

PRE-APPLICATION CONSULTATION REPORT

No's 8-12 (even) Queen Street, Neath

July 26



Summary

Proposal

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

Location

No`s 8-12 (even) Queen Street, Neath, SA11 1DL

Date

July 26

Project Reference

25.162

Client

Cardiff Building Company

Product of

Asbri Planning Limited
Unit 9 Oak Tree Court
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Cardiff Gate Business Park
Cardiff CF23 8RS

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Report Revision No.

Revision A

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Appendix A

Copy of Site Notice and map showing their location

Appendix B

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

Appendix C

Screenshot of the Asbri Planning Website

Appendix D

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

Appendix E

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

Appendix F

Responses received from specialist consultees

Appendix G

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Cardiff Building Company to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at no's 8-12 (even) Queen Street, Neath, SA11 1DL.
- 1.2 Asbri Planning have been instructed by Cardiff Building Company to prepare a Pre Application Consultation Report (PAC) in respect of the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works.
- 1.3 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.
- 1.4 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;
 - Undertake publicity before application for Planning Permission (Section 2C)
 - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
 - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
 - By making a draft valid planning application information available publicly for no less than 28 days. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online.
 - Consult before applying for Planning Permission (Section 2D)
 - By serving notice (Schedule 1B) on community consultees; and
 - By serving notice (Schedule 1C) on specialist consultees.
- 1.5 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.6 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has;
 - Complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act");
 - Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
 - Taken account of the responses received.
- 1.7 In accordance with section 2F(2) this report includes;
 - a) A copy of the site notice and a plan showing its locations;
 - b) A declaration that the site notice was displayed in accordance with the 2016 Order;

- c) A list of the addresses of adjoining land owners or occupiers;
- d) Copies of all notices given to community consultees;
- e) Copies of all notices given to specialist consultees;
- f) A summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
- g) A summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) Copies of all responses received from community and specialist consultees.

1.8 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 13th May 2026 to the 10th June 2026 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Cardiff Building Company 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 13th May 2026 until the 10th June 2026 inclusive. Computer facilities were identified to view the application at Neath Library between the hours of 09:00-17:30 (Monday to Friday) and 09:00-16:00 on Saturdays. Library closed on Sundays. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan	SK 00 SITE LOC PLAN
Proposed Ground Floor Plan	P07-PR-GF-PLN
Proposed First Floor Plan	P08-PR-1F-PLN
Proposed Second Floor Plan	P09-PR-2F-PLN
Proposed Third Floor Plan	P10-PR-3F-PLN
Proposed Roof Plan	P11-PR-RF-PLN
Proposed Front Elevations (Queen Street)	P12-PR-FRONT-ELE
Proposed Front Elevations	P13-PR-REAR-ELE
Proposed Rear Elevations	P14-PR-REAR-ELE
Proposed Internal Courtyard Elevations (01)	P15-PR-COURT-ELE
Proposed Internal Courtyard Elevations (02)	P16-PR-COURT-ELE
Proposed Typical Long Sections	P17-PR-TYP-SEC
Proposed Indicative Streetscenes	P18-PR-IND-PER
Vision Splay Ground Floor	P19-PR-VSP-PLN
Proposed South East Elevations	P20-PR-TYP-ELE
Drainage Layout	2806-PHG-XX-XX-DR-C-0001
Soft Landscape Design	835-STO-00-00-DR-L-0001
Soft Landscape Details	835-STO-00-00-DR-L-0002

Table 2: list of Documents

Document	Author
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning
Design and Access Statement	Hammond Architectural Ltd
Bat Survey	Ecological Services
Drainage Strategy Report V1	PHG Consulting Engineers
Green Infrastructure Statement	Stiwdio Owens Landscape Architecture

Flood Consequence Assessment	Brookbanks
Energy Statement	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 *10th June 2026*.

Consultation before applying for planning permission

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

Community Consultees (Schedule 1B)

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

Table 3: Community Consultees

Consultee	
Local Ward Members	Councillor Alan R. Lockyer
Local Ward Members	Councillor Andy Lodwig
Town/Community Council	Neath Town Council

- 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
- Dŵr Cymru Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Trunk Road Agency
- Local Highway Authority

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

Other consultees

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

- National Grid
- Western Power
- Wales and West Utilities
- Archaeological Trust
- Police/ Secure by design

- 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 No responses were received between the date of issuing the letter and the time of the application submission.

Response to Community Consultees

Introduction

- 5.1 No responses were received from local members or community councillors during the pre-application consultation period.

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).

The Coal Authority

No objection

Comment 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.

Response Comments noted, no response required

Cadw

No objection

Comment Scheduled Monuments
GM215 Neath Roman Site
GM039 Neath Castle

Registered Parks and Gardens
PGW(Gm)64(NEP) Victoria Gardens
PGW(Gm)50(NEP) The Gnoll

This response is given in response to a statutory pre-planning application for a mixed-use development at 8-12 Queen Street, Neath, SA11 1DL.

The above designated historic assets are located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, **the proposed development will have no impact on the settings of these designated historic assets.**

We, therefore have no comment to make.

Response Comments noted, no response required

Mid and West Wales Fire and Rescue Service

No objection

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

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

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Response Comments noted, no response required

Dŵr Cymru Welsh Water

Comments provided

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

APPRAISAL

Firstly, we note that the proposal relates to the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at No's 8-12 (even) Queen Street, Neath, SA11 1DL, and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermain systems, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Afan New Works Wastewater Treatment Works (WwTW) via Quay Road Sewerage Pumping Station (SPS).

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the [sewer/sewers] if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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

SURFACE WATER DRAINAGE

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

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

In this instance we acknowledge receipt of a drainage strategy, which indicates proposals to dispose surface water flows into the combined public sewer, it is first stored within the green/blue roof and then released at a controlled rate of approximately 2 l/s.

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

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution

(Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).

FOUL WATER DRAINAGE – SEWERAGE NETWORK

A large diameter brick egg sewer is located to the north east of the development site in the road and we would not permit a new direct connection to this sewer as this is a strategic asset. We assume the applicant is to utilize existing private drainage to communicate foul only flows from the development, however, should a new direct connection to the public sewer be required, we request the applicant to contact us to establish a suitable connection point prior to the determination of this application.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

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

FOUL WATER DRAINAGE – SEWAGE TREATMENT

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

POTABLE WATER SUPPLY

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

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter CI watermain in 275229, 197474 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Dŵr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows for firefighting. If a dedicated fire suppression main for a development is required a separate application can be made to DCWW. We cannot guarantee the constant availability

of water, flow or pressure required for such systems and these aspects must be considered when designing a dedicated sprinkler/fire suppression system.

If a dedicated fire suppression main for a commercial/industrial development is needed a separate application for is required. It is not mandatory for DCWW to accept a connection for fire suppression purposes on a development of this nature. Each application will be assessed on a case-by-case basis.

Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

More information on Potable Water Connections can be found online at <https://developers.dwrcymru.com/en/applications/water-connections>

FURTHER CONTACT

If you have any questions about the above response, please contact Amy Marshall who is the Development Planning Officer for Neath Port Talbot at developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

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

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

Please quote our reference number in all communications and correspondence.

Response	Public Sewerage Network – Overall, the development will reduce the existing flows into the public sewerage network. Further consultation will be made with DCWW and an updated drainage survey will also be submitted with the full application.
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Surface Water Drainage – Full analysis of surface water drainage will be provided within the updated drainage survey which will be submitted following the full application submission.

