

TRANSWORLD REAL ESTATE LTD

LAND AT BOLSTON HOUSE, BONVILSTON

PRE-APPLICATION CONSULTATION REPORT

**DEMOLITION OF THE EXISTING DWELLING AND
REDEVELOPMENT OF THE SITE TO ACCOMMODATE
RESIDENTIAL DEVELOPMENT AND ASSOCIATED
WORKS**

NOVEMBER 2021



Geraint John Planning

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1.0 INTRODUCTION

Background

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared in support of a planning application, submitted on behalf of the applicant, Transworld Real Estate Ltd, in relation to the following development proposal at Land at Bolston House, Bonvilston:

'Demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works'

Information Submitted in Support of the Application

- 1.2 The following information was consulted upon as part of the PAC process in support of the planning application:

Document	Consultant
Covering Letter	Geraint John Planning
Planning Application Forms	Geraint John Planning
Planning Statement Addendum (September 2021) incl. Previous Planning Statement (April 2021)	Geraint John Planning
Heritage Impact Assessment (March 2021)	Geraint John Planning
Plans and Drawings incl. Site Location Plan	C.W. Architects
Design and Access Statement (March 2021) and Design and Access Statement Addendum (September 2021)	C.W. Architects
Proposed Access Layout (ref. 1401-007 Rev B)	Acstro
Flood Risk and Drainage Strategy (October 2021)	Bingham Hall
Bat Survey (October 2021)	Celtic Ecology
Arboricultural Impact Assessment, Tree Protection Plan and Tree Retention / Removal Plan (September 2021)	Treescene

Purpose and Structure of this Report

- 1.3 The Report documents the Pre-Application Consultation exercise undertaken by the applicant in light of the introduction on 1st August 2016 of the PAC process by the National Assembly of Wales, under Article 1 of the Town and Country Planning (Development Management) (Wales) (Amendment) Order 2016.
- 1.4 This report meets the specified content requirements, as outlined within Paragraph 44 of the Welsh Government's Guidance on Pre-Application Consultation document <http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf>. It also meets the requirements of an Amendment Order to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, which came into force at midnight on 19th May 2020.
- 1.5 This is documented within the following table:

Ref.	Minimum Requirement	Report Reference
A	A copy of the site notice (Notice 1D) for emergency period	Appendix A
B	A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days	Section 3
C	A copy of the notice given to owners and occupiers of adjoining land to be given during emergency period	Appendix A
D	Copies of notices provided to councillors, town and community councils, and specialist consultees (1C Notice)	Appendix B
E	A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer	Section 4 and Appendix C

Ref.	Minimum Requirement	Report Reference
	must confirm whether the issues raised have been addressed and, if so, how they have been addressed	
F	Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.	Table 1

1.6 The Report is structured as follows:

- **Section 2** provides planning policy context on the PAC process;
- **Section 3** provides a declaration that the site notice was displayed accordingly;
- **Section 4** provides a summary of the representations received; and
- **Section 5** sets out our conclusions.

2.0 PLANNING POLICY CONTEXT

2.1 From 1st August 2016, the requirement to undertake PAC is applicable to all 'major' (as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012) planning applications (full or outline) and applications for Development of National Significance (DNS).

2.2 In a letter sent from the Welsh Minister for Housing and Local Government to Local Authority Heads of Planning in Wales on 17th December 2020, some changes were outlined to the protocol for pre-application consultations for major development before submitting a planning application. This is outlined below, as stated in the letter:

'developers must make all the information available on a website and send hard copies of the documents to any person who requests it. If hard copies are requested, an application must not be submitted before the period of 14 days beginning with the day on which the last document is sent'

2.3 Therefore, and as set out in Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, **AND** the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (The Amendment Order), the applicant must for a period of no less than 28 days before an application is submitted:

