PRE-APPLICATION CONSULTATION REPORT

Skyline Swansea

May 2023

Summary

Proposal:

New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant, highway works, demolition of park and ride terminal and associated works

Location:

Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Date:

May 2023

Project Reference:

S22.185

Client:

Skyline Swansea Ltd

Product of:

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

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Disclaimer:

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Introduction

1.1 Asbri Planning has been instructed by Skyline Swansea Ltd. to prepare a Section 2F – Pre-Application Consultation Report (PAC) in respect of the proposed new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at Land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);

Publicity before application for Planning Permission (Section 2C);
Consultation before applying for Planning Permission (Section 2D); and
Duty to respond to pre-application consultation (Section 2E);

1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and the Amendment Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.

1.5 In accordance with section 2F(2) this report includes;

a) a copy of the site notice and a plan showing its locations;
b) a declaration that the site notice was displayed in accordance with the 2016 Order;
c) a list of the addresses of adjoining land owners or occupiers;
d) copies of all notices given to community consultees;
e) copies of all notices given to specialist consultees;

f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
g) a summary of all issues raised by community and 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;

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

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order and Section 2G of the Amendment 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 21st April 2023 to the 19th May 2023 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Powys County Council 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 and the Amendment 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 (as listed below) available for inspection on Asbri Planning's website from the 21st April 2023 to the 19th May 2023 inclusive.
A copy of the screenshot is included at Appendix C.

Plan title
Skyswing Section
Proposed Site Block Plan
Site Constraints Plan
Site Plan Bottom Station Area
Site Plan Top Station Area and Luge Track
Site Section
Proposed Sitewide Visuals
Bottom Station Roof Plan
Bottom station Elevations
Bottom Station Ground Floor Plan
Control Room Roof Plan
Control Room Elevations
Control Room Ground Floor Plan
Eating Area Roof Plan
Eating Area Elevations
Eating Area First Floor Plan
Eating Area Ground Floor Plan
Mountain Bike Store Roof Plan
Mountain Bike Store Elevations
Mountain Bike Store Ground Floor Plan
Storage Building Elevations
Storage Building Ground Floor Plan
Storage Building Roof Plan

Top Station Roof Plan
Top Station Ground Elevations
Top Station Ground Floor Plan
Workshop Roof Plan
Workshop Elevations
Workshop Ground Floor Plan
Ziptrek Store Roof Plan
Ziptrek Store Elevations
Ziptrek Store Ground Floor Plan
Access and Circulation Plan - Whole Site
Access and Circulation Plan -Kilvey Hill
Access and Circulation Plan-Bottom Station
Access and Circulation Plan-Top of the Hill
Artists impressions
Green Infrastructure Strategy
Landscape General Arrangement - Bottom Station
Landscape General Arrangement - Kilvey Hill
Landscape General Arrangement - Road Crossing
Landscape General Arrangement - Top of the Hill
Landscape General Arrangement-Whole Site
Landscape Illustrative Masterplan - Whole site
Landscape Illustrative Masterplan-Base station
Landscape Illustrative Masterplan-Kilvey Hill
Landscape Illustrative Masterplan-Top of the Hill
Site Location Plan
Tree Removal and Retention Plan
Vegetation Strategy-Sitewide

Table 2: list of Documents

Document	Author
Planning Application Forms (1APP)	Asbri Planning
Planning Statement incorporating Tourism Needs & Impact Assessment	Asbri Planning
Environmental Statement	Asbri Planning
Design and Access Statement	AAD Architects
Operational Management Plan	Skyline
Security Statement	Skyline
Green Infrastructure Strategy Report	Ares Landscape
Woodland Management Strategy	Ares Landscape
Transport Assessment	Acstro
Landscape and Visual Impact Assessment	EDP

Arboricultural Impact Assessment	EDP
Phase 1 Ecology Survey	EDP
Air Quality Assessment	Air Quality Consultants
Heritage Impact Statement	Holland Heritage
Archaeological Desk Based Assessment	Archaeology Wales
Drainage Strategy	Ramboll
Flood Consequence Assessment	Ramboll
Lighting Assessment	Ramboll
Noise Impact Assessment	Ramboll
Energy Assessment	Ramboll
Site Investigation and CMRA	Buckinghams
Construction Environmental Management Plan	Buckinghams

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 19th May 2023.

Consultation before applying for planning permission

3.1 In accordance with Section 2D of the 2016 Order and Section 2G of the Amendment 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	
Cllr. Paul Lloyd	cllr.paul.lloyd@swansea.gov.uk
Cllr. Mandy Evans	cllr.mandy.evans@swansea.gov.uk
Cllr. Hayley Gwilliam	cllr.hayley.gwilliam@swansea.gov.uk
Cllr. Joe Hale	cllr.joe.hale@swansea.gov.uk
Cllr. Beverley Hopkins	cllr.bev.hopkins@swansea.gov.uk
Cllr. Mike White	cllr.mike.white@swansea.gov.uk

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 specialist consultees;

- Cadw
- National Resources Wales
- The Health and Safety Executive
- Local Highway Authority (Swansea)
- Welsh Government Trunk Road
- The water and sewerage undertaker
- Fire and Rescue Authority
- Dwr Cymru
- Welsh Government Agricultural Land
- The Coal 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 Officer – South Wales Police
- Cerri Goodfellow (Local Area Coordinator Hafod, Plasmarl, Landore, Parc Avenue)
- Daniel Morris (Local Area Coordinator St Thomas, SA1 Waterfront, Bonymaen)
- Zara Simisker (Local Area Coordinator Swansea City Centre, Marina, Sandfields)
- Danygraig Primary School
- St Thomas Community School
- Pentrechwyth Primary School
- St Illtyds RC Primary School (pupil aready engaged with Danny)
- Pentrehafod School
- Cwm Glas Primary School
- Ysgol Gymraeg y Cwm
- Swansea Disability Forum
- Disability Wales
- Swansea Environmental Forum
- Swansea.com Stadium
- Swansea Arena
- Swansea City FC
- Ospreys Rugby
- South West Wales Economic Forum
- Swansea Business Improvement District
- Swansea Bay Business Club
- SA1 Waterfront Business Club
- 4TheRegion
- Swansea Bay City Deal
- FSB Wales
- South Wales Chamber of Commerce
- Swansea University Tree Society
- Kilvey Woodland Volunteers -Trefor Davies, Nigel Robbins, Judith Griffiths, Janet Lewis
- Kilvey Soul Forum - Richard Williams
- The Dog Cabin
- MTB Pigs (mountain bike group)

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/nearby land owners and/or occupiers.

4.3 A total of 58 responses were received between the date of issuing the letter and the time of the application submission. The responses were issued by local residents the nature of the correspondence received is summarised in the table below:

Consultation Response	Number of Responses
Support	4
Neither object nor support	4
Object	50
Total	58

4.4 The supporting comment was received from a local resident (along with concerns regarding the access road). This is summarised below:

Comments	Response
Development will improve access to the site which is important for people with immobility issues	Comment welcomed.
Beneficial provision of facilities and enhancing attractiveness	Comment welcomed.
Improving access to the top of the hill.	Comment welcomed.

4.6 The following comments were received neither in objection or support of the proposals:

Comments	Response
Why was Skyline chosen to deliver this project? Why were indigenous tourist businesses not offered the opportunity to bring proposals to the table?	Skyline approached Swansea City Council in 2017 after being informed by a member of the public in New Zealand about Kilvey Hill. It was not Swansea Council who contact Skyline.

How will any spoil / excess material be disposed of?	There will be a cut and fill earthworks balance on site. This ensures that there will be no need to remove excess material from site.
When will confirmation be obtained that this will not interfere with the Telco Signal and what is the plan if it will interfere?	Skyline have been informed of the restriction by the owner of the telco mast and station and are abiding by these through the design process.
Why does the male toilet area have far fewer wash hand basins? Are you expecting far fewer men to use the tourist attraction?	The development will have a fully accessible changing places facility.
The accessible toilet needs an adult changing table/hoist to allow wheelchair bound incontinent children/adults to be changed with dignity. A shelf is required for ostomates to change their ostomy bags easily.	These comments are noted and will be considered by the architects designing the buildings.
What fencing/security will be in place? Proposal claims to keep access open. No one will be able to let their dogs or children run once there are kart tracks which are not fenced off.	No fencing will be put up around the Luge tracks. Visitors to Kilvey Hill will be able to walk where they desire albeit not on the Luge tracks. There will be security fencing where required.
How will fencing during construction be managed?	The fencing during construction will comply with all statutory health and safety regulations for a construction project.
Why does Skyline need to control such a large area of Kilvey Hill for 125 years? Are there plans, as yet unpublished, to further erode the quiet green spaces?	There are currently no plans to expand further than the current proposals. Any further plans would be subject to a planning permission in their own right.
The majority of jobs generated long term by this attraction are likely to be seasonal, insecure and of the zero contract hours genre.	There will be a wide range of jobs available with an average of 80 FTE's throughout the year. There will be some seasonal positions to cater for the peak season however these are operational roles and no different to any other tourism business. There will be no zero hour contracts.
The process itself excludes many people from being able to influence the planning of major developments. In order to contribute people need computer access, broadband access, and large amounts of time to read, process and respond to the extensive documentation (with barriers put in place limiting access to printed copies of documentation).	These comments are noted and are perhaps a critique of the planning process more broadly than this specific application. Asbri has issue paper copied of documents to people who have requested as part of the PAC process.
Particularly of concern is the distinct lack of a Welsh identity in both the company (Swansea Skyline has no Welsh), and the plan.	Skyline are committed to integrating with the local community and ensuring Welsh culture is a part of the development. Bilingual signage and information will be in place throughout the development.
What are the contingency plans should the cable car break down suspending people over the busy road? Could the road be closed for extended periods in this scenario?	Skyline is developing an emergency evacuation procedure in line with European/UK regulations in the event the cableway breaks down. The road is unlikely to be highly effected due to the design of the cableway and spacing between cabins.

Should the plan proceed are any dedicated spaces provided for motorhomes and campervans to park given that this is growing area of the tourist market?	There are currently no plans to dedicate space for motorhomes or camper vans within this development.
Who is taking notice of the Wellbeing of Future Generations Act? Does not fit with the objectives set out the Wellbeing of Future Generations Act 2015.	Please refer to section 7.39 of the planning statement which directly refers to each of the WBFGA goals and discusses how the proposals meets them.
The Placemaking and Strategic Policy Section have confirmed that the proposed development would not result in a deficiency within the affected wards (St Thomas and Bonymaen'.) I should like to find out how this confirmation was arrived at. Can you assist with this please?	This has been established through the councils public open space assessment which is the document used to determine planning impacts on open spaces in Swansea.
There appears to be little information about access for horses – a form of active travel. This should be added. I recommend, on behalf of the equestrian community of Kilvey Hill and wider Swansea, that in including horse-related access in the Skyline development, that the local authority, whose rights of way officer is copied in this email, make creation orders for public bridleways and restricted by-ways so that these higher rights, for horse riders, cyclists and pony and cart are all preserved for the future of Kilvey Hill and it's wide user group.	Skyline is in discussions with Swansea City Council on how designated bridleways can form part of the scheme.
Construction What consideration will be given to those who are walking /' running etc on the main track from Llanerch Road?	Signage will be erected during construction to alert both site operatives and the public of any works being undertaken. Site operatives will be made fully aware of how the hill is and can be used.
We are informed that supplies for Skyline will be taken via a Gondola. Is this commitment guaranteed all year round including busy periods of time?	A limited number of service vehicles will be required to travel up the access road but all endeavours will be made that this is outside of operational hours.
Building bridges on luge runs was mentioned to me in a face to face consultation – will this happen?	This is correct there will be bridges for people walking over luge tracks where required.
What alternative safety measures would be put in place to minimise the need for fencing	The proposals already adopts a reduced level of fencing and only in instances for safety and security will fencing be installed.
Many of these 'transitory' visitors are people who walk on Kilvey a few times a week and live in the local communities. Isn't is disrespectful to refer to them as transitory?	This terms has been determined to cover a wide range of people. It is not considered to be disrespectful or intended to be.

Given that the Quaker seat at the top of Kilvey Hill would be dwarfed by the development can we be sure that the more recent history of Kilvey Hill will be respected.	The proposals are being developed with advice from a heritage consultant who has prepared a heritage impact statement. The proposals will also be reviewed by the LPAs heritage officer to avoid any negative impacts.
How does this project aim to be net zero?	The project is exploring all avenues to reduce carbon usage both in the construction stages and during the operational stages of the project.
How much C02 will be emitted in building this project? It will use thousands of tonnes of concrete and result in massive CO2 emissions. No carbon emissions impact assessment.	This information is currently being developed at this stage and can be confirmed at a later stage.
What are the plans for this project to be powered? No information on sources of energy for all the buildings.	The buildings are being powered by electricity. Skyline are researching renewable energy sources for the project and are focused on using as much renewable sources of energy as possible.
Skyline has not introduced themselves to us (Carn Nicholas House).	Skyline is committed to meeting and engaging with all stake holders and will make contact to arrange a meeting.
50% drop in value of the property Carn Nicholas. Is this going to be compensated?	These comments are appreciated unfortunately there is no requirement for planning developments to compensate for impacts to house prices.
Concern with vehicles parking on the public footpath from Llanerch Road. Added traffic to track leading up to the hill from Headland Road.	These comments are noted. To discourage indiscriminate parking Skyline will be advising any persons visiting to use the park and ride car park where the base station will be located. Swansea Council will be in charge of issuing fines for illegal parking.
Can noise surveys be conducted at Carn Nicholas?	Ramboll have completed a Nosie Assessment for the proposals. As part of this work, Ramboll Acoustics have quantified the existing sound environment at the nearest residential receptors to the development through sound level monitoring. The survey work undertaken is considered to be representative of the site conditions and the report provides a comprehensive assessment.
Concerns with impacts to private water supply or Carn Nicholas.	The development will have no affect on the natural water supply on the hill, this has been confirmed by the engineering team Ramboll. This information has also been provided as part of the PAC submission and no adverse comments or concerns have been raised.
How is Skyline going to prevent trespassing to Carn Nicholas?	Any persons visiting the site will be made aware of areas they are allowed to visit or which are private land. Any trespassing will

	need to be dealt with by the appropriate authorities.
40% of Kilvey Hill likely to be fenced off and lost to local people for 125 year lease.	Skyline only plan to fence of the areas in front of the cableway terminals and the safety envelops of the attractions.
All profits going to New Zealand, which means that this is not really an asset for the local economy.	Skyline has committed to reinvesting profits back into the local community.
Loss of outdoor education for local schools.	Skyline are happy and wiling to engage with local school to provide opportunities for further and continued outdoor education.
No information on building materials for any of the structures, luges etc.	These details will be confirmed with information submitted with the planning application.
How is the waste of the hospitality to be dealt with?	A refuse collection vehicle will travel to a collection point up the hill – final details to be confirmed via discussions.
I also fear that the construction and general day-to-day running of the skyline project will have a detrimental impact on my dog care and kennel business situated 200 metres in front of the proposed Sky swing. Dogs are highly reactive to noise, especially when they are enclosed and the noise is coming from somewhere they can not see.	The LPA will need to consider noise impacts from the development on all surrounding uses.
I thank you all for taking the time to read through all of the above and may I sincerely request a meeting to be attended by myself and my parents, Mike & Barbara Phippen, Rob Stewart and a local MP and Danny & Geoff from Skyline at your nearest convenience	Skyline are actively trying to engage with these nearby residents.
There was a panel survey undertaken in 2018 by Acorn. Similar panel survey was requested.	The consultation processes for these proposals have been extensive and over and above any statutory requirements. It is unlikely another survey will be conducted.
This development will bring results similar to Ebbw Vale cableway becoming unused.	These comments are noted. Skyline have completed market research to determine the success of the proposals.
Use of the existing solar array for this project deprive local people from cheaper and greener electricity.	Skyline is looking at a number of options for the use of solar power and all considerations will be made when selecting the right form of power generation.
Is the development planning to use more environmentally friendly concrete?	The development will be looking to use cement replacement concrete at every opportunity.
Concerns that Swansea will not benefit financially from this development in the long term	The development will provide both direct and indirect economic benefits to Swansea through job creation and knock on spending of visitors. A summary of economic benefits is provided in the planning statement.

