



Paul Evans <paul.evans@doveygroup.co.uk>
To: abbeyplanning@outlook.com

Kenfig neighbour notification a.pdf
232 KB

Reply

Reply All

Forward

...

Wed 17/06/2026 13:19

From: Paul Evans
Sent: 15 May 2026 14:38
To: 'Cllr.r.g.jones@npt.gov.uk' <cllr.r.g.jones@npt.gov.uk>
Subject: PAC propped Workshop and offices R Tech Limited Kenfig Industrial Estate NPT

Dear Councillor

Please see notification of a Pre-Consultation Application for the above should you wish to make representations.

Kind regards

Appendix D- Copy of all notice issued to specialist consultees (Schedule 1C)

Coal Authority

Proposed offices and Workshop R Tech Ltd Testing House Kenfig Industrial Estate NPTCBC



/o=First Organization/ou=Exchange Administrative Group(FYDIBOHF23SPDLT)/cn=Recipients/cn=000300019CSAF00A <IMCEAEX_O=FIRST+20ORGANIZATION_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+>
To: planningconsultation@coal.gov.uk

Kenfig neighbour notification a.pdf
232 KB

Reply

Reply All

Forward

...

Fri 15/05/2026 14:42

Paul Evans
Abbey Planning
p: [+44 7513 155635](tel:+447513155635)
w: abbeyplanning.co.uk

Highway Authority

Proposed offices workshop R -Tech Ltd Testing House Kenfig Industrial Estate MargaM NPT



/o=First Organization/ou=Exchange Administrative Group(FYDIBOHF23SPDLT)/cn=Recipients/cn=000300019CSAF00A <IMCEAEX_O=FIRST+20ORGANIZATION_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+>
To: HDC@npt.gov.uk

Kenfig neighbour notification a.pdf
232 KB

Reply

Reply All

Forward

...

Fri 15/05/2026 14:43

Pleasee attached for your observation.

Paul Evans
Abbey Planning
p: [+44 7513 155635](tel:+447513155635)
w: abbeyplanning.co.uk

Appendix E- Responses received from specialist consultees



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: RA Architects

Neath Port Talbot County Borough Council

[By email: admin@ra-architects.co.uk]

15 May 2026

Dear RA Architects

Re: PRE-APPLICATION Testing House

**Proposed Workshop, Office, Car Parking and Landscaping; R-tech Ltd, Testing House,
Kenfig Industrial Estate, Margam, Neath Port Talbot, SA13 2PE**

Thank you for your notification of 15 May 2026 seeking the views of the Coal Authority on the above.

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

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

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

Yours

The Coal Authority Planning Team



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