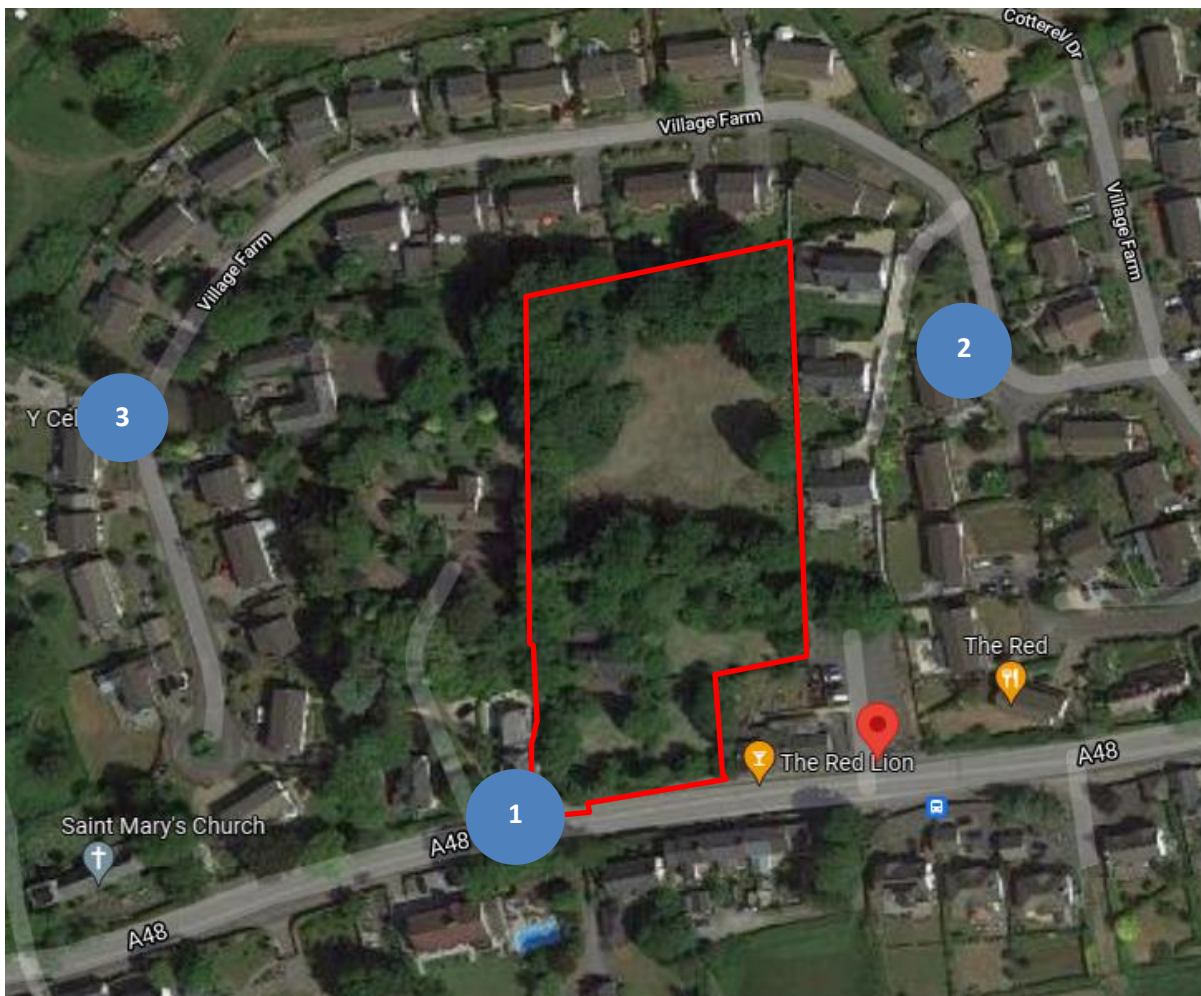
- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development;
- Write to any owner or occupier of land adjoining the land to which the proposed application relates;
- Make the draft planning application information available publicly;
- **Make all draft planning application documents available on a website and send hard copies of the documents to any person who requests it, and if hard copies are requested, an application must not be submitted before the period of 14 days beginning with the day on which the last document is sent;**
- Consult community and specialist consultees before applying for planning permission;
- Consider if an Environmental Impact Assessment (EIA) is required for the project;
- Submit a PAC report as part of the planning application.