There are little green accessible places in Swansea east, development would disproportionate this balance between West and East even more	The proposals will retain openness to the hill and ensure there is as little fencing to be used as possible allowing public access.
All profits will go to New Zealand, not local area to compensate for economical, environmental and health impacts.	The proposals will bring tourists into the area which will in turn provide spending to the local economy. Skyline has committed to reinvesting profits back into the local community.
In 2019 Swansea Council declared a Climate and Nature Emergency - woodland should be protected. Newly planted areas do not provide facilities to deliver that amount of oxyden and store carbon dioxide years after being planted.	The planting proposals have been drafted with consideration of NRW's long-term aspiration for management of Kilvey Hill's forestry which include the phased clear felling of existing areas of woodland habitat and replacement with broadleaved specimens or maintenance as open habitat. Skyline's strategy is in keeping with these future proposals albeit in a more sensitive manner which includes the more gradual replacement of coniferous woodland habitat with mixed broadleaved planting and long-term management to improve overall condition of both retained and newly created woodland habitats. This will ensure areas of mature woodland canopy will remain to deliver climate regulation and other ecosystem benefits whilst new planting establishes and mature. In the long-term, new planting will seek to increase the resilience of Kilvey Hill to climate change through inclusion of a diverse assemblage of species that will similarly increase the diversity of microhabitats available to species, reducing the likelihood of localised extinct events as a result of changing weather patterns, disease, etc.
Road surfaces on the proposed route for construction traffic are already severely damaged and heavy vehicles will cause further damage	These comments are noted. The local highway authority ensure road improvements are implemented as necessary.
Removal of healthy trees - report indicates that 18 trees will be removed and 21 affected and it is hard to believe that those will be the only trees affected by such big development	I believe this is a misunderstanding of the arboricultural report which refers to tree groups and not only individual trees.
What are the exact building material costs?	Skyline continues to update the capital budget required to deliver this scheme once decision relating to design are made. As per recent media releases the total budget is c. GBP34m.
Swansea is the 3rd wettest city in the UK - there will be many months when due to bad weather it is likely that outdoor amenities won't be able to run	Skyline has a similar site in Rotorua, New Zealand, has more rainfall per year than Swansea. Skyline have always designed activities to work in all weather conditions.

Why Skyline does not fund themselves?	Skyline is funding the vast majority of the development themselves and will be repaying Swansea City Council's contribution over time. The Skyline development aligns itself with Wales's tourism strategy so Welsh Government has kindly offered to contribute towards the development (of which Skyline will repay some of the contribution) due to the economic benefit the scheme will bring to the region.
Comments from owners of the masts at the top of Kilvey Hill	Skyline have been informed of the restriction by the owner of the telco mast and station and are abiding by these through the design process.

4.7 The following comments were received in objection to the proposals:

Comments	Response
Traffic	A Transport Assessment has been prepared by consultants Asctro. This TA considers the accessibility to and from the site by all modes of transport in regard to the proposed development. This TA has been prepared in accordance with Welsh Government and Local Guidance and will examine the sustainable modes of walking, cycling and public transport and then consider the impact of the residual vehicular traffic. It is estimated that the development will generate some 1535 daily vehicle movements with some 200 vehicle movements per hour expected during the daytime peak hours and that parking accumulation will peak at around 230 spaces. The development is estimated to result in no more than a 3% change in overall traffic volume on any one highway link. Traffic typically fluctuates on a highway link by ±10%from day-to-day. The volume of development's traffic is within that normal range of fluctuation and will therefore not result in any distinguishable change in highway conditions.
Parking issues. Traffic and parking concerns will bring further implications - increased congestion by Swansea Stadium, Morrison's and Morfa	The new access and parking arrangement accommodate the combined requirements for Skyline, the Penderyn Distillery and the continuing operation of the P&R facility. A parking accumulation exercise has been undertaken that indicates that the peak parking demand for Skyline visitors will be of the order

Retail Park will be problematic for local residents.	of 230 spaces. A total of 346 parking spaces will be available, including 24 accessible spaces for disabled users and 27 EV charging spaces. The 346 spaces are therefore sufficient to accommodate separately the 230 spaces required for the Skyline operation, the 60 spaces required by the Penderyn Distillery development and retain a headroom of an additional 56 spaces for P&R customers.
Noise pollution. Noise created by tourists will impact mental well-being of those who live nearby.	Ramboll have completed a Nosie Assessment for the proposals. As part of this work, Ramboll Acoustics have quantified the existing sound environment at the nearest residential receptors to the development through sound level monitoring. Using noise source measurements taken at an existing Skyline Luge in New Zealand, Ramboll Acoustics then created a 3D computer model of the development. This model has been used to understand how sound would propagate from the proposed development during operation, and to determine the likely level of operational sound levels at the closest residential receptors. These sound level predictions have then been compared to the existing sound level conditions at these receptors. Due to distance, the proposed route of the luge, low noise wheels on the luge carts, adoption of an operation noise management plan (including hours of use), and natural screening, no adverse effects due to operational sound are expected at the nearest residential receptors. For this reason, no additional mitigation of operational sound is required. A similar assessment has been undertaken for the sky-swing attraction, which may cause customers to raise their voices due to the excitement this ride creates. Again, no adverse effects due to operational sound are expected at the nearest residential receptors due to the distances between the proposed skyswing location and the nearest residential receptors.
Light Pollution.	An External Lighting Assessment has been completed by Ramboll. The overall objective of the scheme has been to minimise the lighting impact, whilst maintaining health and safety considerations both in terms of its location and the ecological interest of the area. To provide an

	energy efficient solution, we would propose that all external luminaires are of an LED type. This would reduce energy consumption and maintenance intervals. Luminaires will be low energy LED and low intensity fittings. Column and wall luminaires have been selected with low ULR where possible and be directional to provide lighting only on the footpath and road ways. Luminaires have been selected for the following merits: • Be low Kelvin colour; and • Directional light distribution selected on areas intended to be lit; • Be Low intensity LED.
Ecology - impacts to wildlife and birds. Kilvey Hill is designated as SINC - is the development of such scale appropriate considering ecological aspects?	To establish the current baseline of the site and inform a mitigation strategy for development which includes measures for the protection of ecological features including habitats, birds and other wildlife, a suite of surveys have been undertaken by EDP including a desk study, Extended Phase 1 Habitat survey and detailed surveys for breeding/wintering birds, nightjar, owls and raptors, badger and great crested newt with surveys in respect of reptiles also recently completed. Although the SINC encompasses the entirety of Kilvey Hill, much of this land area is dominated by homogenous, coniferous woodland assessed as being of limited ecological value whilst some of those grassland and heath habitats at the top of the hill of are considered to be of greater ecological value whilst also capable of supporting a diverse assemblage of wildlife. As such, Skyline's proposals have sought to minimise impacts on such habitats as far as possible, whilst evolution of the scheme from its initial concept to the design presented at consultation has seen a reduction in overall land take, to be sensitive to the SINC and its wildlife interests. Our studies have also identified the opportunities available for development to deliver positive benefits to the site in the long-term including but not limited to; the management of those habitats to be retained including; the removal of pine scrub which threatens to erode away grassland habitat; the provision of new, mixed broadleaved planting and its management to increase the

	diversity of woodland; and the creation of new habitat features in association within the development footprint that offer additional microhabitats to protected species and other wildlife. Whilst the proposed development will undoubtedly result in a decrease in the extent of the SINC, proposals have sought to deliver overall qualitative benefits that enhances the current condition of those habitats to be retained. Those habitat creation, enhancement and management measures proposed are provided within the Ecological Appraisal report provided at consultation and to be submitted with a planning application.
Landscape Impacts	The proposals are considered to occupy a relatively small footprint within the wider Kilvey Hill and do not result in any overbearing impacts in terms of built development. The proposals encourage outdoor activity and are considered to be a positive addition to Kilvey Hill. A robust Landscape and Visual Impact Assessment is contained within the application submission which considers landscape impacts from various viewpoints agreed with the local authority. The Skyline proposals offer an opportunity to open up access to the site to a significantly greater number of people, extending its appreciation and the enjoyment of its landscape character and the views it offers over the city and the bay to all its future users, including those who would presently find it inaccessible. This is considered to be a significant benefit in landscape and visual terms and tempers the overall balance of effects in favour of the proposals.
Displacing motorbike use on the hill	The comments with regards motorbike activities are noted. Motorbike use on Kilvey Hill. A number of local residents attending the engagement events voiced their concern with motorbikes using Kilvey Hill. Whilst the proposals may displace motorbike users it also provides benefits by discouraging restricted activities.
Loss of trees. Impacts to trees.	The level of tree loss from the site has been quantified through both survey work and mapping exercises. The proposals are supported

	by detailed landscape plans which demonstrate a range of trees planted alongside low level planting to help improve biodiversity. The planting proposals have been drafted with consideration of NRW's long-term aspiration for management of Kilvey Hill's forestry which include the phased clear felling of existing areas of woodland habitat and replacement with broadleaved specimens or maintenance as open habitat. Skyline's strategy is in keeping with these future proposals albeit in a more sensitive manner which includes the more gradual replacement of coniferous woodland habitat with mixed broadleaved planting and long-term management to improve overall condition of both retained and newly created woodland habitats. This will ensure areas of mature woodland canopy will remain to deliver climate regulation and other ecosystem benefits whilst new planting establishes and mature. In the long-term, new planting will seek to increase the resilience of Kilvey Hill to climate change through inclusion of a diverse assemblage of species that will similarly increase the diversity of microhabitats available to species, reducing the likelihood of localised extinct events as a result of changing weather patterns, disease, etc.
The design as it currently stands includes a substantial amount of concrete in both the top terminal building and surrounding pathways. This is completely out of character on such a natural site.	The proposals are considered to occupy a relatively small footprint within the wider Kilvey Hill and do not result in any overbearing impacts in terms of built development. The proposals encourage outdoor activity and are considered to be a positive addition to Kilvey Hill.
Construction Traffic inc. Lorry Movements.	A CEMP has been produced by Buckinghams to ensure any potential environmental impacts during construction are managed and mitigated appropriately. Deliveries of aggregates, concrete and other construction related materials are required to complete the works. It's not envisaged that large quantities of deliveries will be required per day, and the impact will be minor to the road network. Where high quantities of material are required on a single day the South Wales Trunk Road Agent (SWTRA) and Swansea Council will be contacted as a courtesy to inform them of the operation. Access will be via B5444 – Bon-Y-Maen Road onto

	Llanerd Road. No Construction access will be allowed along Brokesby Road.
How open will Kilvey Hill be to the public following the development? Areas will be fenced off. Cutting off or disappearance of paths and tracks used by people and horses for generations. Concerns about loss of public space.	The hill will remain as open as possible once the development is complete and only areas where there is equipment that is required to be secure will there be security fencing. It is the intention to keep these areas to a minimum. A boundaries plan will be submitted with the application.
This attraction will not be financially accessible to many local people. Kilvey Hill is surrounded by areas of socio-economic disadvantage. The hill is a much-needed area of green space for recreation. The families nearby will not benefit from this development as they lose the one green amenity on their doorstep.	Skyline Swansea has confirmed that local people will benefit from a discounted yearly ticket option which allows for unrestricted use of the gondola in the year. An annual pass costing £40 for adults, with seniors and children priced at just £20 (children under five will be free). A family of four (two adults and two children) would pay £100. The proposals will not result in the complete loss of public open space on the hill and will infact retain the majority as publicly available space.
impact of the development on the well established use of Kilvey Hill by the local community. Concerned that the development will displace local activities.	It is acknowledged that the development will result in the use of Kilvey Hill being altered to its current experience. The proposed development will bring with it higher accessibility for people with mobility issues and disabilities. It is the intention of Skyline to ensure the local community is still involved and use the hill as closely as possible to the current context. This is envisaged through as least boundary restrictions as possible and retaining extensive green areas.
concerned about the legacy of the development should it not be a commercial success.	Skyline Swansea have undertaken extensive market research to determine the success of the business in this location. Should the business be unsuccessful then an appropriate course of action would be determined.
Concerns regarding contamination and how this is being dealt with. Toxins from Hafod copper works are still under the Woodland soil and the groundworks will kill the trees.	The proposals are supported by ground investigation reports completed by RSK who are an appropriately qualified geotechnical and geoenvironmental engineer. Any risks identified through ground testing will be dealt with through the appropriate scheme of remediation.
SW flooding due to increased developed area. What plans are there to recycle the rainwater to	The surface water at the site is proposed to be managed through the use of Sustainable Urban Drainage Systems (SuDS). The design of this system is required to be approved by the