All other comments have been noted.

Trunk Road Agency	
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No objection	
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Comment	I refer to your consultation of 13/05/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 would not issue a direction in respect to a future planning application.
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Response Comments noted, no response required

Natural Resource Wales

No objection/comments provided

Comment Based on the information provided, we would have **no objection** to the proposed development and provide the following advice.

Flood risk

The planning application proposes the demolition of existing buildings and the construction of mixed-use development. This includes apartments on the 1st, 2nd and 3rd floors which are defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 3 Rivers.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being proposed on the ground floor. Nevertheless, we have reviewed the 'Flood Consequences Assessment' (FCA) by Brookbanks dated May 2026 (Doc Ref. 13038 FCA01 Rv2). The FCA includes the following sections which we are not in agreement with. 2 of 3

Section 4.3.0.6 states, "NRW modelling as seen below shows that the Site is not at risk of flooding within the 0.1 % AEP fluvial flooding scenario, however, it should be noted that the NRW fluvial modelling data is over ten years old. It is also noted that this is the most current form of this data available at time of writing."

Section 4.3.0.8 states, "Access to the development is not inhibited by fluvial floodwaters as roads within the direct vicinity of the development are not inhibited by flood waters. The proposed development is located outside of the modelled floodplain and therefore existing ground levels retained."

Section 4.3.0.10 states, "Although we have not been provided with modelling for either the tidal or fluvial 0.1% AEP plus climate change scenarios, review of the available NRW model outputs indicates that the currently modelled flood extents remain approximately 300m from the Site and at lower levels than the Site itself. Based on the surrounding topography and separation distance between the Site and the mapped flood extents, it is considered unlikely that the inclusion of climate change allowances within the NRW model would result in flooding affecting the Site. In addition, as the current Flood Map for Planning is understood to be based on undefended scenarios, it is possible that updated modelling incorporating climate change allowances and defended scenarios could alter and potentially reduce the mapped flood extent in this location. 4.3.0.11 Without the climate change scenarios being run through the NRW model, this assessment can only be based on the currently available information. However, based on the available modelled extents, surrounding levels, and distance from the Site, it is considered unlikely that either the tidal or fluvial 0.1% AEP plus climate change events would affect the Site."

The above statements give the impression that the site is not at flood risk in any fluvial flood return period, in fact the FMfP clearly shows the whole site to be at risk in the 1% plus climate change and 0.1% climate change scenarios. Reference to the defended scenario in

the FCA have no relevance as the site is not within a TAN15 Defended Area. Furthermore, the 'NRW modelling' that is referenced in the FCA relates to the River Neath, this does not include the Gnoll Brook which is likely to be the main influencing watercourse in terms of flood risk to the site.

The FCA should be amended so that it is factually correct to aid the Local Planning Authority in its decision making for this proposal. Given that the official and most up to date flood risk data is the FMfP then the FCA should reflect the same level of flood risk.

It is for planning authorities to determine whether the risks and consequences of flooding are acceptable. Therefore, they need to be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event. An accurate FCA would assist the Local Planning Authority when assessing access/egress arrangements through flood waters for this proposal, which the FCA currently claims will not be present, as per section 4.3.0.8 noted previously.

European protected species

We note that the information submitted in support of the above application ('Bat Survey' by Ecological Services Ltd, dated September 2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

Response The comments are noted and an updated FCA will be provided as part of the planning application.

NPT Highways Authority

Concerns raised

Comment The proposed development comprises the redevelopment of an existing town centre site to provide residential units alongside ground floor commercial uses. Whilst the principle of development is supported, concerns are raised in respect of highway safety, specifically relating to the proposed residential/staff parking provision and vehicular access arrangements.

1. It is not clear from the submitted information whether the proposed parking spaces, including the disabled and EV charging bays, are intended to serve the residential or commercial/retail elements. Clarification should be provided on the allocation and management of these spaces.

Further justification is also required for the overall level of parking provision. Residential parking is typically expected at a rate of one space per bedroom, and the retail element should be supported by an appropriate level of provision. Given the scale of the development and the limited parking proposed, a robust justification is needed to demonstrate acceptability. This should be supported by a sustainability assessment, evidencing that the site is suitably accessible and that a reduced level of parking is appropriate in this instance.

2. The proposed development comprises a mixed-use scheme, generating both residential and commercial traffic. This is likely to result in service and delivery vehicles, including larger goods vehicles, requiring access to the site. Concern is raised that the combination of resident/staff parking and commercial servicing activity will increase the potential for conflict along Queen Street Back Road, which

operates as a one-way street. This issue is further exacerbated by existing congestion within the area, including on-street parking associated with nearby taxi ranks. There is therefore a risk that the proposal will result in disruption to both the proposed development and the wider highway network.

3. Details of the proposed servicing arrangements, including refuse collection and delivery management, have not been fully demonstrated. It is noted that the refuse collection/storage area for the commercial area is only accessible from entering the garage area, how will the refuse be collected. Further clarification is required to ensure that these operations can be safely and efficiently accommodated without adversely affecting the operation of the surrounding highway network.
4. The proposed ground floor plan shows the doors to the cycle store and refuse store opening outwards onto the highway, which raises a highway safety concern. These doors should be set back from the highway or redesigned to open inwards to avoid any potential risk of harm.
5. The submitted Ground Floor Vision Splay drawing indicates that appropriate visibility splays cannot be achieved. In accordance with Manual for Streets, visibility splays of 2.4m x 25m should be provided in each direction from the access, measured from the centreline. Within these splays, no obstruction exceeding 600mm in height should be permitted.
6. Concerns are also raised in respect of pedestrian visibility splays, which do not appear to be achievable. Pedestrian visibility splays of 2.4m x 2.4m should be provided on either side of the vehicular access, measured from the back of footway, within which no obstruction above 600mm in height should be present or permitted to grow.
7. The proposed parking dimensions for both EV charging and disabled are substandard to NPTCBC Parking Standards SPG 2016. Dimensions need to be in accordance with:
 - a. Disabled Drivers Vehicles: 4.8m x 3.6m
 - b. Cars (EV Charging): 4.8m x 2.6m
8. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.
9. No development shall commence (including any site clearance), until a Demolition & Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:
 - a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development

- b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
- c. **General Site Management:** details of the construction programme including timetable; details of site clearance; 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 all site deliveries including routes of vehicles, plus delivery and construction 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.
- g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

Drainage Observations:

- 10. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>
- 11. 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.
- 12. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert or bordering the site, without prior consultation and agreement with the Authority.
- 13. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
- 14. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

15. 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.

Response	<u>Highways Observations</u>
	1. There will be no provision for staff parking, in the same way there is no provision for the 3 existing retail units. A Sustainable Statement will also be submitted to accompany the full application to justify the no. of parking spaces. 2. The back lane currently has double yellow lines either side. This is an existing situation with parking along the street, with on street parking also coming from the Victoria House flats. 3. The retail units will be serviced via Queen Street (front elevations) before 10am, as vehicles are allowed access along the pedestrianised road to service retail stores. Residential refuse collection will be directly from the bin store by operatives. Commercial refuse collection will be managed by retailers, brought out for collection when operatives arrive. 4. Comments noted. The proposed ground floor plan will be amended so that the rear doors open inwards/roller shutters provided. 5. Visibility Splays are provided in one direction given the rear lane is a one-way street. 6. The development proposals will not worsen the existing situation and is likely to make the rear access onto Queen Street safer with fewer access overall. There is no footway on the site side of Queen Street Back Road as such pedestrian visibility splays cannot be drawn. 7. Comments noted. The proposed parking dimensions will be amended to comply with the NPTCBC Parking Standards SPG 2016. 8. As per point 4 above. 9. Comments noted. A Demolition and Construction Environmental Management Plan will be submitted prior works commence.