2.4 This document confirms to Vale of Glamorgan Council that the above requirements have been met within the pre-application consultations exercise for the proposed development.

3.0 DECLARATION

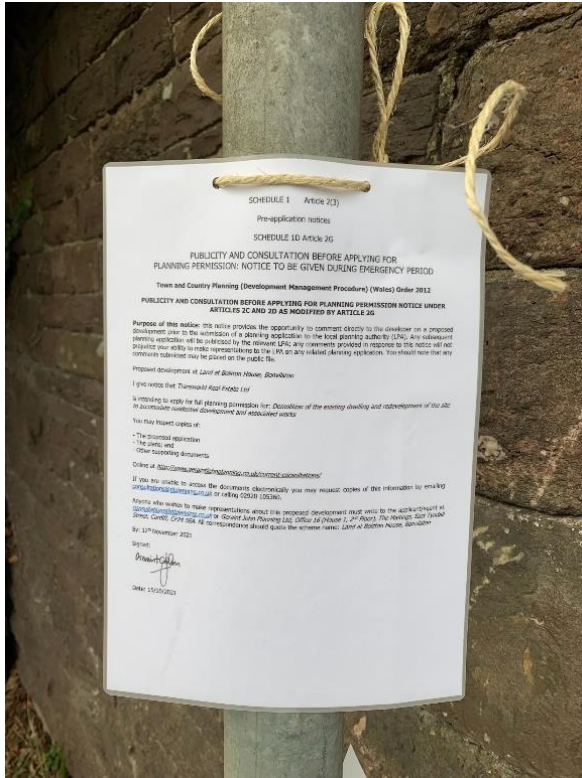
3.1 This section provides, in line with article 2C(1)(a)(i) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a declaration that the applicant has publicised the proposed application by bilingual (English and Welsh) site display in various locations surrounding the site, as noted and identified in the map below:

- Site Notice 1 – directly adjacent to the access point at the site frontage on A48, in a prominent location for residents, visitors and passers-by;
- Site Notice 2 – on a lamppost on Village Farm road to the east of the site, to inform residents and passers-by;
- Site Notice 3 – on a lamp post on Village Farm road to the west of the site, to inform residents and passers-by.



Location of displayed site notices (defined by blue circles and showing approximate site boundary in red)

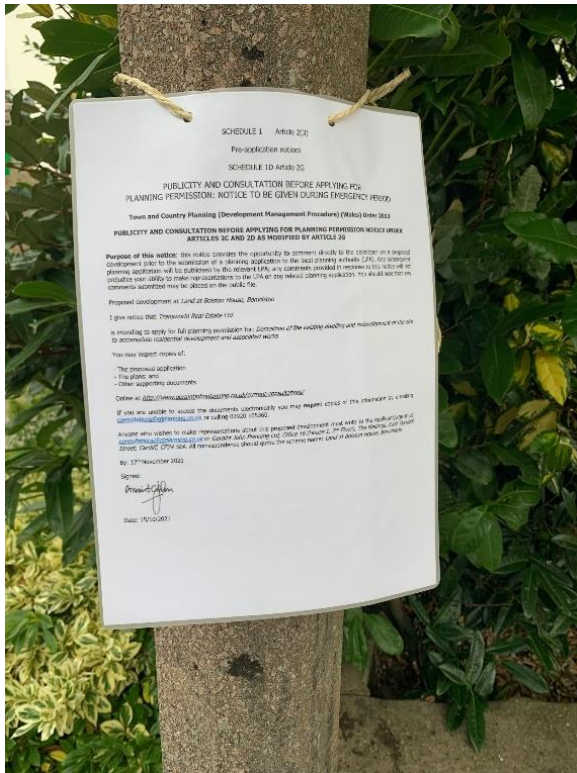
3.2 The site notices were erected on 15th October 2021 and were on display until 19th November 2021. Photographs of the displayed site notices are provided overleaf. The site notices are reversible, with one side presented in English and one in Welsh.