prevent it adding to local flooding risk?	Swansea SAB who will determine acceptability of the method of SW disposal subject to compliance with adopted Welsh Government Standards.
Impacts to recreation and well being.	The development will encourage outdoor activity and is considered to provide the opportunity to people to get outside who perhaps would not regularly. The scheme will provide well being benefits to an extended population in Swansea and wider afield.
Many unrecorded routes of access are not being accounted for.	It is acknowledged that some areas of the hill will be crossed by leisure facilities and therefore are unwalkable. The majority of the hill will remain open to the public with many walking tracks open.
Increased litter.	Skyline Swansea will implement an extensive number of bins to ensure that any littering is reduced. Currently the hill suffers from littering and through the development it is anticipated litter on the hill will overall be reduced.
Increased CO2 emissions and carbon footprint	In terms of operational carbon emissions the initial estimation is outlined in the BRUKL reports, as follows: Bottom Station: 19.6 kgCO2/annum F&B Hall: 29.5 kgCO2/annum Top Station: 17.5 kgCO2/annum
Lack of green energy sources on the site	The proposals have been examined to increase the level of solar that can be included in the scheme increasing green energy sources.
How will the access look during the construction period?	The construction period will required the temporary closure of public rights of way. These will be formally agreed with the public rights of way officer and application process. An alternative route will be provided to ensure the hill can still be accessed.
Concerned about destruction of archaeological sites on Kilvey Hill.	The proposals are supported by an archaeological desk based assessment completed by Archaeology Wales. To mitigate the direct impact that the proposed development could potentially have, it is recommended that an archaeological watching brief be carried out on all ground penetrating works within the development area. At the northern end of the development, it is likely that the groundworks will encounter structures

	relating to the industrial period, while at the southern part of the development there is the potential of encountering hitherto unknown prehistoric features given the proximity to the previously recorded Bronze Age cairns.
Plans were presented at a few local events in early 2023, labelled as being consultation events. However the plans were delivered as complete solutions with little opportunity or encouragement to local people to truly influence the plans.	The engagement undertaken as part of these proposals has been extensive and over and above any statutory requirement which only comprises the pre-application consultation process. Skyline has been engaging with members of the local community outside of engagement events and are continuing to meet locals to address concerns. Skyline have also used these consultations to listen to the community and make changes to accommodate a number of these requests.
Noise – we could hear the reconstruction of the West pier and now the lock gates, especially the piling of the reinforcement steels going in, this is roughly a kilometre away, how can we reasonably accept that the noise level of the construction of your project won't be higher than the existing levels of noise when its literally 200 metres away and above our house?	There is not dispute that there will be noise during the construction period. This will be managed through good construction practices which are outlined in the supporting CEMP.
Re-evaluated pre-planning consultation should involve: Thorough testing and retesting of overlooked areas in the current reports; Sufficient time for the public to review all materials; Free and complete access to all reports and consultation materials; Increased efforts to engage with the local community, with information distribution that is more accessible and inclusive; A clear and coherent plan to ensure transparency in funding and adherence to relevant policies and guidelines.	The development proposals have been and are inline with correct planning procedures. Once an application is submitted all documentation will be made available again via the local planning authorities website. The application submission demonstrates compliance with relevant national and local policies both within planning and those that sit alongside the process.
We have a massive concern over our Borehole that is our only source of supply being disrupted by the piling and boring that will	There is currently no piling on the hill as part of the development.

take place above us, we have no idea where the supply forms but there are many natural springs that run through our property. What course of action will Skyline take if our main source of water is disrupted?	
Public consultation has been inadequate - insufficient information, Skyline ha snot confirmed the costs of sky swing, zipline and luges runs, lack of transparency (building materials, energy sources, how many vehicles will be back and forth the hill?)	The public consultation information is reflective of what is required to support a planning application. The cost of the development is not information that is required to be publically available. Other aspects are still being developed and a more detailed set of information will support the planning application.
All of the Skyline developments look very similar. An off peg design imported from New Zealand is not at all in keeping with the appearance and character of the local area	Skyline completely disagree with this statement as the building designs for Swansea are not similar to any of their other properties. The Luge tracks will look similar but the tracks are a different design to their other sites and the Zipline is a world's first and none have been built yet.
Serving alcohol to tourists will be dangerous as they will have access to luge run and other facilities	Skyline have a code of conduct for each attraction that visitors will be expected to follow when using these ride. Skyline employee's will not allow guests to ride the attractions if they are impaired by alcohol.
Development will affect honey producing businesses	The proposals are not considered likely to have an impact on this process.
At least 1300m of paths and cycle ways destroyed. The hills is public access land under the Countryside and Rights of Way Act 2000.	This comment has been reviewed by the team and the following is clarified: Paths removed permanently = 0m PROWs will remain in position with surface improvements around the top station. (temporary diversions needed in places for construction period) Informal footpaths to be re-routed to suit luge tracks. Total length = 342m Informal footpaths to be re-surfaced as part of construction works = 410m New informal footpaths created, including construction routes left in place for continued maintenance access. 3038m

Response to the community consultees

5.1 Following comments were received from the community consultees. A full copy of the representations received can be reviewed at Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Cllr. Joe Hale	
Against	
Comment	Lol thanks but no thanks
Response	These comments are noted.

Cllr. Paul Lloyd	
Comments	
Comment	I've read the Transport Assessment for the pre app for Skyline project. I'd like to comment on page 7 & 8 please. 1) Page 7 point 3.14 mentions introducing controlled crossings on Pentrechwyth Rd & Foxhole Rd. I'd like to suggest you work with Swansea Council to introduce the crossings as part of improvements to the Pentrechwyth Rd/ Foxhole Rd junction I think are necessary to improve safety at the junction bearing in mind increased traffic from M4 J42 & Fabian Way will produce. 2) P8 mentions traffic from M4 J44. This will bring increased traffic into Trallwn, Winch Wen & Bonymaen. It's likely that traffic calming will be needed along with average speed cameras on the A4217 Pentrechwyth by pass. Page 8 also mentions bus services. Service 4 operates much later into the night. Than mentioned in the report. There is also service 30 which is not mentioned in the report linking Morfa with Pentrechwyth, Bonymaen, Trallwn. This is an infrequent service which could be enhanced taking cars off the road & providing a direct link for local residents.
Response	1) The detail of the off-site works will be discussed and agreed with Swansea's Highways Officers. 2) The development is predicted to increase traffic on the A4217 between the site and J44 by less than 1%. This is insignificant in traffic terms and will have imperceptible impacts on the operation of this highway. 3) The comments on bus services are noted.

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	I have reviewed the proposals within the context of the defined Development High Risk Area and can confirm that the Coal Authority would not expect the planning application to be supported by a Coal Mining Risk Assessment, or equivalent, to assess the risk to the development from coal mining legacy. The area where built development is proposed is not the Development High Risk Area.
Response	Comment noted. No further actions required.

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 following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed: 1) Access for firefighting purposes must be considered 2) Adequate water supplies must be considered.
Response	Comment noted. No further actions required.

Agricultural Land	
No objection	
Comment	Thank you for the formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of BMV policy (PPW 3.58 and 3.59). This advice relates to technical information only; not the merits or otherwise of the proposal (TAN6; Annex B6). 1. Agricultural Land Classification (ACL) Information The Department does not hold any information on detailed ALC field surveys for the site. According to the Predictive ALC Map for Wales, the site is considered at best Subgrade 3b. 2. Advice The Department does not consider BMV land to be present at this site, therefore an ALC survey is not recommended. Should the department be consulted by the LPA, this would be under arrangements given in TAN6, Annex B6 and relate to technical advice only; not the merits or otherwise of the proposal.
Response	Comment noted. No further actions required.

Cadw	
No objection	
Comment	<u>Advice</u> The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below. Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below. The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM012 Swansea Castle
GM177 Bon y Maen Standing Stone
GM315 Earthwork on Kilvey Hill
GM362 St Margaret's Chapel
GM371 Morris Castle
GM392 Morfa Bridge and Quays
GM441 Original Swansea Castle
GM481 White Rock Copper Works
GM482 Foxhole River Staithes

GM483 Hafod Copper Works Musgrave Engine and Rolls
GM484 Landore New Quay

Registered Parks and Gardens

PGW(Gm)48(SWA)	Cwmdonkin Park
PGW(Gm)55(SWA)	St. James's Gardens and Crescent
PGW(Gm)60(SWA)	Cwmgelli Cemetery
PGW(Gm)75(SWA)	Parc Llewelyn

The above designated historic assets are located inside 3km of the proposed development.

The statutory pre-planning application is accompanied by a 'Heritage Statement' produced by Holland Heritage. Regarding the above designated historic assets this report considers a proportionate assessment is one limited to a study area of 500m from the application area, which is considered sufficient to encompass those assets where the development has the potential for heritage impact. We concur with this definition. Within this area the report assesses the effect of the proposed development on the settings of the following scheduled monuments:

GM315 Earthwork on Kilvey Hill
GM392 Morfa Bridge and Quays
GM481 White Rock Copper Works
GM482 Foxhole River Staithes
GM483 Hafod Copper Works Musgrave Engine and Rolls

The report considers that the proposed development

	has the potential to have high visual impact but that this would not necessarily be to the detriment of the heritage significance of the area or the assets it contains. Primary consideration is given to the four scheduled monuments representative of the industrial history of the Lower Swansea Valley copper industry: GM392, GM481, GM482 and GM483. Potential effects to scheduled monument GM315 Earthwork on Kilvey Hill are not specifically discussed, it is presumed therefore that this is because proposed development may not be inter-visible due to intervening afforestation. In discussing the monuments related to the copper industry, the report considers that their original setting has changed dramatically so that further change can be sustained with careful design. The report concludes that the plans as currently submitted are likely to have a neutral impact on the settings of the above scheduled monuments, whilst referring to the need to manage the lighting of night-time operations to ensure this impact is not increased. The report also considers that due to the proximity of the monuments to the proposed development mitigation through access and interpretation has the potential to allow new ways for them to be understand and experienced. We concur with these conclusions, the proposed development as is presently described will have a neutral impact on the setting of scheduled monuments GM315, GM392, GM481, GM482 and GM483 Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk
Response	These comments have been issued to the Heritage Consultant and it is noted that the comments agree with the conclusions of the heritage report. No further action required.

Dwr Cymru	
Comments	
Comment	Firstly, we note that the proposal relates to a new leisure development comprising multipurpose visitor building, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline, drainage

works on land at Kilvey Hill and Landore Park & Ride facility and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, 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 Swansea Bay Wastewater Treatment Works (WwTW).

This site is crossed by several public sewerage assets, with their approximate positions being marked on the attached Statutory Public Sewer Record, which have protection zones measured as follows:

225mm foul rising main with protection zone measured 3 metres either side of the centreline;
- 600mm combined rising main with protection zone measured 3 metres either side of the centreline;
- 675mm combined sewer with protection zone measured 3.5 metres either side of the centreline;
- 700mm combined rising main with protection zone measured 3.5 metres either side of the centreline;
- 1200mm combined sewer with protection zone measured 6 metres either side of the centreline;

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Site Block Plan' (No. 022-055), it appears the proposed development would be situated within the protection zone of the aforementioned public sewerage assets. 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 assets if the developer applies under Section 185 of the Water Industry Act 1991, albeit may prove unviable for the purposes of this development, given the size of the assets, and therefore recommend the proposed development is repositioned to accommodate for the required protection zone.

In the first instance, it is recommended that the developer carry out surveys to verify the location of the assets and establish their relationship to the proposed development, and we recommend they contact our Plan & Protect team (PlanandProtect@dwrcymru.com) to request quotations accordingly. 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 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.

In this instance, the 'Drainage Strategy' and

accompanying 'Proposed Below Ground Drainage Layout' (Sheets 1 – 4) appears to indicate proposals to dispose surface water flows to existing ditches, via a series of SuDS conveyancing features, and a private surface water sewer. Accordingly, we offer no objection in principle, subject to agreement with the Lead Local Flood Authority and riparian owner of the private sewer, and recommend that the developer consult with the City & County of Swansea Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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 addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the 225mm foul water sewer between manholes SS66951001 and SS66952002 located to the south of Landore Park & Ride. The accompanying 'Proposed Below Ground Drainage Layout' (Sheets 1 – 4) appears to indicate proposals to communicate flows to a private unchartered sewer, south of the Park & Ride facility, as well as septic tank and with respect to the latter we would recommend consultation with Natural Resources Wales as the regulatory body for this drainage system. Please note, 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.

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.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

Foul Water Drainage – Sewage Treatment

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

Potable Water Supply

The proposed development is crossed by a 110mm distribution and 300mm trunk watermain, the approximate positions being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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. The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition. Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you within information relating to this process. 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
Response	DCWW have been contact with regards the need for a Hydraulic Modelling Assessment. The proposals have been reviewed to ensure there is no encroachment to any of the easements of DCWW assets. There will be no overlap with proposals. The proposal to remove foul water / Sewage from site

	is via a positive connection to a sewage main on the B5444 Pentre-Chwyth Road, therefore removing the need for tankers to attend site to remove sewage from storage tanks. The comments are otherwise noted and discussions will be on going with DCWW.

Highways Authority	
Comments	
Comment	The Pre-Application Consultation for this prospective site has previously been the subject of the pre-application enquiry. The comments and requirements set out in that have been reviewed in conjunction with the information presented as part of this PAC. The Highway Authority pre-application enquiry comments are included below, in full, for reference: "Local Highway Authority The scale of development and expected visitor numbers is such that a Transport Statement would need to be submitted with any subsequent planning application, that needs to examine access to the site for all modes of travel. In summary the proposal is for a base station to be installed within the existing park and ride car park at Landore and the remainder of the park and ride given over to provide car parking to support the proposed uses. Limited plans have been submitted in support – one plan (022055-AAD-01-ZZ-DR-A-0001- P01) shows that the area to the south is to be used to provide a replacement park and ride facility and one plan (P01 SKO3a) shows no replacement. One plan shows the base station is a certain location, the other contradicts that and shows it in a different place entirely. There are also contradictions within the impact on the layout of the existing car park. Plan 022055- AAD-01-ZZ-DR-A-0001-P01 shows a set of swept paths that appears to show vehicular travel over the verge/footway - this is clearly unacceptable. The changes in the access layout are unlikely to be supported without evidence that all movements can be accommodated, as it currently the case. Support structures are also shown in the adopted footway and also in the river, the footway should be kept clear of such

obstacles. The layout of that car park needs careful consideration and there is a cycle route to the south of the site that needs to be retained, vehicular containment may also be required given the proximity to the riverbank.

There is the committed development that needs to be taken into consideration with regard to the proposed Penderyn distillery on the Copper works Site. That development has been assigned a large quantity of car parking spaces within the existing park and ride car park, also part of the car park and access to it is required for servicing/deliveries for that same development. The access cannot be amended without consideration for all users, swept path analysis would need to be provided to demonstrate that safe access is being retained for all the site users. Any works would need to be undertaken by the Highway Authority under agreement.

With regard to the activities at the top of the skyline it is not clear if existing roads are to be used or new ones constructed. A Construction Method statement will be required to be submitted, in addition to a Construction Traffic Management Plan to agree the routes for the construction period. New roads and/or vehicular access points may trigger the need for a Road Safety Audit to be provided. Any such access/improvement works would need to be undertaken by the Highway Authority under agreement.″

The PAC information includes a Transport Assessment (TA) and this has been considered in this PAC response, together with high level review of the additional supporting information.