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).

National Gas (Cadent Gas)

Neutral/no comment

Comment This application falls outside of Cadent's distribution network.

Please contact National Grid and/or your local Gas distributor for comments on this application.

Response Comment noted, no response required

Heneb (Archaeological Trust)

No objection

Comment We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development, although there are numerous examples in the wider area including a burial ground, churches and Listed Buildings. A review of historic Ordnance Survey mapping indicates terraced buildings, but with a different footprint to the standing structures. A review of modern aerial photography indicates that the existing buildings on the site are of limited archaeological significance. Furthermore, their construction is likely to have an adverse effect on any potential earlier remains that may be present. Overall, it is **unlikely that significant archaeological remains will be encountered during the course of the proposal.**

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

Response Comments noted, no response required

Designing Out Crime Officer (Neath Police Station)

Comments provided

Comment Having reviewed the drawings in respect of the above, I would have the following observations to make: -

(i). CCTV.

CCTV should protect the front of the commercial units and the entrance into the undercroft parking.

Reason – To detect and deter crime.

(ii). Lighting.

Lighting must be effective and complement and enhance CCTV, if CCTV is installed. The undercroft parking, bike stores and bin stores must be lit. The corridors in the apartment blocks must be lit when frequented by residents or visitors.

Reason-To enhance CCTV. increase public safety and reduce the fear of crime.

(iii). Bike stores.

Bike stores must be secure (please visit the Secured by Design website www.securedbydesign.com for further information). Access into the bike store must be controlled by access control e.g. fob or swipe card.

Reason – To prevent pedal cycle theft.

(iv). Bin stores.

Bin stores must be secure. Access into the bin stores must be controlled by access control e.g., Digi locks. Bin stores should be lit.

Reason – To prevent arson.

(v). Property identification.

The apartments must be easily identified.

Reason -To assist the emergency services, postal staff, visitors etc.

(vi). Access control.

Access into the apartment blocks and the undercroft vehicle parking area must be controlled by access control -fob or swipe card. The access control into the apartments must have audio and visual verification fitted preferably that meets Secured by Design (SBD) standards.

Reason – To prevent burglary and opportunist crime.

(vii). Door security.

The main external doors into the commercial units, the entrance doors/shutters to the undercroft parking, the apartment main communal entrance doors, the individual apartment doors and the doors of the bike and bin stores must meet the standards PAS 24 2022 or equivalent and should be third party tested and certificated by an UKAS accredited test house.

Door entry and access control must be tested on the same certificate

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

Reason – To prevent burglary and rough sleeping.

(viii). Window security.

All vulnerable windows i.e. ground floor windows must meet the SBD standard PAS 24 2022 or equivalent and should be third party tested and certificated by a UKAS accredited test house.

The windows in the commercial units must have laminated glass fitted.

Reason – To prevent burglary.

(ix). Intruder alarm.

The commercial units should be protected by an alarm system. Ideally the system would be monitored with any alarm wires protected.

Reason – To deter and detect intruders.

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

Response The comments are noted and have been passed onto the project architect.

Conclusion

- 1.9 Asbri Planning have been instructed by Cardiff Building Company to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at no's 8-12 (even) Queen Street, Neath, SA11 1DL.
- 8.1. 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.
- 8.2. 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.
- 8.3. 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.
- 8.4. 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

SITE NOTICE



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

No's 8-12 (even) Queen Street, Neath, SA11 1DL

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

Asbri Planning Ltd hereby gives notice that Cardiff Building Company intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at no's 8-12 (even) Queen Street, Neath, SA11 1DL.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library between the hours of 09:00-17:30 (Monday to Friday) and 09:00-16:00 on Saturdays. Library is closed on Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS. All representations must be received by the 10th June 2026.

Ein Cyf: 25.162
Dyddiad: 13^{eg} Mai 2026

HYSBYSIAD SAFLE



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

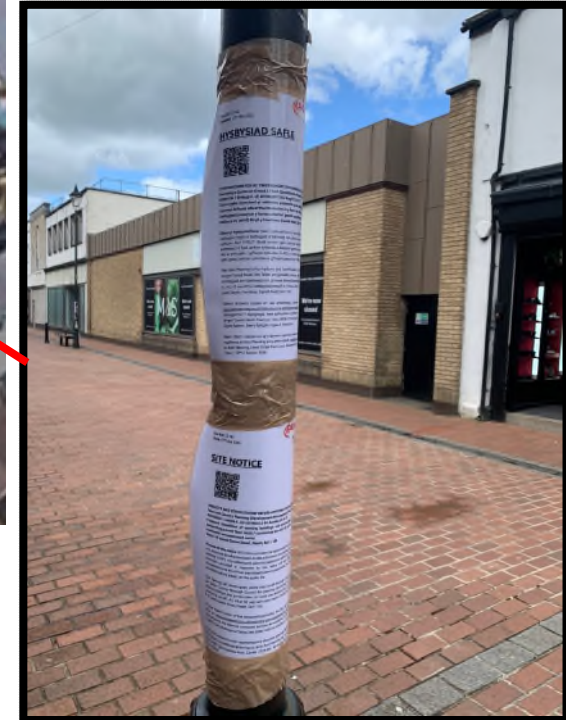
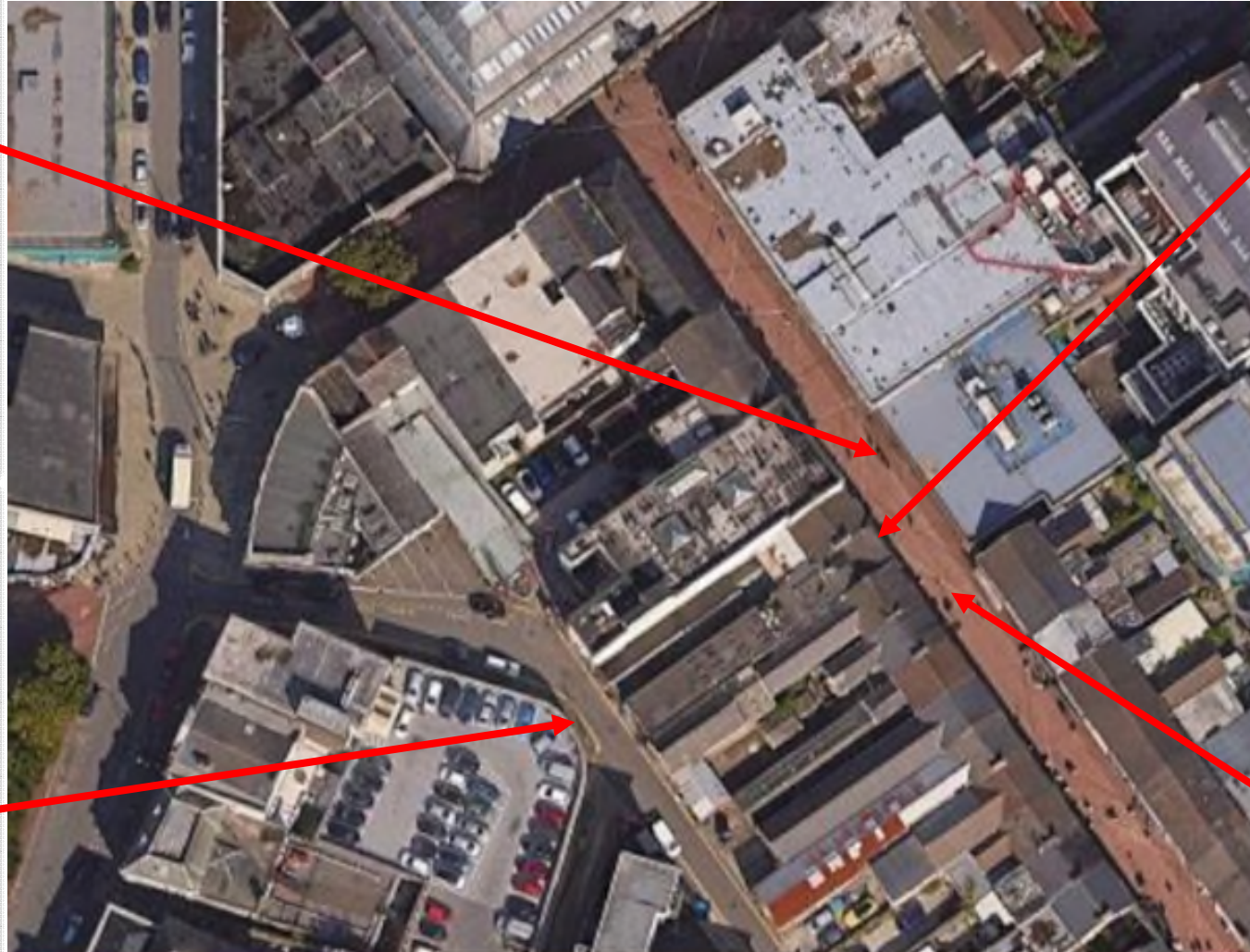
**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
Cais ar gyfer dymchwel yr adeiladau presennol ag ail-ddatblygiad aml-ddefnydd sy'n
cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a
datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig
Rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL**