Photos of Site Notice 1



Photos of Site Notice 2



Photos of Site Notice 3

- 3.3 The site notice (Schedule 1D), included in **Appendix A**, advises that Transworld Real Estate Ltd is applying for 'Demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works' at Land at Bolston House, Bonvilston.
- 3.4 Copies of the proposed application including, but not limited to, the plans and other supporting documents, were available online at <https://geraintjohnplanning.co.uk/current-consultations/>
- 3.5 The information was made available on the website from 15th October 2021 to 19th November 2021.
- 3.6 As per The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order"), plans and documents were made available on the website, and the site notice and Notice 1D document confirmed that hard copies were available to be sent upon request, in accordance with The Amendment Order.
- 3.7 Representations on the proposed development were directed to the agent, Geraint John Planning Ltd, either by email (to consultations@gjplanning.co.uk) or by post (to Office 16, House 1, 2nd Floor, The Maltings, East Tyndall Street, Cardiff) within 28 days of the initial site notice, quoting the scheme name: *Land at Bolston House, Bonvilston*.

4.0 SUMMARY OF REPRESENTATIONS

- 4.1 In line with article 2F(2)(d) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Appendix A** contains a copy of the Schedule 1D notice given to community consultees and adjoining landowners / neighbours, whilst **Appendix B** contains a copy of the notice 1C given to specialist consultees.

Adjoining Landowner / Neighbour and Community Consultee Notices

- 4.2 Bilingual Schedule 1D notices were posted via 1st Class Post to surrounding occupiers / owners of land adjoining the development on 15th October 2021, due to the inability to physically deliver a notice. The extent of neighbourhood consultation, was carefully considered to ensure the exercise was robust and productive, with the full list of consultees provided in **Appendix G**.
- 4.3 Schedule 1D notices were also sent via email to St Nicholas and Bonvilston Community Council and the local ward councillors – Councillor Ian Perry and Councillor Jonathan Bird – on 15th October 2021.
- 4.4 The Schedule 1D notice informed the adjoining landowners / neighbours and community consultees of the applicant's intention to submit an application. The notices also identified where the associated plans and reports could be viewed and how to provide feedback concerning these. They also outlined where and how hard copy plans could be obtained, if required. A covering letter was sent alongside the Schedule 1D notices to the adjoining landowners / neighbours and specialist consultees, copies of which are provided in **Appendix E** and **F**.
- 4.5 In total, **3 responses** were received from adjoining landowners / neighbours regarding the proposed development, which are included in **Appendix C** along with a response issued where required. The responses are summarised and addressed below in Paragraphs 4.7 – 4.16 of this report.
- 4.6 **1 response** was received from community consultees, these being from Councillor Ian Perry on behalf of St Nicholas and Bonvilston Community Council.
- 4.7 In terms of recurring themes arising from consultation of the adjoining landowners / neighbours and community consultees, these can be summarised as follows:
- Concerns regarding the proposed access, vehicular movements, and highways safety, including vehicle speeds on the A48
- 4.8 Additionally, some further individual comments and queries were raised by neighbours in relation to the following matters:
- Concerns regarding Welsh Water sewer capacity and surface water run-off;
 - Clarification requested regarding the ownership and responsibility for tree no. T43 on Plot 1; and
 - Clarification requested regarding the responsibility for the northern boundary on Plot 1.
- 4.9 Each of the above issues and queries are addressed in turn below.

Proposed access, vehicular movements and highways safety including vehicles speeds on the A48

- 4.10 A Transport Statement has been undertaken by a qualified party, which concludes that the proposed development is acceptable in highway and transportation terms. The proposed access meets adoptable design standards and provides appropriate visibility splays, which will be achieved through localised widening of the footway adjacent to the site.
- 4.11 The Transport Statement outlines that there are several key facilities and services (shop, café and pub, as well as bus stops) within Bonvilston, which are accessible on foot from the site via the existing footways. Travel on foot and public transport is therefore a realistic mode of transport for future occupiers, which will reduce any increase in vehicular movements associated with the development.
- 4.12 In terms of traffic speeds, the A48 is subject to a 40mph speed limit. A traffic survey over a period of 7 days has been undertaken, which confirms that the 85th percentile speed of traffic was 36mph westbound and 38mph eastbound, these being within the speed limit. Therefore, it is considered that the existing traffic conditions, along with the proposed visibility splays, will ensure that the proposed development does not have any adverse impacts on highways safety.