This PAC response is intended to positively inform a future planning application for this development. The response is also consistent in its approach and reviewing previous advice and confirming whether appropriate action has been taken.

The supporting transport planning input has been submitted as a Transport Assessment, although the absence of network and junction capacity analyses would suggest that this is more appropriately described as a Transport Statement.

The TA does consider the local context and of the site.

What is not clear is whether the Park and Ride will be fully replaced by the proposals. If this is to be the case, the high level of public transport reported may not be achieved, given that the bus services are in place to serve the Park and Ride. This must be explored and considered in further detail.

The proposals set out that there is direct experience and information relating to visitor numbers and operating such sites. This information is drawn upon in forecasting annual and peak day visitor attendances. The part of the process which concerns the Highway Authority is the use of the Census data to try and determine a car drive and passenger use forecast. We would question whether the experience which has been referred to extends to car park usage and information relating to car use. At present the use of the mode share derived from Census data also seems to inform the appropriateness of the parking provision that has been proposed. It is therefore considered to be one of the critical matters to understand in better detail.

There are minor discrepancies between documents on the existing capacity of the Landore park and ride site. This should be reviewed and corrected, if appropriate. Once this has been addressed the consideration of traffic impact, and any interpreted consented level, should be examined alongside that which has already been committed at Morfa Copperworks.

There is a confirmation that the site could employ around 100 staff. This will require a staff Travel Plan and measures to discourage car parking and encourage alternative modes will be expected.

The car park layout should be designed in accordance with the SPG on parking standards, taken approved space dimensions into account.

Cycle parking has not been set out in detail, but it is noted on the planning layouts.

The provision of accessible and EV spaces has been presented but not discussed in detail how this quantum was determined. Full reference should be made to the consented Morfa Copperworks parking allocated and also set out the consented changes to the car park. Any resultant changes to this committed layout do need to

be shown and demonstrated to be safe and appropriate.

The PAC information does not appear to contain any vehicular swept path information. This subject area did draw comments in the pre application advice. It is not known why this is not shown clearly in the TA. What is required is a full consideration of the parking, servicing and circulation requirements which have been put in place and agreed with the committed redevelopment of the Morfa Copperworks. This should not be compromised and where changes are required, the effect of this on any agreed delivery management strategy may need to be considered.

Following completion of the above, we would require a full swept path analyses of all the vehicles required to enter and exit the site, attending to clearly marked service areas. There is insufficient detail on any of this subject area in the PAC.

It would be expected that the applicant directly addresses the issue raised in relation to clearly confirming whether infrastructure will need to be constructed on or near the adopted highway. This should also include details of any oversail included.

As set in the past, the proposals should be subject to a Road Safety Audit.

The proposed cycle network improvement is noted. The extent of off site improvement cannot be determined until the issues which have been raised in this PAC response have been concluded.]

Conclusion

The Highway Authority is generally supportive of the proposals to regenerate this area and does note the benefit of the proposed development.

The information set out in this consultation response intends to inform the applicant of the likely issues and concerns that would be raised, in highways and transport terms, if the application was submitted as shown in the PAC.

Therefore, in order for the Highway to fully consider the

	application proposals, we would advise that this response is considered, and the submission revised and informed in appropriate detail.
Response	The comments on the definition of the Transport Statement are noted and will be updated. The park and ride facility will not be replaced by the proposals and will continue to operate. The report does not use Census data anywhere in the document. The data used is 2019 (pre-covid) National Travel Survey data that provides evidence of the method of travel for leisure trips. The figure provided on the Swansea Council website for the number of spaces at the Landore Park and Ride Facility is 495 and this will be used consistently in documents. Cycle parking and EV charging will be clarified in the full planning submission. The proposals will only partially alter the existing car park as such there is only redesign required on areas being worked. Much of the car parking layout will remain the same.

Trunk Road Agency	
No objection	
Comment	I refer to your consultation of 21/04/2023 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 motorway would not issue a direction in respect to a future planning application.
Response	Comments noted. No further action required.

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

	there have been no changes to CDs in this area in the intervening period.
Response	Comments noted. No further action required.

NRW	
No objection	
Comment	We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding ecology, foul drainage, pollution prevention, landscape and flood risk. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below. We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding contaminated land on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application. Please see appendices for full response.
Response	Bats Ground level roost assessments are scheduled for Monday 22nd May, the results of which will determine whether further aerial inspections are required. Once the surveys are complete and the Ecological Appraisal updated with the results. A number of habitats present within the Application Site, including coniferous plantation woodland and grassland, were identified as having the potential to support a bat assemblage. The following surveys for bats were therefore undertaken with reference to national best practice guidelines: 1. Bat Roosting: a) Visual assessments of mature trees proposed for removal, for bat roosting potential on 22 May and 01 June 2023; and b) Aerial bat roost assessment of those trees with moderate-high potential proposed for removal on 10 July 2023.

2. Bat Foraging/Commuting Activity:
a) Manual transect survey on 11 July 2023; and
b) Automated detector survey during July 2023.

Otters, dormouse, GCN, badger
Comments noted.

Water Voles
A walkover of purple moor-grass/rush pasture habitats within the Application Site was undertaken on 17 July 2023 by a suitably qualified ecologist, along a set of transects spanning east to west across the Application Site. The survey involved a search of the vegetation (where accessible) for water vole burrows, terrestrial nests, feeding stations and footprints, alongside a habitat assessment with respect to water vole. Overall, given the absence of desk study records and limited surface water connectivity between the Application Site and the wider landscape, together with, and the results of the habitat assessment and absence of water vole field signs, water vole is presumed absent from the Application Site and is considered to be of negligible importance.

Invertebrates
Invertebrate surveys of the Application Site was undertaken on 01 June and 13 July 2023 by an experienced entomologist on behalf of EDP. The survey was conducted during dry and sunny conditions, when invertebrates are generally most active, particularly pollinating insects.

Protected Sites and Pollution Prevention
Comments on the CEMP noted and this will be updated.

Ornithology
Comments noted.

Lighting
Comments noted.

Drainage
The proposed strategy will change to a pumped solution with a connection to the Welsh water pubic sewer.

Landscape

The comments are noted.

Flood Risk
The comments have been reviewed by the flood consultant and the FCA will be updated.

Contaminated Land
The comments are noted and conditions accepted.

Response to other consultees

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

National Grid	
No objection	
Comment	Regarding this pre-application consultation, there are no National Grid Electricity Transmission assets affected in this area.
Response	Comments noted. No further actions required.

Designing out Crime Officer	
Comments	
Comment	In relation to the above, I would have the following observations to make especially taking into consideration the location of this development :- <u>(i). Perimeter security.</u> Consideration should be given to protecting the Kilvey Hill site with perimeter security i.e. fencing. The fencing should meet the security standard LPS 1175 SR1 or equivalent, be at least 2.4 metres high, manufactured of weld mesh, expanded metal or similar and be of a design that is difficult to climb over. It should be sited on a hard surface or embedded in the ground. Height restrictors should be placed at the entrance to the Landore car park site as there has been a problem over the years with travellers occupying open spaces in this area. If both sites are unoccupied, gates of the same standard as specified above should secure them. If padlocks and chains are used to secure the gates, they must meet appropriate security standards e.g., Sold Secure Gold. Reason- To prevent crime especially burglary and criminal damage.

(ii). CCTV.

I would ask for the outside and the main entrances into the buildings, vehicle entrances onto the sites, the vehicle parking areas, bike and bin stores and the main public circulation areas to be protected by CCTV.

The CCTV cameras must be in elevated positions and should be monitored.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

Reason – To detect and deter criminals and to protect vehicles and the public.

(iii). Signage.

Signs should be sited advertising the fact that CCTV cameras are operating in the area if CCTV is installed.

Reason – To deter criminals and to comply with the General Data Protection Regulations.

(iv). Lighting.

Both sites should benefit from lighting that is effective and compliments CCTV. The lighting on the vehicle parking areas should meet the British Standard 5489.

The lighting must be effective and enhance CCTV coverage if installed.

The lighting must be situated in elevated positions to prevent vandalism and be protected in vandal proof housings.

Reason To provide public safety and to enhance CCTV coverage.

(v). Landscaping.

Maximum surveillance must be maintained across the whole of the sites. Ideally plants and bushes would only grow to a maximum height of 1 metre. The views

across the vehicle parking areas must not be obscured by trees or planting.

Trees should be in areas where they do not obstruct CCTV coverage or lighting or provide an assist to climbing. They should have no branches below 2 metres from the ground.

Reason- To allow clear lines of sight across the whole of the development, to increase public safety and reduce crime.

(vi). Vehicle parking areas.

Vehicle access onto both sites must be restricted by barriers or preferably gates out of hours.

Vehicle parking areas must be well lit, ideally the lighting meeting the British Standard 5489. All vehicle parking bays should be protected by monitored CCTV.

There must be clear lines of sight across the vehicle parking areas with any planting being low level.

Reason -To prevent burglary, criminal damage and vehicle crime.

(vii). Bicycle stores.

Bike stores must be secure, protected by the CCTV system if installed, lit and overlooked by buildings (please visit www.securedbydesign.com for more information).

Reason – To prevent pedal cycle theft.

(viii). Bin stores.

Bin storage areas should be secure areas protected by solid doors/gates. Access into these areas should be controlled by access control and they should be located away from the buildings.

Reason – To prevent arson.

(ix). Building shell security.

The buildings must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

The design of the buildings must consider the need to prevent features that aid scaling or climbing, and hidden areas must be designed out.

Reason- To prevent burglary.

(x). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rainwater pipes should be either flush fitting (i.e., square profile) or concealed within the cavities of the buildings.

Reason To prevent burglary.

(xi). Intruder alarm systems.

The buildings should be alarmed when unoccupied, with the alarm system linked to a central monitoring station. All rooms where there is valuable equipment or information stored should be alarmed and any alarm wires should be protected.

Reason To detect intruders and to prevent burglary.

(xii). Access control.

Access in the buildings from public areas into semiprivate and private areas must be controlled via access control e.g., fob, swipe card etc.

Entry into all rooms where valuable equipment is sited should also be controlled and these rooms must be kept locked when not in use.

Access control should meet Secured by Design (SBD) standards and specifications.

Reason -To prevent opportunist crime and restrict access to areas.

(xiii). Door security.

	The external doors of the buildings, those separating public and private areas and those protecting rooms where valuable property or information is stored should meet where possible the standard PAS 24 2022 or equivalent and be third party tested and certificated. Glass in door panels or adjacent to door panels should be laminated and doors in recesses of more than 600mm should be avoided. Fire doors must not have external door furniture fitted and should meet the standard PAS 24 2022 or equivalent. They must also be alarmed. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Doors should be protected against ram raiding. Reason- To prevent burglary. <u>(xiv). Window security.</u> All vulnerable external windows should meet the standard i.e., PAS 24 2022 or equivalent and be third party tested and certificated. All glass in vulnerable windows i.e., ground floor windows, within this development should be laminated. Reason- To prevent burglary
Response	Comments noted. Comments will be passed on to the design team to ensure that development meets the required safety standards.

Conclusion

8.1 Asbri Planning have been instructed by Swansea Skyline Ltd to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plan and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea

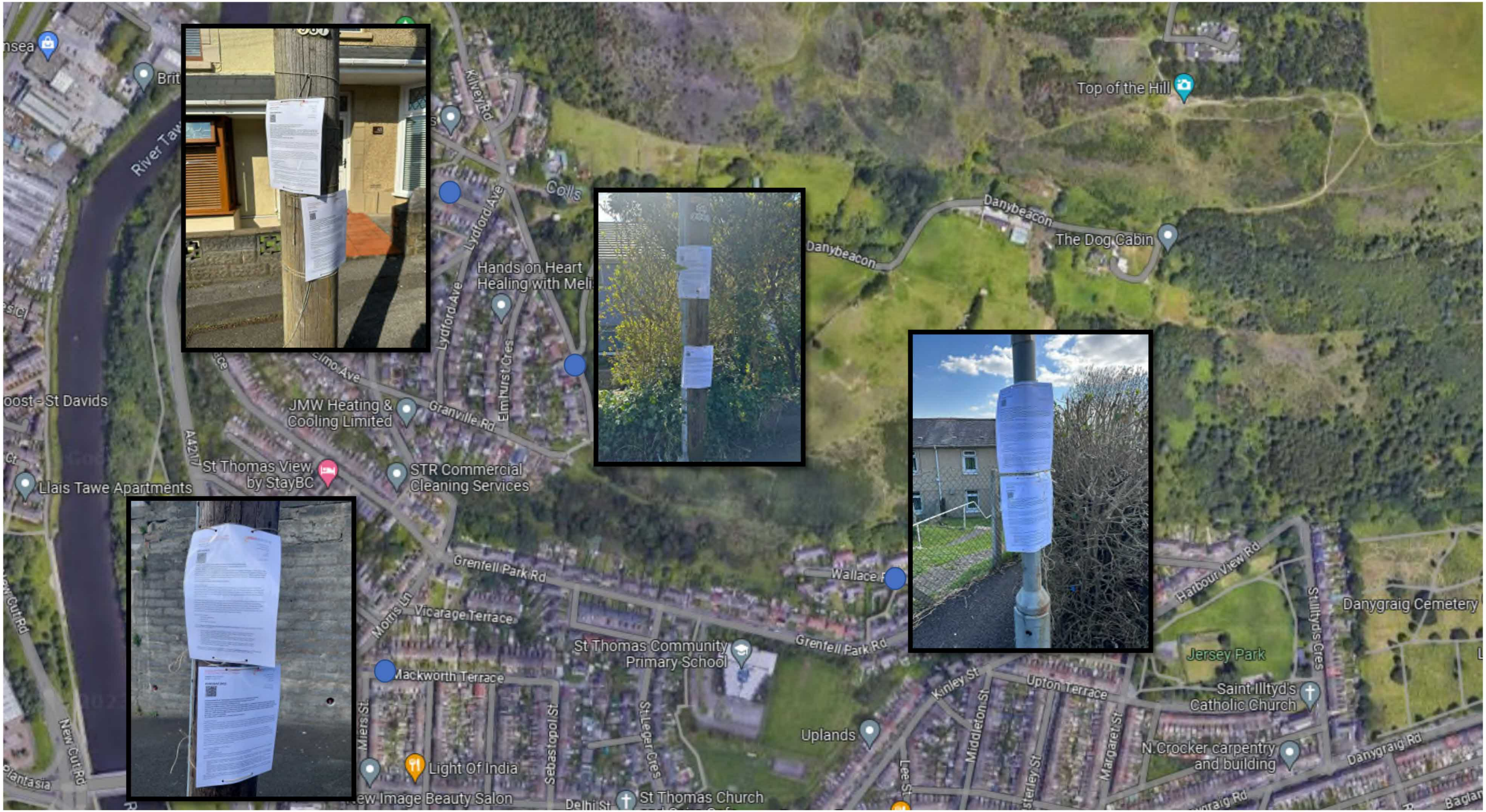
8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.