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

Mae Asbri Planning Cyf yn hysbysu bod Cardiff Building Company yn bwriadu gwneud cais i Gyngor Castell-Nedd Port Talbot am ganiatâd cynllunio i ddymchwel yr adeilad presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig yn rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrdd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn llyfrgell Castell-Nedd rhwng yr oriau 09:00-17:30 (Dydd Llun i Ddydd Gwener) a 09:00-16:00 ar Ddydd Sadwrn. Mae'r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn y 10^{fed} o Fehefin 2026.



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

List of Adjoining Land Owners/Occupiers – 8-12 Queen Street, Neath

Add1	Add 1	Add2	Add3	Add4
Owner/Occupier	21 Green Street	Neath	SA11 1DH	
Owner/Occupier	2 Queen Street	Neath	SA11 1EB	
Owner/Occupier	4 Queen Street	Neath	SA11 1DL	
Owner/Occupier	4A Queen Street	Neath	SA11 1DL	
Owner/Occupier	6 Queen Street	Neath	SA11 1DL	
Owner/Occupier	9 Queen Street	Neath	SA11 1DN	
Owner/Occupier	9A Queen Street	Neath	SA11 1DN	
Owner/Occupier	11 Queen Street	Neath	SA11 1DN	
Owner/Occupier	13 Queen Street	Neath	SA11 1DN	
Owner/Occupier	14 Queen Street	Neath	SA11 1DL	
Owner/Occupier	15 Queen Street	Neath	SA11 1DN	
Owner/Occupier	16 Queen Street	Neath	SA11 1DL	
Owner/Occupier	17 Queen Street	Neath	SA11 1DN	
Owner/Occupier	18 Queen Street	Neath	SA11 1DL	
Owner/Occupier	19 Queen Street	Neath	SA11 1DN	
Owner/Occupier	20 Queen Street	Neath	SA11 1DL	
Owner/Occupier	21 Queen Street	Neath	SA11 1DN	
Owner/Occupier	21A Queen Street	Neath	SA11 1DN	
Owner/Occupier	22 Queen Street	Neath	SA11 1DL	
Owner/Occupier	24 Queen Street	Neath	SA11 1DL	
Owner/Occupier	26 Queen Street	Neath	SA11 1DL	
Owner/Occupier	1 Windsor Road	Neath	SA11 1LY	
Owner/Occupier	Victoria House	14 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 1 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 2 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 3 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 4 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 5 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 6 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 7 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 8 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 9 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 10 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 11 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 12 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 13 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 14 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 15 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 16 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 17 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 18 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 19 Victoria House	15 Alfred Street	Neath	SA11 1EF

Owner/Occupier	Flat 20 Victoria House	15 Alfred Street	Neath	SA11 1EF
Owner/Occupier	Flat 21 Victoria House	15 Alfred Street	Neath	SA11 1EF

Our Ref: 25.162
Date: 13th May 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

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

Tel: 02920 732 652
www.asbriplanning.co.uk



Dear owners and/or occupiers,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

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

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

No's 8-12 (even) Queen Street, Neath, SA11 1DL

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Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS. All representations must be received by the 10th June 2026.

Yours sincerely,



Liam Griffiths-Downing
Principal Planner

Ein Cyf: 25.162
Dyddiad: 13^{eg} Mai 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

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

Tel: 02920 732 652
www.asbriplanning.co.uk



Annwyl berchnogion a/neu feddianwyr,

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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

Cais ar gyfer dymchwel yr adeiladau presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig

Rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL

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

Mae Asbri Planning Cyf yn hysbysu bod Cardiff Building Company yn bwriadu gwneud cais i Gyngor Castell-Nedd Port Talbot am ganiatâd cynllunio i ddymchwel yr adeilad presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig yn rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL.

Gellwch archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn llyfrgell Castell-Nedd rhwng yr oriau 09:00-17:30 (Dydd Llun i Ddydd Gwener) a 09:00-16:00 ar Ddydd Sadwrn. Mae'r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn y 10^{fed} o Fehefin 2026.

Yr eiddoch yn gywir,



Liam Griffiths-Downing
Pennaeth Cynlluniwr

Appendix C - Screenshot of the Asbri Planning Website

No's 8-12 (even) Queen Street, Neath, SA11 1DL | Rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL





Asbri Planning have been instructed by Cardiff Building Company to progress a Pre-Application Consultation (PAC) in respect of the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at no's 8-12 (even) Queen Street, Neath, SA11 1DL.

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 Asbri Planning 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 below.

Anyone who wishes to make representations about this proposed development must do so by the 10th June 2026. We would encourage you to e-mail these to mail@asbriplanning.co.uk or alternatively please download the [attached form](#), and send them to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Mae Asbri Planning Cyf wedi ei gomisiynu gan Cardiff Building Company i drefnu ymgynghoriad cyn gwneud Cais cynllunio llawn i ddymchwel yr adeilad presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig yn rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae gofyniad i bob datblygiad mawr gynnal ymgynghoriad cyn-ymgeisio i'r awdurdod lleol. Mae yna ofyn i Asbri Planning 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, isod.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn y 10fed o Fehefin 2026. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u 'yrru i Asbri Planning Cyf, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS.