Sewer capacity and surface water run-off

- 4.13 Welsh Water have confirmed within their response to this PAC that the foul flows from the proposed development can be accommodated within the public sewerage system. As set out within the submitted Flood Risk Assessment and Drainage Strategy, which was consulted on for PAC, the development will require the diversion of a length of the sewer serving the rear of the Red Lion Public House around the new plots. A Section 185 agreement in accordance with the Water Industry Act 1991 will be sought in due course to enable the diversion.
- 4.14 The proposed development is required to incorporate Sustainable Drainage Systems (SuDS), which will ensure that surface water run off does not enter the sewer or result in flooding and is instead managed on site. Details of the SuDS features proposed (such as rain gardens and permeable paving) are not yet confirmed, however discussions will be held with the Vale of Glamorgan Council's SuDS Approving Body (SAB) in due course. This will be followed by a SAB application to seek approval of the SuDS proposed and to confirm that they are appropriate and sufficient in nature and extent.

Ownership and responsibility for tree no. T43

- 4.15 The tree in reference is located on Plot 1, adjacent to the northern boundary. The tree is to be retained as part of the development as it contributes to the overall character and screening of the development. Responsibility for the tree and its management will sit with the future owner of the Plot.

Responsibility for the northern boundary on Plot 1

- 4.16 Details of the boundary treatments are yet to be confirmed; however, responsibility for the northern boundary of Plot 1 would again lie with the future occupier.

Specialist Consultee Notices

- 4.17 Bilingual Schedule 1C notices were sent via email or 1st Class post on 15th of October 2021 to the following parties so as to inform them of the Applicant's intention to submit an application

and also where and how they could view the associated plans and reports and provide feedback concerning these:

- VoGC Conservation;
- VoGC Drainage;
- VoGC Ecology;
- VoGC Estates;
- VoGC Highways
- VoGC Housing
- VoGC Planning
- VoGC Pollution Control
- CADW;
- Welsh Water;
- Glamorgan-Gwent Archaeological Trust; and
- Natural Resources Wales

4.18 A covering letter was sent to the specialist consultees alongside the Schedule 1C notices, a copy of which is provided in **Appendix D**.

4.19 In line with article 2F(2)(f) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Table 1** below sets out all of the responses received from specialist consultees, as well as the response to each representation where required.

Table 1 – Representations received from specialist consultees

Date	Consultee	Representation	Response
05.11.2021	CADW	<p>Thank you for the consultation email below.</p> <p>Our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.</p> <p>We therefore have no comments to make on the proposed development.</p>	<p>Comments noted. No response necessary.</p>
23.09.2021	VoGC Ecology	<p>Thank you for consulting me, via a notice under Article 2D, on the proposed demolition of Bolston House and the redevelopment of the grounds.</p> <p>I apologise that my response is just out of time but hope it would be considered.</p> <p>The issues that would pertain to this site in respect of both demolition and redevelopment are as follows</p> <p>Demolition</p> <p>Bats Nesting birds</p> <p>Nesting birds can be dealt with through out of nesting season demolition. Bats would require an initial presence/absence survey which may then lead to further activity surveys. If present then a protected species licence would be required from Natural Resources Wales.</p> <p>Development</p> <p>A Preliminary Ecological Assessment would be required to the standard set out by CIEEM. My supposition on the species groups that will be of issue are</p> <p>Bats Hedgehogs Nesting Birds Reptiles Amphibians</p> <p>Bats would impact the lighting strategy for the site and necessitate the provision of dark corridors. Hedgehogs would impact the fencing and boundary designs.</p> <p>In addition a tree survey would be required which would indicate the health of the trees on site and ensure that only poorer specimens are removed.</p>	<p>A response was issued confirming that an Ecological Assessment and subsequent Bat Survey, as well as an Arboricultural Impact Assessment, have been undertaken and informed the proposed development.</p> <p>The specific comments noted have been addressed below:</p> <p>Demolition</p> <p>The Bat Survey has confirmed that bats are present at the site and therefore a NRW license in respect of bats will be required, which will be sought accordingly following the granting of any planning permission.</p> <p>Development</p> <p>The Ecological Assessment undertaken has considered the potential impacts on all the species noted (bats, hedgehogs, nesting birds, reptiles, amphibians).</p> <p>The comments regarding lighting strategy in relation to bats and fencing / boundary treatments in relation to hedgehogs have been noted.</p> <p>The Arboricultural Impact Assessment undertaken has identified the value of trees currently on the site, with the Tree Retention / Removal Plan indicating the trees which are to be removed. A number of trees are recommended for removal due</p>