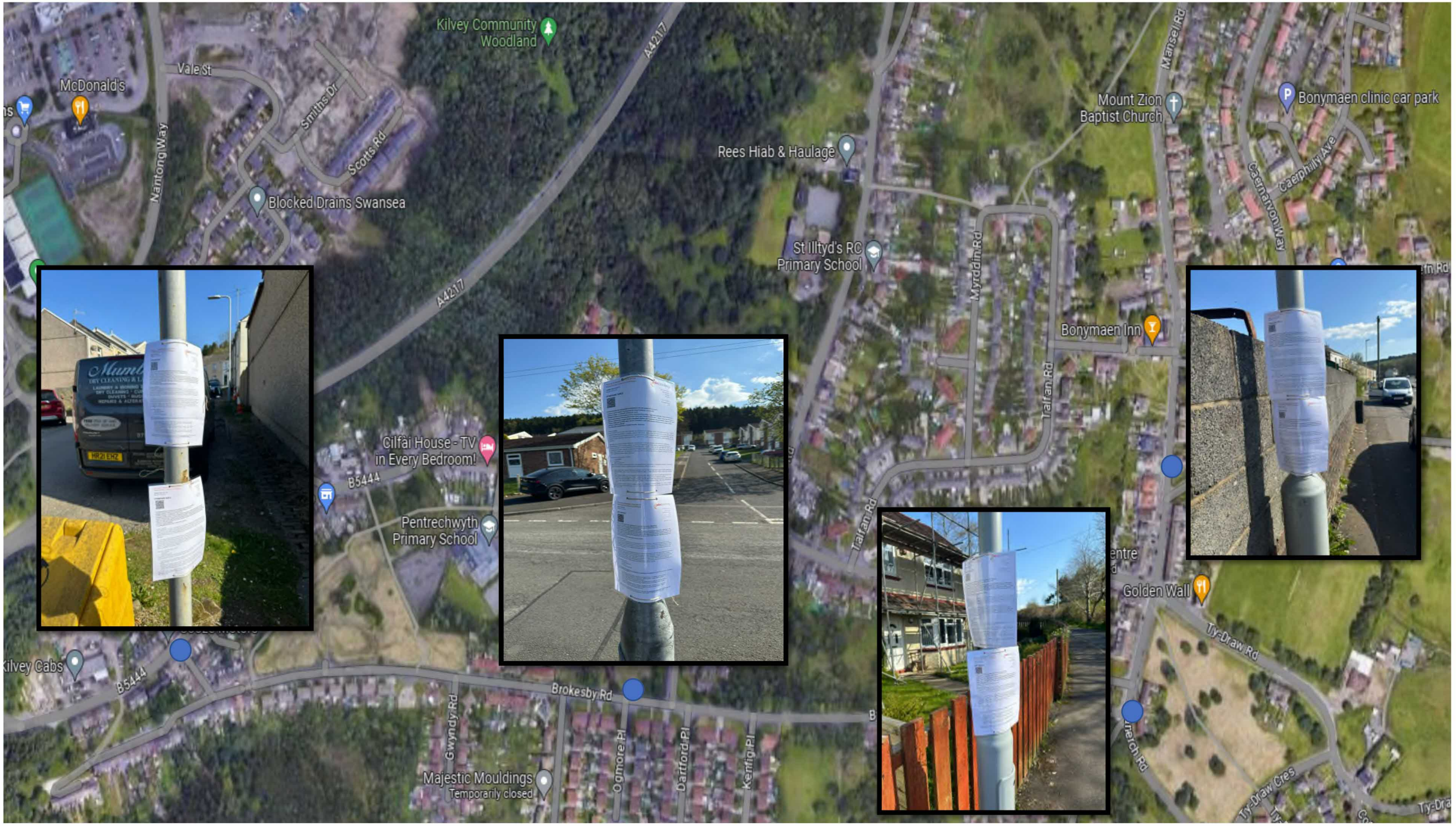
8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.

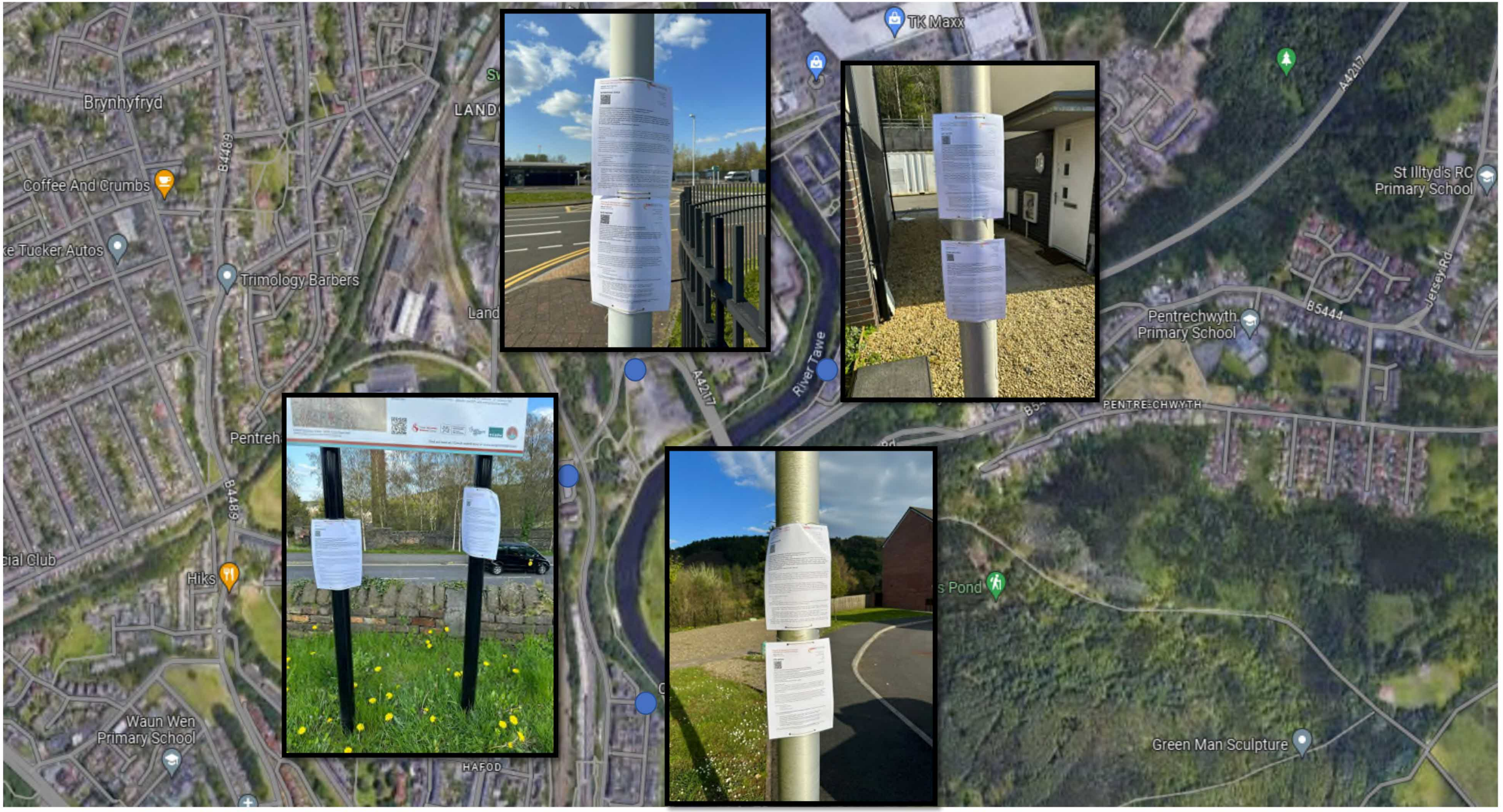
8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.

8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order and Section 2G of the Amendment Order have been satisfied.

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


Top of the Hill
Danybeacon
The Dog Cabin
Hands on Heart
Healing with Meli
Lydford Ave
Elmhurst Cres
Granville Rd
JMW Heating &
Cooling Limited
St Thomas View,
by StayBC
STR Commercial
Cleaning Services
Llais Tawe Apartments
Grenfell Park Rd
Vicarage Terrace
Morris Ln
St Thomas Community
Primary School
Mackworth Terrace
Light Of India
Uplands
Harbour View Rd
Danygraig Cemetery
Jersey Park
Saint Illtyd's
Catholic Church
N.Crocker carpentry
and building
Danygraig Rd
Upton Terrace
Kinley St
Middleton St
Margaret St
Sebastopol St
St Leger Cres
New Cut Rd
St Thomas Church


Kilvey Community Woodland
Vale St
McDonald's
Nantong Way
Smiths Dr
Scotts Rd
Blocked Drains Swansea
A4217
Rees Hiab & Haulage
Mount Zion Baptist Church
Mansel Rd
Bonymaen clinic car park
Caernarvon Way
Caerphilly Ave
St Illtyd's RC Primary School
Myrddin Rd
Bonymaen Inn
Talfan Rd
Cilfai House - TV in Every Bedroom!
B5444
Pentrechwyth Primary School
Golden Wall
Ty-Draw Rd
Kilvey Cabs
Brokesby Rd
Gwyndy Rd
Majestic Mouldings
Temporarily closed
Ogmore Pl
Dartford Pl
Kentig Pl
Ty-Draw Cres


TK Maxx
Brynhyfryd
B4489
Coffee And Crumbs
Trimology Barbers
River Tawe
A4217
St Illtyd's RC Primary School
Jersey Rd
B5444
Pentrechwyth Primary School
PENTRE-CHWYTH
Hiks
Waun Wen Primary School
HAFOD
Green Man Sculpture

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

Tel: 02920 732 652

Date: 20th April 2023
Our Ref: JH/LG/S22.185

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for full planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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/ For those without access to the internet, computer facilities are available at:

Brynhyfryd Library, Llangyfelach Road, Brynhyfyd, Swansea, SA5 9LH. The library is open as follows; Monday, Wednesday & Friday 9.00am-1.00pm and 1.30pm-5.30pm, Tuesday 9.00am-12.00pm, Saturday 10.00am-1.00pm, Closed Sunday & Thursday.
Bonymaen Library, Bonymaen Community Centre, Bonymaen Road, Swansea, SA1 7AW. The library is open as follows: Closed Monday-Thursday, Friday 9.00am-12.30pm and 1.00pm-4.30pm, Closed Saturday-Sunday.
St Thomas Library, Grenfell Park Road, St Thomas, Swansea, SA1 8EZ. The library is open as follows: Monday & Thursday 9.00am-1.00pm and 1.30pm-5.00pm, Tuesday & Saturday 9.00am-12.30pm, Friday 9.00am-1.00pm, closed Wednesday & Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

Swit 2 Llawr Cyntaf
220 High Street
Abertawe
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

HYSBYSIAD SAFLE

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

Mae Asbri Planning Limited yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio llawn am ddatblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

Mae modd i chi archwilio copïau o'r canlynol:
- y cais arfaethedig;
- y cynlluniau; a
- dogfennau ategol eraill

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn:

Llyfrgell Brynhyfryd, Heol Llangyfelach, Brynhyfryd, Abertawe, SA5 9LH. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun, Dydd Mercher a Dydd Gwener 9.00yb – 1.00yp a 1.30yp – 5.30yp, Dydd Mawrth 9.00yp – 12.00yp, Dydd Sadwrn 10:00yb – 1:00yp, Ar gau ar Ddydd Iau a Dydd Sul.
Llyfrgell Bonymaen, Canolfan Cymunedol Bonymaen, Heol Bonymaen, Abertawe, SA1 7AW. Mae'r llyfrgell ar agor fel y ganlyn; Ar gau rhwng Dydd Llun – Dydd Iau, Dydd Gwener 9.00yb – 12.30yp a 1.00yp – 4.30yp, Ar gau ar Ddydd Sadwrn a Dydd Sul.
Llyfrgell St Thomas, Heol Parc Grenfell, St Thomas, Abertawe, SA1 8EZ. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun a Dydd Iau 9.00yb – 1.00yp a 1.30yp – 5.00yp, Dydd Mawrth a Dydd Sadwrn 9.00yb – 12.30yp, Dydd Gwener 9.00yb – 1.00yp, Ar gau ar Ddydd Mercher a Dydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 19eg o Fai 2023.

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

Add1	Add2	Add3	Add4	Add5	Add6	Add7	Add 8
Owner/Occupier	1 Danybeacon	St. Thomas	Swansea	SA1 8ED			
Owner/Occupier	2 Danybeacon	St. Thomas	Swansea	SA1 8ED			
Owner/Occupier	The Cottage	St. Thomas	Swansea	SA1 8ED			
Owner/Occupier	Magazine Bungalow	St. Thomas	Swansea	SA1 8EB			
Owner/Occupier	Carn Nicholas Farm	Bonymaen	Swansea	SA1 7BL			
Owner/Occupier	Rose Cottage	Bonymaen	Swansea	SA1 7BL			
Owner/Occupier	1 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	2 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	3 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	4 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	5 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	6 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	7 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	8 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	9 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	10 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	11 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	12 Aeron Place	Bonymaen	Swansea	SA1 7BY			
Owner/Occupier	132 Brokesby Road	Bonymean	Swansea	SA1 7BX			
Owner/Occupier	136 Brokesby Road	Bonymean	Swansea	SA1 7BX			
Owner/Occupier	134 Brokesby Road	Bonymean	Swansea	SA1 7BX			
Owner/Occupier	138 Brokesby Road	Bonymean	Swansea	SA1 7BX			
Owner/Occupier	Penderyn Destillery	Hafod Copperworks	Landore Park & Ride Access Road	Landore	Swansea	SA1 2QL	
Owner/Occupier	Weighbridge Office	Hafod Copperworks	Landore Park & Ride Access Road	Landore	Swansea	SA1 2QL	
Owner/Occupier	Porters Lodge	Hafod Copperworks	Landore Park & Ride Access Road	Landore	Swansea	SA1 2QL	
Owner/Occupier	Laboratory Building	Hafod Copperworks	Landore Park & Ride Access Road	Landore	Swansea	SA1 2QL	
Owner/Occupier	SLD Pumps Ltd	Almen Road	Morfa Industrial Estate	Landore	Swansea	SA1 2HY	
Owner/Occupier	K&J Brakes & Hoses Ltd	7 Alamein Road	Morfa Industrial Estate	Landore	Swansea	SA1 2HY	
Owner/Occupier	LBS Roofing Supplies	Normandy Road	Plasmarl	Swansea	SA1 2LH		
Owner/Occupier	Rexel Swansea	Morfa Industrial Estate	Plasmarl	Swansea	SA1 5JR		
Owner/Occupier	Bidfood Swansea	Morfa Industrial Estate	Alamein Road	Plasmarl	SA1 2HY		
Owner/Occupier	TA Centre	Alamein Road	Morfa Industrial Estate	Landore	Swansea	SA1 2HP	
Owner/Occupier	1 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	2 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	3 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	4 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	5 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	6 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	7 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	8 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	9 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	10 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			