Supporting Documents

Plans

Architectural

[Site Location Plan](#)

[Proposed Ground Floor Plan](#)

[Proposed First Floor Plan](#)

[Proposed Second Floor Plan](#)

[Proposed Third Floor Plan](#)

[Proposed Roof Plan](#)

[Proposed Front Elevations \(Queen Street\)](#)

[Proposed Front Elevations](#)

[Proposed Rear Elevations](#)

[Proposed South East Elevations](#)

[Proposed Internal Courtyard Elevations \(01\)](#)

[Proposed Internal Courtyard elevations \(02\)](#)

[Proposed Typical Long Sections](#)

[Proposed Indicative Streetscenes](#)

[Vision Splay Ground Floor](#)

Drainage

[Drainage Layout](#)

Landscaping

[Soft Landscape Design](#)

[Soft Landscape Details](#)

Reports

[Application Forms](#)

[Planning Statement](#)

[Design and Access Statement](#)

[Bat Survey](#)

[Drainage Strategy Report](#)

[Green Infrastructure Statement](#)

[Flood Consequence Assessment](#)

[Energy Statement](#)

Name

First Name (required)

Last Name (required)

Email (required)

Reasons for your interest in the proposed development:

Please tick one of the following options:

- ☐ I am in favour of the proposed development
- ☐ I am neither in favour of nor against the proposed development
- ☐ I am against the proposed development

Reason for choice:

Submit

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

Our Ref: 25.162
Date: 13th May 2026

Addressee
Address Line 1
Address Line 2
Address Line 3
Postcode

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



Dear **Recipient Name**,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

No's 8-12 (even) Queen Street, Neath, SA11 1DL

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

Asbri Planning Ltd hereby gives notice that Cardiff Building Company intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at no's 8-12 (even) Queen Street, Neath, SA11 1DL.

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. If you do not have direct access to the internet, computer facilities are available at Neath Library between the hours of 09:00-17:30 (Monday to Friday) and 09:00-16:00 on Saturdays. Library is closed on Sundays.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 10th June 2026.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Liam Griffiths-Downing'.

Liam Griffiths-Downing
Principal Planner

Ein Cyf: 25.162
Dyddiad: 13^{eg} Mai 2026

Addressee
Address Line 1
Address Line 2
Address Line 3
Postcode

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



Annwyl **Recipient Name**,

CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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

**Cais ar gyfer dymchwel yr adeiladau presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y llooriau uchaf a'r gwaith cysylltiedig
Rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL**

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

Mae Asbri Planning yn hysbysu bod Cardiff Building Company yn bwriadu gwneud cais i Gyngor Castell-Nedd Port Talbot am ganiatâd cynllunio i ddymchwel yr adeilad presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y llooriau uchaf a'r gwaith cysylltiedig yn rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn llyfrgell Castell-Nedd rhwng yr oriau 09:00-17:30 (Dydd Llun i Ddydd Gwener) a 09:00-16:00 ar Ddydd Sadwrn. Mae'r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon e-bost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn y 10^{fed} o Fehefin 2026.

Yr eiddoch yn gywir,



Liam Griffiths-Downing
Pennaeth Cynlluniwr

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

Our Ref: 25.162
Date: 13th May 2026

Addressee
Address Line 1
Address Line 2
Address Line 3
Postcode

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



Dear specialist consultee,

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

No's 8-12 (even) Queen Street, Neath, SA11 1DL

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

Asbri Planning Ltd hereby gives notice that Cardiff Building Company intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at no's 8-12 (even) Queen Street, Neath, SA11 1DL.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 10th June 2026.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Liam Griffiths-Downing'.

Liam Griffiths-Downing
Principal Planner

Ein Cyf: 25.162
Dyddiad: 13^{eg} Mai 2026

Addressee
Address Line 1
Address Line 2
Address Line 3
Postcode

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



Annwyl ymgynorydd arbenigol,

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

**Cais ar gyfer dymchwel yr adeiladau presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig
Rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL**

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

Mae Asbri Planning yn hysbysu bod Cardiff Building Company yn bwriadu gwneud cais i Gyngor Castell-Nedd Port Talbot am ganiatâd cynllunio i ddymchwel yr adeilad presennol ag ail-ddatblygiad aml-ddefnydd sy'n cynnwys defnydd adwerthu/masnachol ar y llawr isaf (Defnydd A1, A2, A3 neu D2) a datblygiad preswyl ar y lloriau uchaf a'r gwaith cysylltiedig yn rhifau 8-12 (eilrif) Stryd y Frenhines, Castell-Nedd, SA11 1DL.

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

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn y 10^{fed} o Fehefin 2026.

Yr eiddoch yn gywir,



Liam Griffiths-Downing
Pennaeth Cynlluniwr

Appendix F - Responses received from specialist consultees

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

Date: 03/06/2026
Our Ref: PPA0010132

Dear Sir/Madam,

Grid Ref: 275248 197485

Site Address: No's 8, 10 and 12 Queen Street, Neath

Development: 2D - Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works.

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

APPRAISAL

Firstly, we note that the proposal relates to the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works at No's 8-12 (even) Queen Street, Neath, SA11 1DL, and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Afan New Works Wastewater Treatment Works (WwTW) via Quay Road Sewerage Pumping Station (SPS).

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Our strong recommendation is that your site layout is amended to take into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Alternatively, it may be possible to divert the [sewer/sewers] if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

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

SURFACE WATER DRAINAGE

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



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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

In this instance we acknowledge receipt of a drainage strategy, which indicates proposals to dispose surface water flows into the combined public sewer, it is first stored within the green/blue roof and then released at a controlled rate of approximately 2 l/s.

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

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

FOUL WATER DRAINAGE – SEWERAGE NETWORK

A large diameter brick egg sewer is located to the north east of the development site in the road and we would not permit a new direct connection to this sewer as this is a strategic asset. We assume the applicant is to utilize existing private drainage to communicate foul only flows from the development, however, should a new direct connection to the public sewer be required, we request the applicant to contact us to establish a suitable connection point prior to the determination of this application.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’.

We welcome correspondence in
Welsh and English

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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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

FOUL WATER DRAINAGE – SEWAGE TREATMENT

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

POTABLE WATER SUPPLY

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

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter CI watermain in 275229, 197474 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Dwr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows for firefighting. If a dedicated fire suppression main for a development is required a separate application can be made to DCWW. We cannot guarantee the constant availability of water, flow or pressure required for such systems and these aspects must be considered when designing a dedicated sprinkler/fire suppression system.

If a dedicated fire suppression main for a commercial/industrial development is needed a separate application for is required. It is not mandatory for DCWW to accept a connection for fire suppression purposes on a development of this nature. Each application will be assessed on a case-by-case basis.

Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

More information on Potable Water Connections can be found online at <https://developers.dwrcymru.com/en/applications/water-connections>



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

FURTHER CONTACT

If you have any questions about the above response, please contact Amy Marshall who is the Development Planning Officer for Neath Port Talbot at developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

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

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

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

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



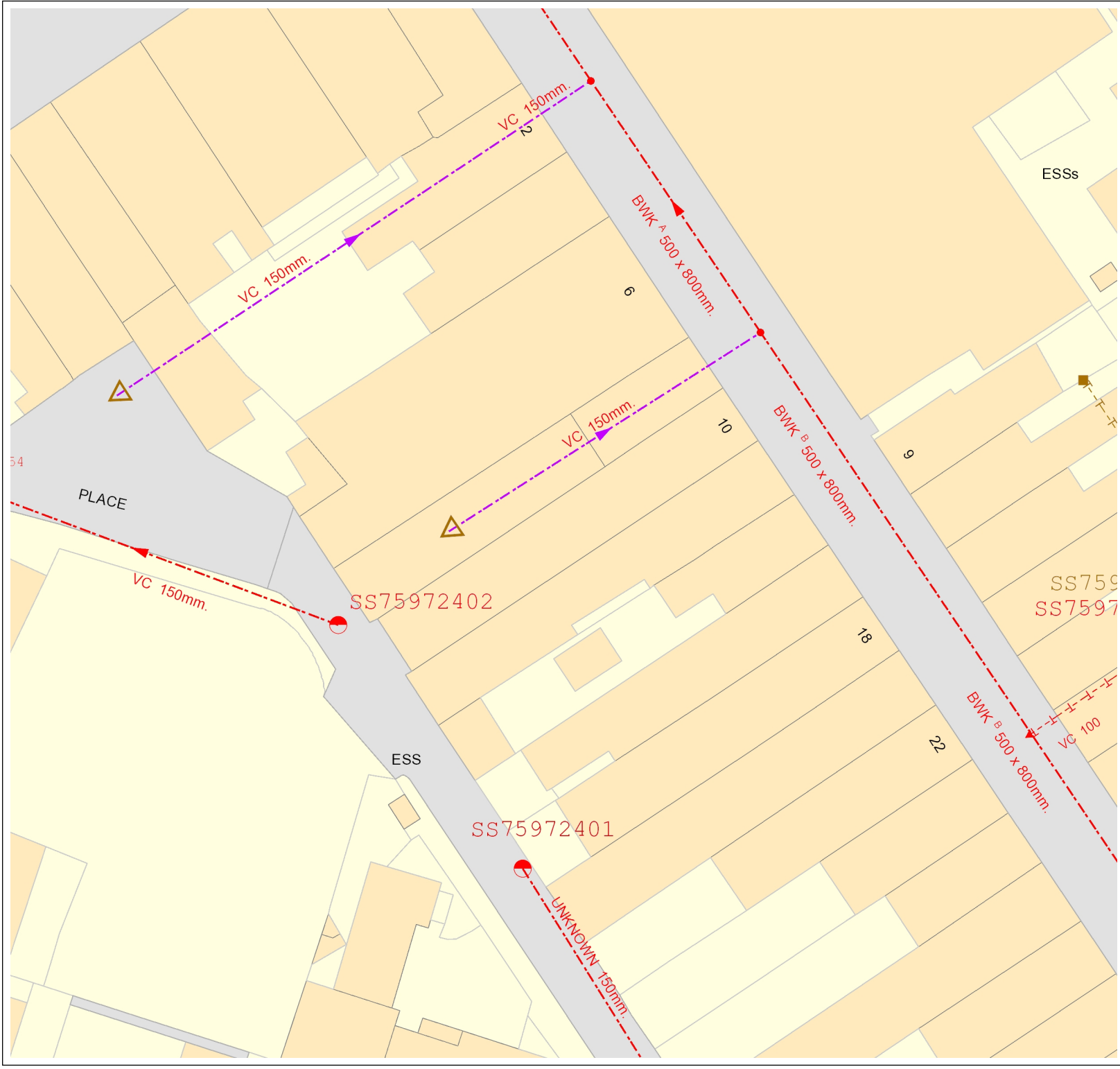
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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni ‘nid-er-elw’.

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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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



Dŵr Cymru
Welsh Water

PPA0010132



LEGEND(Representative of most common features)

- Waste network:**
- | | | |
|---|--|-------------------------|
| Foul chamber | Surface water chamber | Outfall |
| Combined chamber | Combined sewer overflow | Special purpose chamber |
| Treatment works | Non Dwr Cymru | Pumping station |
| Sewer symbol colour indicates the type. | RED - Combined | GREEN - Surface Water |
| BROWN - Foul | Purple - Former S24 sewers (for indicative use only) | Storm Overflow |
| Rising main | Gravity sewer | Private sewer |
| Private sewer subject to Sect. 104 adoption agreement | Private Sewer Transfer | Lateral Drain |
| Inspection Chamber | | |

Notes:

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

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. The information which is supplied hereby the company, is done so in accordance with statutory requirements of sections 198 and 199 of the water industry Act 1991 based upon the best information available and in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a drain sewer or disposal main laid before 1 September 1989, or if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the company's right to be compensated for any damage to its apparatus.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE

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Map Ref: 275247.197484
Map Scale: 1: 500
PrintedBy: Hannah Lewis
PrintedOn: 03/06/2026



LEGEND

- Clean network:**
- Sluice valve
 - Pressure reducing valve
 - Meter
 - Bulk meter
 - Hydrant
 - Cap end
 - Air valve
 - Non Dŵr Cymru
- Stop tap
 - Water Treatment Works
 - Water Pumping Station
 - Existing main
 - Non-operational main
 - Raw Water
- NOTE: Water main symbol colour indicates the type.
- LIGHT BLUE - Trunk
 - DARK BLUE - Distribution
 - YELLOW - Raw Water

Notes:

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

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon. In the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. The information which is supplied hereby by the company, is done so in accordance with statutory requirements of sections 198 and 199 of the water industry Act 1991 based upon the best information available and in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a drain sewer or disposal main laid before 1 September 1989, or if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the company's right to be compensated for any damage to its apparatus.

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Map Ref: 275247.197484
Map Scale: 1: 500
Printed By: Hannah Lewis
Printed On: 03/06/2026

Scott Davies

From: Mark.White003@gov.wales on behalf of LGC_Development_Control-South@gov.wales
Sent: 09 June 2026 08:07
To: Mail Asbriplanning
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - No's 8-12 (even) Queen Street, Neath, SA11 1DL

Good Morning

I refer to your consultation of 13/05/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 would not issue a direction in respect to a future planning application.

Kind Regards

Mark White

Cysylltedd Trafnidiaeth & Digidol/Transport & Digital Connectivity
Grŵp Economi, Ynni a Thrafnidiaeth/Economy, Energy & Transport.
Llywodraeth Cymru/Welsh Government
Parc Cathays/Cathays Park
Caerdydd/Cardiff
CF10 3NQ

e-bost: e-mail – mark.white003@gov.wales

Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Lywodraeth Cynulliad Cymru, unrhyw ran ohono neu unrhyw gorff sy'n gysylltiedig ag ef. Any of the Statements or comments made above should be regarded as personal and not necessarily those of the Welsh Assembly Government, or constituent part or connected body.

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 13 May 2026 14:10
To: LGC Development Control (South) <LGC_Development_Control-South@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - No's 8-12 (even) Queen Street, Neath, SA11 1DL

Please see attached

Kind regards

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



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Asbri Planning Ltd
Neath Port Talbot County Borough Council

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

14 May 2026

Dear Asbri Planning Ltd

Re: PRE-APPLICATION Queen Street

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works; 8 - 12 (even) Queen Street, Neath, SA11 1DL

Thank you for your notification of 13 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

Scott Davies

From: Denise.Harris@gov.wales
Sent: 27 May 2026 14:19
To: Mail Asbriplanning
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - No's 8-12 (even)
Queen Street, Neath, SA11 1DL
Attachments: Cadw.pdf

Dear Sir/Madam

Thank you for the email below.