Date	Consultee	Representation	Response
		<p>There are two additional things to note.</p> <ol style="list-style-type: none"> 1. The site contains a number of trees and the Supplementary Planning Guidance sets out a replacement ratio of two trees for each that is lost. This can be an issue on smaller sites so the design needs to retain as many trees as practical. 2. The Supplementary Planning Guidance also asks for developments to have a biodiversity benefit in line with Welsh Government policy. It is important that these are genuine enhancements and are not confused with biodiversity mitigations. They are also proportionate to the scale of development. <p>I hope this is helpful. If I can be of any further assistance please get in touch.</p>	<p>to being of poor quality. Some specimens need to be removed to accommodate the development; however, these are mostly of low quality.</p> <p>A landscaping scheme has been prepared and submitted, which outlines the compensatory / replacement tree planting.</p>
19.10.2021	Glamorgan-Gwent Archaeological Trust (GGAT)	<p>Many thanks for your pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note an entry for an aircraft crash site within the proposed development area. Specifically, the crash site of Supermarine Spitfire N3221. However, the further information file on the asset indicates that the Spitfire broke up in the air over Bonvilston (on the 6th February 1943), with the wreckage recorded in fields below Pendoylan. As a result it is unlikely that associated remains will be located within the proposed development area.</p> <p>The proposal is located adjacent to the A48, which at this point follows the line of the Roman road from Cardiff to Neath (Roman road RR60c). It is also located in proximity to the medieval core of Bonvilston. As a result there is the potential for associated archaeological remains to be located in the area, and so be adversely affected by the proposals.</p> <p>As a result, should a similar application to the one you have outlined be submitted we would likely recommend a condition requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI) detailing a programme of archaeological programme of works. We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.</p> <p>This would provide suitable mitigation for any archaeological remains that may be present and is consistent with previous pre-planning enquiries and planning applications for this site.</p> <p>Should you require anything further, please get in touch.</p>	Comments noted. No response required.
12.11.2021	Natural Resources Wales (NRW)	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 15 October 2021.	<p>Comments noted. The specific comments noted have been addressed below:</p> <p>European Protected Species</p>