Owner/Occupier	11 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	12 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	13 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	14 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	15 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	16 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	17 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	18 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	19 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	20 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	21 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	22 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	23 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	24 Gwendraeth Place	Bonymaen	Swansea	SA1 7BZ			
Owner/Occupier	2 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	4 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	6 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	8 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	10 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	11 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	12 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	13 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	14 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	15 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	16 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	17 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	18 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	20 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	22 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	24 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	26 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	28 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	30 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
Owner/Occupier	32 Llanerch Road	Bonymaen	Swansea	SA1 7AY			
The Council and The City of Swansea	Civic Centre	Oystermouth Road	Swansea	SA1 3SN			
Matthew Wakefield, David Harrel and Christopher Smith	Estate Office	Badminton	GL9 1DD	Rathbone Trust Legal Services Limited	8 Finsbury Circus	London	EC2M 7AZ
Reserve Forces and Cadets Association for Wales of Centre Block	Maindy Barracks	Cardiff	CF14 3YE				
Peter Evans and Gillian Evans	Hampton Hill House	Hampton Hill	Swanmore	Southampton	SO32 2QN		
Director of Legal Services	Welsh Assembly Government	Crown Building	Cathays Park	Cardiff	CF10 3NQ		
Aqiva Ltd.	Crawley Court	Crawley	Winchester	SO21 2QA			
BT CELLULAR RADIO LIMITED	81 Newgate Street	London	EC1A 7AJ				
CARN NICHOLAS HOLDINGS LIMITED	Craven House	16 Northumberland Avenue	London	WC2N 5AP			
Michael, Barbara and Sarah Pippen	2 Danybeacon	St. Thomas	Swansea	SA1 8ED			

Leslie Carmichael and Robert Harding	30 St. Illtyds Crescent	St. Thomas	Swansea	SA1 8HR			
Michael and Pamela Evans	9 Derwen Fawr Road	Sketty	Swansea	SA2 8AB			
Michelle Gilasbey	1 Danybeacon	St. Thomas	Swansea	SA1 8ED			
James Thomas and Abigail Thomas	Rose Cottage	Bonymaen	Swansea	SA1 7BL			
Andrew Punchard	153 Cefn Road	Bonymaen	Swansea	SA1 7JE			
Paul Punchard and Andrew Punchard	154 Cefn Road	Bonymaen	Swansea	SA1 7HH			
Dwr Cymru Cyfyngedig of Dwr Cymru Welsh Water Linea	Fortran Road	St Mellons	Cardiff	CF3 0LT			
Patrick Alan Thomas	62 Myrddin Road	Bonymaen	Swansea	SA1 7HE			

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

Date: 20th April 2023
Our Ref: JH/LG/S22.185

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

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

Dear Sir / Madam

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Asbri Planning Ltd. has been commissioned by Skyline Swansea Ltd in respect of the full planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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

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

You may inspect copies of:

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

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at:

- Brynhyfryd Library, Llangyfelach Road, Brynhyfyd, Swansea, SA5 9LH. The library is open as follows; Monday, Wednesday & Friday 9.00am-1.00pm and 1.30pm-5.30pm, Tuesday 9.00am-12.00pm, Saturday 10.00am-1.00pm, Closed Sunday & Thursday.
- Bonymaen Library, Bonymaen Community Centre, Bonymaen Road, Swansea, SA1 7AW. The library is open as follows: Closed Monday-Thursday, Friday 9.00am-12.30pm and 1.00pm-4.30pm, Closed Saturday-Sunday.
- St Thomas Library, Grenfell Park Road, St Thomas, Swansea, SA1 8EZ. The library is open as follows: Monday & Thursday 9.00am-1.00pm and 1.30pm-5.00pm, Tuesday & Saturday 9.00am-12.30pm, Friday 9.00am-1.00pm, closed Wednesday & Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours sincerely,

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

Tel: 02920 732 652

Dydiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

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«Add4_»
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«Add6»
«Add7»
«Add_8»

Annwyl Syr / Madam

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Mae Asbri Planning Ltd. wedi ei gomisiynu gan Skyline Swansea Ltd i drefnu ymgynghoriad cyn gwneud cais cynllunio ynglyn â'r datblygiad arfaethedig am datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

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

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

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. Mae modd defnyddio cyfleusterau cyfrifiadurol yn:

- Llyfrgell Brynhyfryd, Heol Llangyfelach, Brynhyfryd, Abertawe, SA5 9LH. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun, Dydd Mercher a Dydd Gwener 9.00yb – 1.00yp a 1.30yp – 5.30yp, Dydd Mawrth 9.00yp – 12.00yp, Dydd Sadwrn 10:00yb – 1:00yp, Ar gau ar Ddydd Iau a Dydd Sul.
- Llyfrgell Bonymaen, Canolfan Cymunedol Bonymaen, Heol Bonymaen, Abertawe, SA1 7AW. Mae'r llyfrgell ar agor fel y ganlyn; Ar gau rhwng Dydd Llun – Dydd Iau, Dydd Gwener 9.00yb – 12.30yp a 1.00yp – 4.30yp, Ar gau ar Ddydd Sadwrn a Dydd Sul.
- Llyfrgell St Thomas, Heol Parc Grenfell, St Thomas, Abertawe, SA1 8EZ. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun a Dydd Iau 9.00yb – 1.00yp a 1.30yp – 5.00yp, Dydd Mawrth a Dydd Sadwrn 9.00yb – 12.30yp, Dydd Gwener 9.00yb – 1.00yp, Ar gau ar Ddydd Mercher a Dydd Sul.

Dylai unrhyw sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Caerdydd, CF23 8RS erbyn y 19eg o Fai 2023.

Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Appendix C - Screenshot of the Asbri Planning Website

LAND AT KILVEY HILL AND LANDORE PARK & RIDE FACILITY, SWANSEA / TIR YN KILVEY HILL AC ADNODD PARCIO A THEITHIO GLANDWR, ABERTAWE

LAND AT KILVEY HILL AND LANDORE PARK & RIDE FACILITY, SWANSEA / TIR YN KILVEY HILL AC ADNODD PARCIO A THEITHIO GLANDWR, ABERTAWE



Asbri Planning Ltd. has been commissioned by Skyline Swansea Ltd to undertake pre-application consultation in respect of planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction

buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

We give notice that Skyline Swansea Ltd is intending to apply to Swansea Council for the following development;

New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review online below. If you are unable to access the documents electronically you may request copies of this information by emailing mail@asbriplanning.co.uk or by telephoning the applicant on 02920 732652.

Anyone who wishes to make representations about this proposed development must do so by the 19th May 2023. We would encourage you to e-mail these to mail@asbriplanning.co.uk, 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 Ltd wedi cael ei gomisiynu gan Skyline Swansea Ltd i drefnu ymgynghoriad cyn gwneud cais cynllunio ar gyfer y datblygiad canlynol:

Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan, ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

Rydym yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio i Cyngor Abertawe ar gyfer y datblygiad canlynol:

Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan, ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.

Cyn cyflwyno'r cais yn ffurfiol i'r Awdurdod Cynllunio Lleol ac yn unol a gofynion Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, (fel y'u haddaswyd) bydd y cais yn destun ymgynghoriad.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod. Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopi o'r wybodaeth hon drwy anfon ebost at mail@asbriplanning.co.uk neu drwy ffonio 02920 732652.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig wneud erbyn **19eg o Fai 2023**. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r ffurflen atodol a'u gyrru at:

Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS

Supporting Documents

Plans

Architectural Plans

Site Plans

Skyswing Section

Proposed Site Block Plan

Site Constraints Plan

Site Plan Bottom Station Area

Site Plan Top Station Area and Luge Track

Site Section

Proposed Sitewide Visuals

Bottom Station Plans

Bottom Station Roof Plan

Bottom Station Elevations

Bottom Station Ground Floor Plan

Control Room Plans

Control Room Roof Plan

Control Room Elevations

Control Room Ground Floor Plan

Eating Area Plans

Eating Area Roof Plan

Eating Area Elevations

Eating Area First Floor Plan

Eating Area Ground Floor Plan

Mountain Bike Plans

Mountain Bike Store Roof Plan

Mountain Bike Store Elevations

Mountain Bike Store Ground Floor Plan

Storage Building Plans

Storage Building Elevations

Storage Building Ground Floor Plan

Storage Building Roof Plan

Top Station Plans

Top Station Roof Plan

Top Station Ground Elevations

Top Station Ground Floor Plan

Workshop Plans

Workshop Roof Plan

Workshop Elevations

Workshop Ground Floor Plan

Ziptrek Plans

Ziptrek Store Roof Plan

Ziptrek Store Elevations

Ziptrek Store Ground Floor Plan

Landscape Plans

Access and Circulation Plan - Whole Site

Access and Circulation Plan -Kilvey Hill

Access and Circulation Plan-Bottom Station

Access and Circulation Plan-Top of the Hill

Artists impressions

Green Infrastructure Strategy

Landscape General Arrangement - Bottom Station

Landscape General Arrangement - Kilvey Hill

Landscape General Arrangement - Road Crossing

Landscape General Arrangement - Top of the Hill

Landscape General Arrangement-Whole Site

Landscape Illustrative Masterplan - Whole site

Landscape Illustrative Masterplan-Base station

Landscape Illustrative Masterplan-Kilvey Hill

Landscape Illustrative Masterplan-Top of the Hill

Site Location Plan

Tree Removal and Retention Plan

Vegetation Strategy-Sitewide

Reports

Design and Access Statement

ES Combined and Appendices

Planning Application Forms

Planning Statement

Lighting Report

Air Quality Assessment

Planning Application Forms

Planning Statement

Lighting Report

Air Quality Assessment

Archaeological Desk Based Assessment

Heritage Report

Transport Assessment

Arboricultural Impact Assessment Part 1

Arboricultural Impact Assessment Part 2

Arboricultural Baseline Note

Ecological Appraisal

Green Infrastructure Strategy

Heritage Report

Tree Protection Plan

Utilities Statement

Construction Environmental Management Plan

Drainage Strategy

Energy Statement

Flood Consequence Assessment

Noise Assessment Report

Skyline Swansea - Business Profile

Skyline Swansea - Operational Management Plan

Skyline Swansea - Site Security Report

Phase 1 and 2 Geo-Environmental Factual and Interpretive Report

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

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Member
Cllr. Paul Lloyd
cllr.paul.lloyd@swansea.gov.uk

Dear Cllr. Paul Lloyd

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for full planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

You may inspect copies of:

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

Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at:

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- Bonymaen Library, Bonymaen Community Centre, Bonymaen Road, Swansea, SA1 7AW. The library is open as follows: Closed Monday-Thursday, Friday 9.00am-12.30pm and 1.00pm-4.30pm, Closed Saturday-Sunday.
- St Thomas Library, Grenfell Park Road, St Thomas, Swansea, SA1 8EZ. The library is open as follows: Monday & Thursday 9.00am-1.00pm and 1.30pm-5.00pm, Tuesday & Saturday 9.00am-12.30pm, Friday 9.00am-1.00pm, closed Wednesday & Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours faithfully,

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Member
Cllr. Paul Lloyd
cllr.paul.lloyd@swansea.gov.uk

Annwyl Cllr. Paul Lloyd

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

Mae Asbri Planning Ltd yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn:

- Llyfrgell Brynhyfryd, Heol Llangyfelach, Brynhyfryd, Abertawe, SA5 9LH. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun, Dydd Mercher a Dydd Gwener 9.00yb – 1.00yp a 1.30yp – 5.30yp, Dydd Mawrth 9.00yp – 12.00yp, Dydd Sadwrn 10:00yb – 1:00yp, Ar gau ar Ddydd Iau a Dydd Sul.
- Llyfrgell Bonymaen, Canolfan Cymunedol Bonymaen, Heol Bonymaen, Abertawe, SA1 7AW. Mae'r llyfrgell ar agor fel y ganlyn; Ar gau rhwng Dydd Llun – Dydd Iau, Dydd Gwener 9.00yb – 12.30yp a 1.00yp – 4.30yp, Ar gau ar Ddydd Sadwrn a Dydd Sul.
- Llyfrgell St Thomas, Heol Parc Grenfell, St Thomas, Abertawe, SA1 8EZ. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun a Dydd Iau 9.00yb – 1.00yp a 1.30yp – 5.00yp, Dydd Mawrth a Dydd Sadwrn 9.00yb – 12.30yp, Dydd Gwener 9.00yb – 1.00yp, Ar gau ar Ddydd Mercher a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 19eg o Fai 2023.

Yours faithfully,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Member
Cllr. Mandy Evans
cllr.mandy.evans@swansea.gov.uk

Dear Cllr. Mandy Evans

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for full planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

You may inspect copies of:

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

Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at:

- Brynhyfryd Library, Llangyfelach Road, Brynhyfyd, Swansea, SA5 9LH. The library is open as follows; Monday, Wednesday & Friday 9.00am-1.00pm and 1.30pm-5.30pm, Tuesday 9.00am-12.00pm, Saturday 10.00am-1.00pm, Closed Sunday & Thursday.
- Bonymaen Library, Bonymaen Community Centre, Bonymaen Road, Swansea, SA1 7AW. The library is open as follows: Closed Monday-Thursday, Friday 9.00am-12.30pm and 1.00pm-4.30pm, Closed Saturday-Sunday.
- St Thomas Library, Grenfell Park Road, St Thomas, Swansea, SA1 8EZ. The library is open as follows: Monday & Thursday 9.00am-1.00pm and 1.30pm-5.00pm, Tuesday & Saturday 9.00am-12.30pm, Friday 9.00am-1.00pm, closed Wednesday & Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours faithfully

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Member
Cllr. Mandy Evans
cllr.mandy.evans@swansea.gov.uk

Annwyl Cllr. Mandy Evans

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

Mae Asbri Planning Ltd yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn:

- Llyfrgell Brynhyfryd, Heol Llangyfelach, Brynhyfryd, Abertawe, SA5 9LH. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun, Dydd Mercher a Dydd Gwener 9.00yb – 1.00yp a 1.30yp – 5.30yp, Dydd Mawrth 9.00yp – 12.00yp, Dydd Sadwrn 10:00yb – 1:00yp, Ar gau ar Ddydd Iau a Dydd Sul.
- Llyfrgell Bonymaen, Canolfan Cymunedol Bonymaen, Heol Bonymaen, Abertawe, SA1 7AW. Mae'r llyfrgell ar agor fel y ganlyn; Ar gau rhwng Dydd Llun – Dydd Iau, Dydd Gwener 9.00yb – 12.30yp a 1.00yp – 4.30yp, Ar gau ar Ddydd Sadwrn a Dydd Sul.
- Llyfrgell St Thomas, Heol Parc Grenfell, St Thomas, Abertawe, SA1 8EZ. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun a Dydd Iau 9.00yb – 1.00yp a 1.30yp – 5.00yp, Dydd Mawrth a Dydd Sadwrn 9.00yb – 12.30yp, Dydd Gwener 9.00yb – 1.00yp, Ar gau ar Ddydd Mercher a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 19eg o Fai 2023.