Scheduled Monuments

GM215 Neath Roman Site
GM039 Neath Castle

Registered Parks and Gardens

PGW(Gm)64(NEP) Victoria Gardens
PGW(Gm)50(NEP) The Gnoll

This response is given in response to a statutory pre-planning application for a mixed-use development at 8-12 Queen Street, Neath, SA11 1DL.

The above designated historic assets are located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

We, therefore have no comment to make.

Regards



Denise Harris

Rheolwr Gwaith Achos/ Casework Manager
Diogelu a Pholisi, Cadw / Protection and Policy, Cadw
Amgylchedd Hanesyddol / Historic Environment
Llywodraeth Cymru / Welsh Government
Ffôn/Tel : 0300 0256004
Ffacs/Fax : 0300 0256001 :E bost/ Email: denise.harris@llyw.cymru / denise.harris@gov.wales

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

[Ymunwch â Cadw](#)
[Join Cadw](#)

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

Sent: 13 May 2026 14:11

To: Cadw Planning <cadwplanning@gov.wales>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - No's 8-12 (even) Queen Street, Neath, SA11 1DL

Please see attached

Kind regards

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



Cardiff | Swansea

Think before you print



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

Prif Swyddog Tân | Chief Fire Officer

Craig Flannery

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

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

0370 60 60 699

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

Gofynnwr am/
Please ask for:

Watch Manager C. Fox

Rhif Est/Extn. No.

E-bost/E-mail:

bregs@mawwfire.gov.uk

Fy Nghyf/My Ref:

CF/CW/00364133

Dyddiad/Date:

2nd June 2026

Dear Sir / Madam,

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

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

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

**RE: Demolition of existing buildings and construction of mixed-use development
comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper
levels of residential and associated works at No's 8-12 (even) Queen Street, Neath,
SA11 1DL**

REFERENCE NUMBER: 25.162

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

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

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

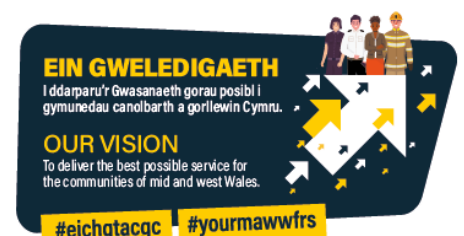
The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

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

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

100% wedi'i ailgylchu | recycled





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

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

The plan(s) has been retained for record purposes.

Yours faithfully

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

Encs.

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

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

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

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

#eichgtacgc #yourmawwfrs



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/3/26/000300/00
APPLICANT: MR TARIQ AHMED
LOCATION: 8-12 QUEEN STREET NEATH, NEATH PORT TALBOT,
SA11 1DL
PROPOSAL: PROPOSED DEMOLITION OF EXISTING
BUILDINGS AND CONSTRUCTION OF MIXED
USED DEVELOPMENT

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

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

Highways Observations:

The proposed development comprises the redevelopment of an existing town centre site to provide residential units alongside ground floor commercial uses. Whilst the principle of development is supported, concerns are raised in respect of highway safety, specifically relating to the proposed residential/staff parking provision and vehicular access arrangements.

1. It is not clear from the submitted information whether the proposed parking spaces, including the disabled and EV charging bays, are intended to serve the residential or commercial/retail elements. Clarification should be provided on the allocation and management of these spaces.
Further justification is also required for the overall level of parking provision. Residential parking is typically expected at a rate of one space per bedroom, and the retail element should be supported by an appropriate level of provision. Given the scale of the development and the limited parking proposed, a robust justification is needed to demonstrate acceptability. This should be supported

by a sustainability assessment, evidencing that the site is suitably accessible and that a reduced level of parking is appropriate in this instance.

2. The proposed development comprises a mixed-use scheme, generating both residential and commercial traffic. This is likely to result in service and delivery vehicles, including larger goods vehicles, requiring access to the site. Concern is raised that the combination of resident/staff parking and commercial servicing activity will increase the potential for conflict along Queen Street Back Road, which operates as a one-way street. This issue is further exacerbated by existing congestion within the area, including on-street parking associated with nearby taxi ranks. There is therefore a risk that the proposal will result in disruption to both the proposed development and the wider highway network.
3. Details of the proposed servicing arrangements, including refuse collection and delivery management, have not been fully demonstrated. It is noted that the refuse collection/storage area for the commercial area is only accessible from entering the garage area, how will the refuse be collected. Further clarification is required to ensure that these operations can be safely and efficiently accommodated without adversely affecting the operation of the surrounding highway network.
4. The proposed ground floor plan shows the doors to the cycle store and refuse store opening outwards onto the highway, which raises a highway safety concern. These doors should be set back from the highway or redesigned to open inwards to avoid any potential risk of harm.
5. The submitted Ground Floor Vision Splay drawing indicates that appropriate visibility splays cannot be achieved. In accordance with Manual for Streets, visibility splays of 2.4m x 25m should be provided in each direction from the access, measured from the centreline. Within these splays, no obstruction exceeding 600mm in height should be permitted.
6. Concerns are also raised in respect of pedestrian visibility splays, which do not appear to be achievable. Pedestrian visibility splays of 2.4m x 2.4m should be provided on either side of the vehicular access, measured from the back of footway, within which no obstruction above 600mm in height should be present or permitted to grow.
7. The proposed parking dimensions for both EV charging and disabled are substandard to NPTCBC Parking Standards SPG 2016. Dimensions need to be in accordance with:
 - a. Disabled Drivers Vehicles: 4.8m x 3.6m
 - b. Cars (EV Charging): 4.8m x 2.6m
8. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.
9. No development shall commence (including any site clearance), until a Demolition & Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in

accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

- a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
- b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
- c. **General Site Management:** details of the construction programme including timetable; details of site clearance; 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 all site deliveries including routes of vehicles, plus delivery and construction 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.
- g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

Drainage Observations:

10. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>
11. 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.
12. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert or bordering the site, without prior consultation and agreement with the Authority.

13. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
14. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
15. 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

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

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

The required SAB permission is separate from any planning permission that might be granted and any works commenced without SAB approval will be deemed a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018, which could mean removing any work that has commenced. As such

under this legislation you are not permitted to start work on site until SAB approval has been granted for your proposed development.

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

NOTE TO PLANNER

The location of the proposed development is in Neath Town Centre which has a full range of retail activity and many commercial businesses, all within walking distance. Therefore as historically agreed with planning, whereby by zero parking is required for this change of use. The developer should seek to promote active travel by proposing bike storage areas within the development.



SIGNED: D.Smith DATE: 11/06/2026.....
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N/3/26/000300/00

Ein cyf/Our ref: CAS-308572-D9Y7

Eich cyf/Your ref: 25.162

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

Dyddiad/Date: 09 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Statutory pre-application consultation – Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Bwriad/Proposal: Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

Lleoliad/Location: No's 8-12 (even) Queen Street, Neath, SA11 1DL

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 13 May 2026.

Based on the information provided, we would have **no objection** to the proposed development and provide the following advice.

Flood risk

The planning application proposes the demolition of existing buildings and the construction of mixed-use development. This includes apartments on the 1st, 2nd and 3rd floors which are defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 3 Rivers.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being proposed on the ground floor. Nevertheless, we have reviewed the 'Flood Consequences Assessment' (FCA) by Brookbanks dated May 2026 (Doc Ref. 13038 FCA01 Rv2). The FCA includes the following sections which we are not in agreement with.

Section 4.3.0.6 states, “NRW modelling as seen below shows that the Site is not at risk of flooding within the 0.1 % AEP fluvial flooding scenario, however, it should be noted that the NRW fluvial modelling data is over ten years old. It is also noted that this is the most current form of this data available at time of writing.”