Date	Consultee	Representation	Response
		<p>We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding European protected species (EPS): Great Crested Newts, Dormice and Bats. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.</p> <p>European Protected Species</p> <p>We welcome the submission of the following documents:</p> <ul style="list-style-type: none"> • <u>Bat</u> Survey, Bolston House, Bonvilston, Issue 1, Dated 5th October 2021 by Celtic Ecology. • Design and Access Statement, Bolston House, Bonvilston, for '9 New Houses, amended vehicular access and associated external Works', Dated 12th March. • Proposed Site Plan, Bolston House, Bonvilston, Ref SP612 - P02 Rev 'Planning', Date Sept 2021 by C. W. Architects <p>We note from the above documents that:</p> <ul style="list-style-type: none"> • Lesser horseshoe and soprano pipistrelle bat day roosts are present on site; • Trees on site have low or negligible potential to support bat roosts. <p>We separately note that no reports were provided that give an assessment of the potential of the site to support other protected species.</p> <p><u>European Protected Species – Legislation and policy</u></p> <p>Great crested newt, bats and dormouse, and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where these species are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:</p> <ol style="list-style-type: none"> The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment; There is no satisfactory alternative; and The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. <p>These requirements are translated into planning policy through Planning Policy Wales (PPW), and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.</p>	<p>The Ecological Assessment submitted with the planning application assesses the potential of the site to provide suitable habitats for protected species.</p> <p>The Ecological Assessment and subsequent Bat Survey confirms the presence of bats on the site. A European Protected Species (EPS) licence will therefore be sought prior to development. Furthermore, the recommendations outlined within the Bat Survey will be implemented wherever possible to protect any bats utilising or present at the site.</p> <p>The Assessment found that there are no waterbodies on the site which could provide breeding habitat for great crested newts, and it is therefore considered unlikely that they are present.</p> <p>No other evidence of EPS, such as dormouse, were recorded on site.</p> <p>Site clearance will take place fully in accordance with the method statement provided in Appendix D of the Ecological Assessment to ensure no harm to species during site clearance.</p>

Date	Consultee	Representation	Response
		<p>Great crested newt and dormouse</p> <p>We note the Bat Survey report references that an ecological assessment of the site has been undertaken, referred to as "Proposed Development: Bolston House, Bonvilston - Ecological Assessment, Celtic Ecology and Conservation Ltd, March 2021" but we have been unable to locate this document. We are aware of records of great crested newt in the Village Farm area, and of dormouse within 1.7km of the site. We therefore advise that supporting ecological information and reports (as appropriate) are submitted that set out the likely impacts on these protected species to support a formal planning application.</p> <p>This should include clarification of the habitats present on site and their suitability for protected species including great crested newts and dormice; survey for such species, should habitats with the potential to support them be present, and an assessment of the potential impacts on the habitats and protected species identified to be or likely to be present. Should likely impacts on protected species be identified, mitigation measures appropriate to the species and proportionate to the impacts should be provided.</p> <p>Bats</p> <p>We note the bat survey reports presence on site of a day roost for lesser horseshoe and soprano pipistrelle bats. The mitigation proposed in the Bat Survey report is provision of a bat loft above the bin store.</p> <p>We have some concerns with the proposed mitigation and recommend the following information is provided with any future application:</p> <ul style="list-style-type: none"> • The location of the bin store shown on the Proposed Layout plan is quite central in the site, does not appear to be connected to potential flight lines. It is unclear how a vegetative flight link from the bat roost to suitable habitat off site could/will be provided. Additionally, it is unclear from the submitted documents where lighting will be situated. The Design and Access Statement mentions dark corridors, but the description of Plots doesn't match with the Proposed layout drawing. The Bat Survey report states no lighting will be situated adjacent to the bat loft building, but the bat loft building is proposed to be located between a road and a house. <p>We advise that:</p> <ul style="list-style-type: none"> ○ the bat mitigation is re-located to ensure that it situated on a suitably vegetated flight line from the bat roost to the wider environment and within an unlit area of the site ○ Dark corridors should be shown on a drawing and shall demonstrate that the bat mitigation and flight lines will be unlit. 	

Date	Consultee	Representation	Response
		<p>European Protected Species Licensing Informative to be included on any planning permission granted:</p> <p>Warning: A European Protected Species (EPS) licence is required for this development.</p> <p>This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.</p> <p>Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en.</p> <p>We may wish to discuss aspects of the proposed bat mitigation with the applicant in more detail at the EPS licence application stage.</p> <p>Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.</p> <p>Other Matters</p> <p>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.</p> <p>Our comments above only relate specifically to matters included on our checklist, <i>Development Planning Advisory Service: Consultation Topics</i> (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.</p> <p>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.</p> <p>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.</p>	