Yours faithfully,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Member
Cllr. Hayley Gwilliam
cllr.hayley.gwilliam@swansea.gov.uk

Dear Cllr. Hayley Gwilliam

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for full planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

You may inspect copies of:

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

Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at:

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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours faithfully,

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Member
Cllr. Hayley Gwilliam
cllr.hayley.gwilliam@swansea.gov.uk

Annwyl Cllr. Hayley Gwilliam

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

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Mae modd i chi archwilio copïau o'r canlynol:

- y cais arfaethedig;
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Yours faithfully,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Member
Cllr. Joe Hale
cllr.joe.hale@swansea.gov.uk

Dear Cllr. Joe Hale

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
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Purpose of this notice:
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Yours faithfully,

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

Tel: 02920 732 652
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Dyddiad: 20fed Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Member
Cllr. Joe Hale
cllr.joe.hale@swansea.gov.uk

Annwyl Cllr. Joe Hale

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

Mae Asbri Planning Ltd yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn:

- Llyfrgell Brynhyfryd, Heol Llangyfelach, Brynhyfryd, Abertawe, SA5 9LH. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun, Dydd Mercher a Dydd Gwener 9.00yb – 1.00yp a 1.30yp – 5.30yp, Dydd Mawrth 9.00yp – 12.00yp, Dydd Sadwrn 10:00yb – 1:00yp, Ar gau ar Ddydd Iau a Dydd Sul.
- Llyfrgell Bonymaen, Canolfan Cymunedol Bonymaen, Heol Bonymaen, Abertawe, SA1 7AW. Mae'r llyfrgell ar agor fel y ganlyn; Ar gau rhwng Dydd Llun – Dydd Iau, Dydd Gwener 9.00yb – 12.30yp a 1.00yp – 4.30yp, Ar gau ar Ddydd Sadwrn a Dydd Sul.
- Llyfrgell St Thomas, Heol Parc Grenfell, St Thomas, Abertawe, SA1 8EZ. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun a Dydd Iau 9.00yb – 1.00yp a 1.30yp – 5.00yp, Dydd Mawrth a Dydd Sadwrn 9.00yb – 12.30yp, Dydd Gwener 9.00yb – 1.00yp, Ar gau ar Ddydd Mercher a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 19eg o Fai 2023.

Yours faithfully,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Member
Cllr. Beverley Hopkins
cllr.bev.hopkins@swansea.gov.uk

Dear Cllr. Beverley Hopkins

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for full planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

You may inspect copies of:

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

Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at:

- Brynhyfryd Library, Llangyfelach Road, Brynhyfyd, Swansea, SA5 9LH. The library is open as follows; Monday, Wednesday & Friday 9.00am-1.00pm and 1.30pm-5.30pm, Tuesday 9.00am-12.00pm, Saturday 10.00am-1.00pm, Closed Sunday & Thursday.
- Bonymaen Library, Bonymaen Community Centre, Bonymaen Road, Swansea, SA1 7AW. The library is open as follows: Closed Monday-Thursday, Friday 9.00am-12.30pm and 1.00pm-4.30pm, Closed Saturday-Sunday.
- St Thomas Library, Grenfell Park Road, St Thomas, Swansea, SA1 8EZ. The library is open as follows: Monday & Thursday 9.00am-1.00pm and 1.30pm-5.00pm, Tuesday & Saturday 9.00am-12.30pm, Friday 9.00am-1.00pm, closed Wednesday & Sunday.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours faithfully,

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Dyddiad: 20fed Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Member
Cllr. Beverley Hopkins
cllr.bev.hopkins@swansea.gov.uk

Annwyl Cllr. Beverley Hopkins

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

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Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn:

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Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 19eg o Fai 2023.

Yours faithfully,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Member
Cllr. Mike White
cllr.mike.white@swansea.gov.uk

Dear Cllr. Mike White

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
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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

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You may inspect copies of:

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

Online by scanning the QR Code or by visiting www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at:

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- Bonymaen Library, Bonymaen Community Centre, Bonymaen Road, Swansea, SA1 7AW. The library is open as follows: Closed Monday-Thursday, Friday 9.00am-12.30pm and 1.00pm-4.30pm, Closed Saturday-Sunday.
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Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours faithfully,

[redacted]

Jon Hurley - Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Member
Cllr. Mike White
cllr.mike.white@swansea.gov.uk

Annwyl Cllr. Mike White

CYHOEDDUSRWYDD AC YMGYNGHORIAD 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
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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

Mae Asbri Planning Ltd yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais am ganiatad cynllunio ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

Mae modd i chi archwilio copïau o'r canlynol:

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

Gallwch ddod o hyd i gopïau electronig drwy fynd i www.asbriplanning.co.uk/statutory-pre-application-consultation. I'r rhai sydd heb fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael yn:

- Llyfrgell Brynhyfryd, Heol Llangyfelach, Brynhyfryd, Abertawe, SA5 9LH. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun, Dydd Mercher a Dydd Gwener 9.00yb – 1.00yp a 1.30yp – 5.30yp, Dydd Mawrth 9.00yp – 12.00yp, Dydd Sadwrn 10:00yb – 1:00yp, Ar gau ar Ddydd Iau a Dydd Sul.
- Llyfrgell Bonymaen, Canolfan Cymunedol Bonymaen, Heol Bonymaen, Abertawe, SA1 7AW. Mae'r llyfrgell ar agor fel y ganlyn; Ar gau rhwng Dydd Llun – Dydd Iau, Dydd Gwener 9.00yb – 12.30yp a 1.00yp – 4.30yp, Ar gau ar Ddydd Sadwrn a Dydd Sul.
- Llyfrgell St Thomas, Heol Parc Grenfell, St Thomas, Abertawe, SA1 8EZ. Mae'r llyfrgell ar agor fel y ganlyn; Dydd Llun a Dydd Iau 9.00yb – 1.00yp a 1.30yp – 5.00yp, Dydd Mawrth a Dydd Sadwrn 9.00yb – 12.30yp, Dydd Gwener 9.00yb – 1.00yp, Ar gau ar Ddydd Mercher a Dydd Sul.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig ysgrifennu at yr asiant drwy ebostio mail@asbriplanning.co.uk neu Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, CF23 8RS erbyn 19eg o Fai 2023.

Yours faithfully,

[redacted]

Jon Hurley - Cyfarwyddwr

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

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

The Health and Safety Executive
via webb app

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

The Health and Safety Executive
via webb app

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 19eg o Fai 2023.

Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

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Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Highway Authority
Matthew.Bowyer@swansea.gov.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
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Purpose of this notice:

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Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Highway Authority
Matthew.Bowyer@swansea.gov.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
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Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

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Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Local Highway Authority
HighwaysDC@swansea.gov.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

Local Highway Authority
HighwaysDC@swansea.gov.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
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Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

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Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

The Coal Authority
planningconsultation@coal.gov.uk

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

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Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

The Coal Authority
planningconsultation@coal.gov.uk

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
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Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

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

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 19eg o Fai 2023.

Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Cadw
cadwplanning@gov.wales

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

Cadw
cadwplanning@gov.wales

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

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

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Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Agricultural Land
lqas@gov.wales

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS by the 19th May 2023.

Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

Agricultural Land
lqas@gov.wales

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

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Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

Dwr Cymru
developer.services@dwrcymru.com

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

Dwr Cymru
developer.services@dwrcymru.com

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig.
Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

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Yn gywir

[redacted]

Jon Hurley - Cyfarwyddwr

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Date: 20th April 2023
Our Ref: JH/LG/S22.185

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

Dear Sir/Madam

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.
Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Purpose of this notice:

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

Asbri Planning Ltd. gives notice that Skyline Swansea Ltd is intending to apply for planning permission for a new leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works at land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

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Yours Sincerely,

[redacted]

Jon Hurley
Director

Planning & Development Consultants
Ymghynghorwyr Cynllunio a Datblygu

asbriplanning

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

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

Dyddiad: 20fed o Ebrill 2023
Ein cyf: JH/LG/S22.185

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

Annwyl Syr/Madam,

ATODLEN 1C Erthygl 2D
CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO.
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
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Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Bwriad yr hysbysiad:

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

Mae Asbri Planning yn hysbysu bod Skyline Swansea Ltd yn bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad hamddena newydd a fydd yn cynnwys gorsafoedd gondola a'r isadeiledd cysylltiedig, adeilad ymwelwyr aml bwrpas a fydd yn cynnwys mannau gwerthu bwyd a diod gyda llefydd eistedd tu allan , ynghyd a traciau luge, lifft cadair, siglen awyr, llwybrau beicio mynydd, llwybrau mynediad, gwifren zip a'r isadeiledd cefnogol, adeiladau ategol ar gyfer staff a chynnal a chadw, gwaith proffilio daear, tirlunio, mynediad a safle storio deunydd adeiladu dros dro, gwaith traeniad, peiriannau a'r gwaith cysylltiedig ar dir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe.

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

Yn unol a gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid i ymateb i'r ymgynghoriad gael ei yrru at yr asiant drwy mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Ltd, Uned 9 Oak Tree Court, Mulberry Drive, Parc Busnes Porth Caerdydd, Caerdydd, CF23 8RS erbyn y 19eg o Fai 2023.

Yn gywir,

[redacted]

Jon Hurley - Cyfarwyddwr

Appendix F - Responses received from community consultees

Justyna Krolikowska

From: Joe Hale (Councillor) <Cllr.Joe.Hale@swansea.gov.uk>
Sent: 21 April 2023 16:06
To: Kate Stevens
Subject: Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D - Land at Kilvey Hill and Landore Park & Ride Facility, Swansea / Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Lol thanks but no thanks

From: Kate Stevens <Kate@asbriplanning.co.uk>
Sent: 20 April 2023 17:12
To: Joe Hale (Councillor) <Cllr.Joe.Hale@swansea.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D - Land at Kilvey Hill and Landore Park & Ride Facility, Swansea / Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

CAUTION: External email - Do not click links/open attachments unless you recognise the sender and know the content is safe

Please see attached

Kate Stevens - Office Manager
Asbri Planning Ltd | T: 02920 732652 | W: http://www.asbriplanning.co.uk

Cardiff | Swansea

Think before you print

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****

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: gweinyddydd@abertawe.gov.uk
Bydd yr holl ohebiaeth a anfonir at y Cyngor neu ganddo yn destun cofnodi a/neu fonitro yn unol â'r ddeddfwriaeth berthnasol
Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

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****

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[redacted]

Hello, I've read the Transport Assessment for the pre app for the Skyline project . I'd like to comment on page 7 & 8 please. 1) Page 7 point 3.14 mentions introducing controlled crossings on Pentrechwyth Rd & Foxhole Rd. I'd like to suggest you work with Swansea Council to introduce the crossings as part of improvements to the Pentrechwyth Rd/ Foxhole Rd junction I think are necessary to improve safety at the junction bearing in mind increased traffic from M4 J42 & Fabian Way will produce . 2) P8 mentions traffic from M4 J44. This will bring increased traffic into Trallwn , Winch Wen & Bonymaen. It's likely that traffic calming will be needed along with average speed cameras on the A4217 Pentrechwyth by pass. Page 8 also mentions bus services. Service 4 operates much later into the night. Than mentioned in the report. There is also service 30 which is not mentioned in the report linking Morfa with Pentrechwyth, Bonymaen, Trallwn. This is an infrequent service which could be enhanced taking cars off the road & providing a direct link for local residents.

Thanks, Paul Lloyd

****
Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atynt yn unig. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, dylech hysbysu'r gweinyddydd yn y cyfeiriad canlynol: gweinyddydd@abertawe.gov.uk
Bydd yr holl ohebiaeth a anfonir at y Cyngor neu ganddo yn destun cofnodi a/neu fonitro yn unol â'r ddeddfwriaeth berthnasol
Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

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Appendix G - Responses received from specialist consultees

Llywodraeth Cymru
Welsh Government

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 0300 025 6000
Ffacs Cadw@llyw.cymru
Cadw@gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

Asbri Planning Ltd

By email

Eich cyfeirnod Your reference	JH/LG/S22.185
Ein cyfeirnod Our reference	LC
Dyddiad Date	3 May 2023
Llinell uniongyrchol Direct line	0300 0256004
Ebost Email:	cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – New Leisure Development and all associated works, Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Thank you for your letter of 20 April inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

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

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

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

Assessment

Scheduled Monuments

GM012 Swansea Castle
GM177 Bon y Maen Standing Stone
GM315 Earthwork on Kilvey Hill
GM362 St Margaret's Chapel
GM371 Morris Castle
GM392 Morfa Bridge and Quays
GM441 Original Swansea Castle
GM481 White Rock Copper Works
GM482 Foxhole River Staithes

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

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

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

BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Cadw

GM483 Hafod Copper Works Musgrave Engine and Rolls
GM484 Landore New Quay

Registered Parks and Gardens

PGW(Gm)48(SWA) Cwmdonkin Park
PGW(Gm)55(SWA) St. James's Gardens and Crescent
PGW(Gm)60(SWA) Cwmgelli Cemetery
PGW(Gm)75(SWA) Parc Llewelyn

The above designated historic assets are located inside 3km of the proposed development.

The statutory pre-planning application is accompanied by a 'Heritage Statement' produced by Holland Heritage. Regarding the above designated historic assets this report considers a proportionate assessment is one limited to a study area of 500m from the application area, which is considered sufficient to encompass those assets where the development has the potential for heritage impact. We concur with this definition. Within this area the report assesses the effect of the proposed development on the settings of the following scheduled monuments:

GM315 Earthwork on Kilvey Hill
GM392 Morfa Bridge and Quays
GM481 White Rock Copper Works
GM482 Foxhole River Staithes
GM483 Hafod Copper Works Musgrave Engine and Rolls

The report considers that the proposed development has the potential to have high visual impact but that this would not necessarily be to the detriment of the heritage significance of the area or the assets it contains. Primary consideration is given to the four scheduled monuments representative of the industrial history of the Lower Swansea Valley copper industry: GM392, GM481, GM482 and GM483. Potential effects to scheduled monument GM315 Earthwork on Kilvey Hill are not specifically discussed, it is presumed therefore that this is because proposed development may not be inter-visible due to intervening afforestation. In discussing the monuments related to the copper industry, the report considers that their original setting has changed dramatically so that further change can be sustained with careful design.