Section 4.3.0.8 states, “Access to the development is not inhibited by fluvial floodwaters as roads within the direct vicinity of the development are not inhibited by flood waters. The proposed development is located outside of the modelled floodplain and therefore existing ground levels retained.”

Section 4.3.0.10 states, “Although we have not been provided with modelling for either the tidal or fluvial 0.1% AEP plus climate change scenarios, review of the available NRW model outputs indicates that the currently modelled flood extents remain approximately 300m from the Site and at lower levels than the Site itself. Based on the surrounding topography and separation distance between the Site and the mapped flood extents, it is considered unlikely that the inclusion of climate change allowances within the NRW model would result in flooding affecting the Site. In addition, as the current Flood Map for Planning is understood to be based on undefended scenarios, it is possible that updated modelling incorporating climate change allowances and defended scenarios could alter and potentially reduce the mapped flood extent in this location. 4.3.0.11 Without the climate change scenarios being run through the NRW model, this assessment can only be based on the currently available information. However, based on the available modelled extents, surrounding levels, and distance from the Site, it is considered unlikely that either the tidal or fluvial 0.1% AEP plus climate change events would affect the Site.”

The above statements give the impression that the site is not at flood risk in any fluvial flood return period, in fact the FMfP clearly shows the whole site to be at risk in the 1% plus climate change and 0.1% climate change scenarios. Reference to the defended scenario in the FCA have no relevance as the site is not within a TAN15 Defended Area. Furthermore, the ‘NRW modelling’ that is referenced in the FCA relates to the River Neath, this does not include the Gnoll Brook which is likely to be the main influencing watercourse in terms of flood risk to the site.

The FCA should be amended so that it is factually correct to aid the Local Planning Authority in its decision making for this proposal. Given that the official and most up to date flood risk data is the FMfP then the FCA should reflect the same level of flood risk.

It is for planning authorities to determine whether the risks and consequences of flooding are acceptable. Therefore, they need to be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event. An accurate FCA would assist the Local Planning Authority when assessing access/egress arrangements through flood waters for this proposal, which the FCA currently claims will not be present, as per section 4.3.0.8 noted previously.

European protected species

We note that the information submitted in support of the above application (‘Bat Survey’ by Ecological Services Ltd, dated September 2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

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.

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

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

Yn gywir / Yours faithfully,

Ashley Bosomworth

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

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 G - Responses received from 'other' consultees

Scott Davies

From: Rob Dunning <Rob.Dunning@heneb.org.uk>
Sent: 18 May 2026 11:24
To: Mail Asbriplanning
Subject: RE: No's 8-12 (even) Queen Street, Neath, SA11 1DL

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development, although there are numerous examples in the wider area including a burial ground, churches and Listed Buildings. A review of historic Ordnance Survey mapping indicates terraced buildings, but with a different footprint to the standing structures. A review of modern aerial photography indicates that the existing buildings on the site are of limited archaeological significance. Furthermore, their construction is likely to have an adverse effect on any potential earlier remains that may be present. Overall, it is unlikely that significant archaeological remains will be encountered during the course of the proposal.

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

Should you require anything further, please get in touch.

Regards,

Rob



Rob Dunning BSc, MCifA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
Rob.Dunning@heneb.org.uk
www.heneb.org.uk

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

Mae Henef yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Henef is a Registered Organisation with the Chartered Institute for Archaeologists



Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Henef

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 13 May 2026 14:12
To: Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - No's 8-12 (even) Queen Street, Neath, SA11 1DL

Please see attached

Kind regards

Scott Davies

From: .box.plantprotection <plantprotection@cadentgas.com>
Sent: 14 May 2026 13:28
To: Mail Asbriplanning
Subject: RE: [EXT] SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - No's 8-12 (even) Queen Street, Neath, SA11 1DL

Thank you for your email.

This application falls outside of Cadent's distribution network.

Please contact National Grid and/or your local Gas distributor for comments on this application.

National Gas

Please submit your application via [LSBUD](#) or contact assetprotection@nationalgas.com

Gas Distribution Networks

SGN
Wales and West Utilities (WWU)
Northern Gas Networks (NGN)

Kind Regards,
Plant Protection
Customer Performance

Cadent
Block 1, Floor 1, Brick Kiln Street, Hinckley LE10 0NA
T 0800 688 588
plantprotection@cadentgas.com
cadentgas.com

Self Service for Plant Enquiries:

www.lsbud.co.uk

Please note – We've moved

We have now moved our Dial Before U Dig enquiry platform from EAGLES to [LinesearchbeforeUdig](#). All Cadent and National Grid plant enquiries will need to be logged via the online portal for instant assessment. Why not register now?

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 13 May 2026 14:12
To: Mail Asbriplanning <mail@asbriplanning.co.uk>



Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Email michael.harvey2@south-wales.police.uk

Telephone 07815 953028

28th May 2026

Asbri Planning

Dear Sir/Madam

Re: 8-12, (evens) Queen Street, Neath.

Having reviewed the drawings in respect of the above, I would have the following observations to make:-

(i). CCTV.

CCTV should protect the front of the commercial units and the entrance into the undercroft parking.

Reason – To detect and deter crime.

(ii). Lighting.

Lighting must be effective and complement and enhance CCTV, if CCTV is installed. The undercroft parking, bike stores and bin stores must be lit.

The corridors in the apartment blocks must be lit when frequented by residents or visitors.

Reason-To enhance CCTV. increase public safety and reduce the fear of crime.

(iii). Bike stores.

Bike stores must be secure (please visit the Secured by Design website

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg. Byddwn yn ymateb yn eich iaith o ddewis.
We welcome correspondence in Welsh and English. We will respond in your language of choice.



HEDDLU
DE CYMRU
SOUTH WALES
POLICE



www.securedbydesign.com for further information). Access into the bike store must be controlled by access control e.g. fob or swipe card.

Reason – To prevent pedal cycle theft.

(iv). Bin stores.

Bin stores must be secure. Access into the bin stores must be controlled by access control e.g., digilocks. Bin stores should be lit.

Reason – To prevent arson.

(v). Property identification.

The apartments must be easily identified.

Reason -To assist the emergency services, postal staff, visitors etc.

(vi). Access control.

Access into the apartment blocks and the undercroft vehicle parking area must be controlled by access control -fob or swipe card. The access control into the apartments must have audio and visual verification fitted preferably that meets Secured by Design (SBD) standards.

Reason – To prevent burglary and opportunist crime.

(vii). Door security.

The main external doors into the commercial units, the entrance doors/shutters to the undercroft parking, the apartment main communal entrance doors, the individual apartment doors and the doors of the bike and bin stores must meet the standards PAS 24 2022 or equivalent and should be third party tested and certificated by an UKAS accredited test house.

Door entry and access control must be tested on the same certificate



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

Reason – To prevent burglary and rough sleeping.

(viii). Window security.

All vulnerable windows i.e ground floor windows must meet the SBD standard PAS 24 2022 or equivalent and should be third party tested and certificated by a UKAS accredited test house .

The windows in the commercial units must have laminated glass fitted.

Reason – To prevent burglary.

(ix). Intruder alarm.

The commercial units should be protected by an alarm system. Ideally the system would be monitored with any alarm wires protected.

Reason – To deter and detect intruders.

If you or the developer requires 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.

South Wales Police welcome's receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