Date	Consultee	Representation	Response
		<p>If you have any queries on the above, please do not hesitate to contact us.</p>	
25.10.2021	VoGC Pollution	<p>Further to receipt of your email enquiry below on 15 October 2021, Shared Regulatory Services (SRS) Environment Team provides comments below in relation to land quality. The information available via the link provided includes the following:</p> <p>Bingham Hall Partnership Limited, 15th October 2021; TECHNICAL NOTE: FLOOD RISK ASSESSMENT & DRAINAGE PHILOSOPHY Rev: A Document Ref: 6709-BHP-XX-XX-RP-C-001</p> <p>The above information indicates that an initial site investigation confirmed the soils underlying the site include made ground. The Enquirer should note that the safe development and secure occupancy of the site rests with the developer. They are advised to undertake a contamination assessment of the site, in line with current guidance, to determine any risks to human health and the environment and any remediation required to ensure the site is suitable for the proposed use.</p> <p>Should there be any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.</p> <p>I have attached the current guidance for developers for your information.</p>	<p>No response necessary.</p> <p>The comments regarding a contamination assessment are noted.</p>
05.11.2021	Welsh Water	<p>I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.</p> <p>SEWERAGE</p> <p>The foul flows only from the proposed development can be accommodated within the public sewerage system. Should a planning application be submitted for this development we will seek to control points</p>	<p>No response necessary.</p> <p>The comments regarding an HMA in relation to potable water supply are noted.</p>

Date	Consultee	Representation	Response
		<p>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.</p> <p>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.</p> <p>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.</p> <p>Surface Water Drainage</p> <p>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 which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.</p> <p>SEWAGE TREATMENT</p> <p>No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.</p> <p>POTABLE WATER SUPPLY</p> <p>The proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP period (years 2020 to 2025). In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.</p> <p>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</p>	

Date	Consultee	Representation	Response
		<p>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.</p> <p>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</p> <p>Please quote our reference number in all communications and correspondence.</p>	

Interim Summary

- 4.20 As a result of the Pre-Application Consultation dialogue with members of the local community, local councillors and specialist consultees, the proposals are considered to respond to comments and advice provided by those who were consulted as part of this pre-application consultation exercise.
- 4.21 Indeed, no objections have been raised by any specialist consultee at this stage, with any issues / areas of concern raised addressed as appropriate within Table 1 of this report. Only one recurring issue have been raised by adjoining landowners / neighbours and community consultees, which have been addressed in section 4.7 of this report and through the submission of further information / assessment.
- 4.22 The applicant's forthcoming approach and commitment to good practice is further emphasised by the decision to extend the consultation period to the 19th November 2021 to allow late representations to still be included.
- 4.23 Therefore, in light of the above, it is reasonably considered that the application can proceed to be submitted without major amendment, or further information.
- 4.24 The below sets out the summary and conclusions of this PAC Report and the exercise.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This PAC report provides a copy of the relevant notices, a summary of responses from consultees including adjoining landowners / neighbours, community consultees and specialist consultees and how the PAC process (i.e the receipt of consultee input) has informed amendments or the inclusion of additional information to the planning application.
- 5.2 The pre-application consultation undertaken by the applicant has met and exceeded the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 AND The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order").
- 5.3 The local community, local members and specialist consultees have had the opportunity to be involved in the pre-application process and through this consultation process we have helped the community to understand the benefits and impacts of the proposed development.
- 5.4 This report sets out the feedback received and how the comments have been considered and responded to. Where appropriate, we have sought to respond directly to comments raised or directed people to the relevant documentation provided as part of the consultation. This process has helped us understand and address any relevant concerns and has resulted in amendments to the final submission. This meaningful consultation has, we believe, improved the quality of our proposal.
- 5.5 All comments have been duly noted.
- 5.6 No objections to the proposals have been received from specialist consultees, with any issues raised suitably addressed / responded to.
- 5.7 In conclusion, this report documents the way in which the Applicant has addressed and met the PAC requirements outlined within the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 and The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order").
- 5.8 It is accordingly requested that the Local Planning Authority consider the content of this report in the processing, validation and assessment of the planning application.