The report concludes that the plans *as currently submitted* are likely to have a neutral impact on the settings of the above scheduled monuments, whilst referring to the need to manage the lighting of night-time operations to ensure this impact is not increased. The report also considers that due to the proximity of the monuments to the proposed development mitigation through access and interpretation has the potential to allow new ways for them to be understand and experienced. We concur with these conclusions, the proposed development as is presently described will have a neutral impact on the setting of scheduled monuments GM315, GM392, GM481, GM482 and GM483

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

Yours sincerely,

Laura Cooper
Diogelu a Pholisi / Protection and Policy

Annex A

Our role

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

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

National Policy

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

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

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

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

Historic Parks and Gardens

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

The Coal Authority

INVESTOR IN PEOPLE

RTPI Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: **01623 637 119 (Planning Enquiries)**

Email: **planningconsultation@coal.gov.uk**

Web: **www.gov.uk/coalauthority**

For the Attention of: Asbri Planning Ltd

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

26 April 2023

Dear Sir or Madam

PRE-APPLICATION ENQUIRY: PRE-APPLICATION Land at Kilvey Hill

New leisure development comprising gondola stations with gondola & associated infrastructure, multi purpose visitor building including sale of foc and drink with associated outside seating & hardstanding, together with lu tracks, chairlift, skyswing, mountain bike trails, access routes, zi supporting infrastructure, ancillary buildings for staff & maintenance, groun profiling works, landscaping, temporary construction access &compc drainage works, plant & associated works; land at Kilvey Hill and Landore Park & Ride Facility, Swansea

Thank you for your consultation letter of 20 April 2023 seeking the views of the Coal Authority on the above.

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

I have reviewed the proposals within the context of the defined Development High Risk Area and can confirm that the Coal Authority would **not expect the planning application to be supported by a Coal Mining Risk Assessment**, or equivalent, to assess the risk to the development from coal mining legacy. The area where built development is proposed is not in the Development High Risk Area.

I hope this is helpful but please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

[redacted]

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

Disclaimer

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

Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**
Gwefan: **www.heddlu-de-cymru.police.uk**

Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**
Website: **www.south-wales.police.uk**

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028
Michael.Harvey2@south-wales.pnn.police.uk

3rd May 2023

Asbri Planning

Dear Sir/Madam

Re: Land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

In relation to the above, I would have the following observations to make especially taking into consideration the location of this development :-

(i). Perimeter security.

Consideration should be given to protecting the Kilvey Hill site with perimeter security i.e. fencing. The fencing should meet the security standard LPS 1175 SR1 or equivalent, be at least 2.4 metres high, manufactured of weld mesh, expanded metal or similar and be of a design that is difficult to climb over. It should be sited on a hard surface or embedded in the ground.

Height restrictors should be placed at the entrance to the Landore car park site as there has been a problem over the years with travellers occupying open spaces in this area.

If both sites are unoccupied, gates of the same standard as specified above should secure them. If padlocks and chains are used to secure the gates, they must meet appropriate security standards e.g., Sold Secure Gold.

Reason- To prevent crime especially burglary and criminal damage.

(ii). CCTV.

I would ask for the outside and the main entrances into the buildings, vehicle entrances onto the sites, the vehicle parking areas, bike and bin stores and the main public circulation areas to be protected by CCTV.

The CCTV cameras must be in elevated positions and should be monitored.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

Reason – To detect and deter criminals and to protect vehicles and the public.

(iii). Signage.

Signs should be sited advertising the fact that CCTV cameras are operating in the area if CCTV is installed.

Reason – To deter criminals and to comply with the General Data Protection Regulations.

(iv). Lighting.

Both sites should benefit from lighting that is effective and compliments CCTV. The lighting on the vehicle parking areas should meet the British Standard 5489.

The lighting must be effective and enhance CCTV coverage if installed.

The lighting must be situated in elevated positions to prevent vandalism and be protected in vandal proof housings.

Reason To provide public safety and to enhance CCTV coverage.

(v). Landscaping.

Maximum surveillance must be maintained across the whole of the sites. Ideally plants and bushes would only grow to a maximum height of 1 metre. The views across the vehicle parking areas must not be obscured by trees or planting.

Trees should be in areas where they do not obstruct CCTV coverage or lighting or provide an assist to climbing. They should have no branches below 2 metres from

the ground.

Reason- To allow clear lines of sight across the whole of the development, to increase public safety and reduce crime.

(vi). Vehicle parking areas.

Vehicle access onto both sites must be restricted by barriers or preferably gates out of hours.

Vehicle parking areas must be well lit, ideally the lighting meeting the British Standard 5489. All vehicle parking bays should be protected by monitored CCTV.

There must be clear lines of sight across the vehicle parking areas with any planting being low level.

Reason -To prevent burglary, criminal damage and vehicle crime.

(vii). Bicycle stores.

Bike stores must be secure, protected by the CCTV system if installed, lit and overlooked by buildings (please visit www.securedbydesign.com for more information).

Reason – To prevent pedal cycle theft.

(viii). Bin stores.

Bin storage areas should be secure areas protected by solid doors/gates. Access into these areas should be controlled by access control and they should be located away from the buildings.

Reason – To prevent arson.

(ix). Building shell security.

The buildings must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

The design of the buildings must consider the need to prevent features that aid scaling or climbing, and hidden areas must be designed out.

Reason- To prevent burglary.

(x). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rainwater pipes should be either flush fitting (i.e., square profile) or concealed within the cavities of the buildings.

Reason To prevent burglary.

(xi). Intruder alarm systems.

The buildings should be alarmed when unoccupied, with the alarm system linked to a central monitoring station. All rooms where there is valuable equipment or information stored should be alarmed and any alarm wires should be protected.

Reason To detect intruders and to prevent burglary.

(xii). Access control.

Access in the buildings from public areas into semiprivate and private areas must be controlled via access control e.g., fob, swipe card etc.

Entry into all rooms where valuable equipment is sited should also be controlled and these rooms must be kept locked when not in use.

Access control should meet Secured by Design (SBD) standards and specifications.

Reason -To prevent opportunist crime and restrict access to areas.

(xiii). Door security.

The external doors of the buildings, those separating public and private areas and those protecting rooms where valuable property or information is stored should meet where possible the standard PAS 24 2022 or equivalent and be third party tested and certificated.

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

Fire doors must not have external door furniture fitted and should meet the standard PAS 24 2022 or equivalent. They must also be alarmed. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance.

Doors should be protected against ram raiding.

Reason- To prevent burglary.

(xiv). Window security.

All vulnerable external windows should meet the standard i.e., PAS 24 2022 or equivalent and be third party tested and certificated. All glass in vulnerable windows i.e., ground floor windows, within this development should be laminated.

Reason- To prevent burglary.

More detailed information can be found on the Secured by Design website at www.securedbydesign.com .

If you or the developer require any further information or to discuss 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.

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

Prif Swyddog Tân | Chief Fire Officer
Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

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

Gofynner am/ Please ask for: Watch Manager A. Hall

Rhif Est/Extn. No. 6611

E-bost/E-mail: bregs@mawwfire.gov.uk

Fy Nghyf/My Ref: AJH/KDT/00341984

Dyddiad/Date: 26 April 2023

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 AMANDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES

RE: Land at Kilvey Hill and Landore Park & Ride Facility, Swansea

APPLICATION NUMBER: JH/LG/S22.185

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 following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed

1. Access for firefighting purposes must be considered.

2. Adequate water supplies must be considered.

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

and the following links: https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/
https://www.ukfrs.com/index.php/promos/16847

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

The plan/s has been retained for record purposes.

Yours faithfully



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

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

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

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

Access to Open Water Supplies

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

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

1.1. HOUSING

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

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

1.2. TRANSPORTATION

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

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

1.3. INDUSTRY

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

Light Industrial/Commercial

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

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

High Risk Industrial

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

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

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

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

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

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

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

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

Primary Schools and Single Storey Health Centres

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

Secondary Schools, Colleges, Large Health and Community Facilities

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

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

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

1.7. CONCLUSION

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

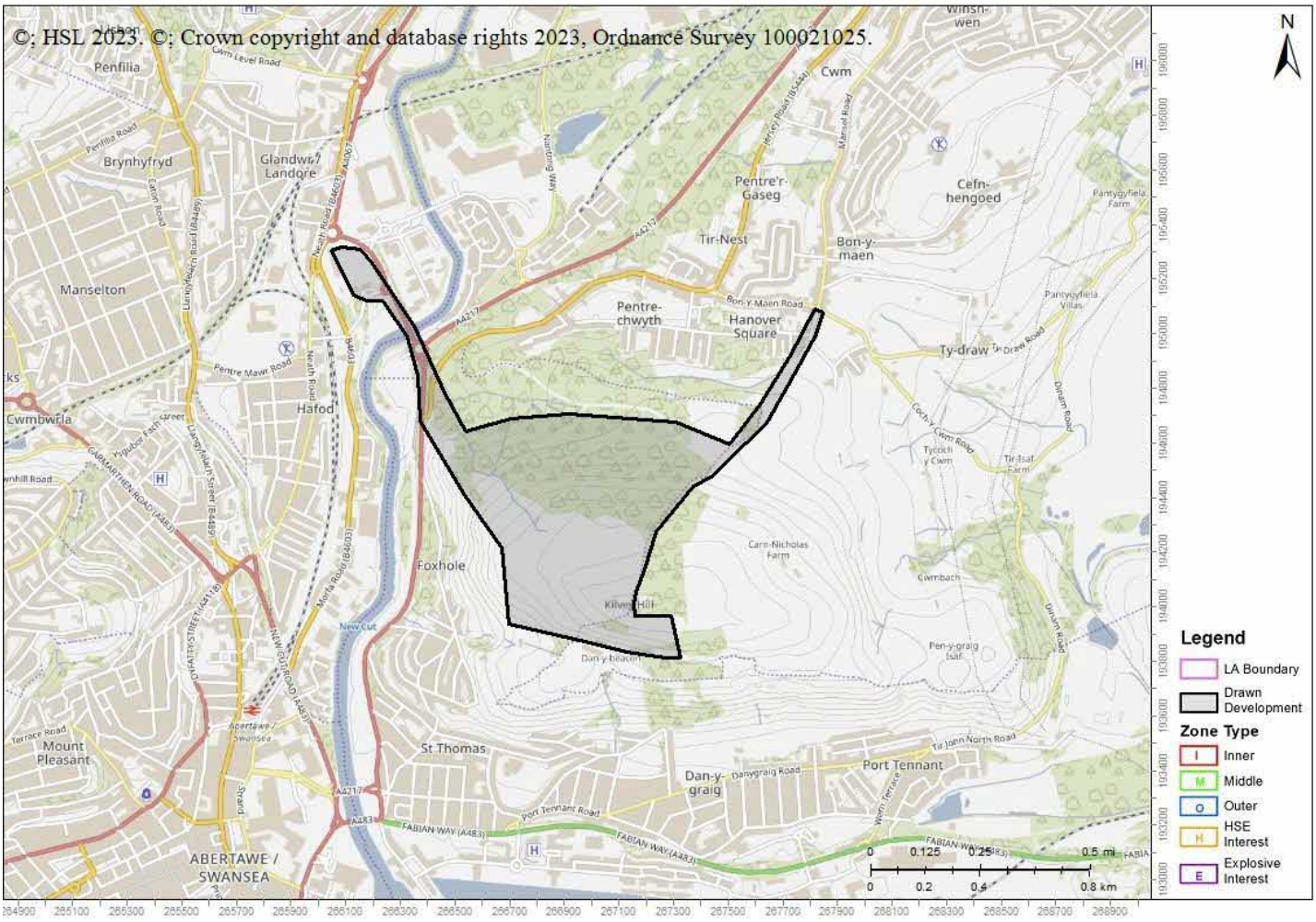
The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

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

Cardiff
CF56 8RS

Advice : HSL-230519103827-744 Does Not Cross Any Consultation Zones

Your Ref: S22.185
Development Name:
Comments:



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

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 19 May 2023.

PAC: Pre-Application Consultation (PAC) Land at Kilvey Hill and Landore Park and Ride Facility

Scheme Proposals: New leisure development comprising gondola stations with gondola and associated infrastructure, multi purpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works

The Pre-Application Consultation for this prospective site has previously been the subject of the pre-application enquiry. The comments and requirements set out in that have been reviewed in conjunction with the information presented as part of this PAC. The Highway Authority pre-application enquiry comments are included below, in full, for reference:

*"**Local Highway Authority***

The scale of development and expected visitor numbers is such that a Transport Statement would need to be submitted with any subsequent planning application, that needs to examine access to the site for all modes of travel.

In summary the proposal is for a base station to be installed within the existing park and ride car park at Landore and the remainder of the park and ride given over to provide car parking to support the proposed uses.

Limited plans have been submitted in support – one plan (022055-AAD-01-ZZ-DR-A-0001-P01) shows that the area to the south is to be used to provide a replacement park and ride facility and one plan (P01 SKO3a) shows no replacement. One plan shows the base station is a certain location, the other contradicts that and shows it in a different place entirely. There are also contradictions within the impact on the layout of the existing car park. Plan 022055-AAD-01-ZZ-DR-A-0001-P01 shows a set of swept paths that appears to show vehicular travel over the verge/footway - this is clearly unacceptable. The changes in the access layout are unlikely to be supported without evidence that all movements can be accommodated, as it currently the case. Support structures are also shown in the adopted footway and also in the river, the footway should be kept clear of such obstacles. The layout of that car park needs careful consideration and there is a cycle route to the south of the site that needs to be retained, vehicular containment may also be required given the proximity to the riverbank.

There is the committed development that needs to be taken into consideration with regard to the proposed Penderyn distillery on the Copper works Site. That development has been assigned a large quantity of car parking spaces within the existing park and ride car park, also part of the car park and access to it is required for servicing/deliveries for that same development. The access cannot be amended without consideration for all users, swept path analysis would need to be provided to demonstrate that safe access is being retained for all the site users. Any works would need to be undertaken by the Highway Authority under agreement.

With regard to the activities at the top of the skyline it is not clear if existing roads are to be used or new ones constructed. A Construction Method statement will be required to be submitted, in addition to a Construction Traffic Management Plan to agree the routes for the construction period. New roads and/or vehicular access points may trigger the need for a Road

Safety Audit to be provided. Any such access/improvement works would need to be undertaken by the Highway Authority under agreement."

The PAC information includes a Transport Assessment (TA) and this has been considered in this PAC response, together with high level review of the additional supporting information.

This PAC response is intended to positively inform a future planning application for this development. The response is also consistent in its approach and reviewing previous advice and confirming whether appropriate action has been taken.

The supporting transport planning input has been submitted as a Transport Assessment, although the absence of network and junction capacity analyses would suggest that this is more appropriately described as a Transport Statement.

The TA does consider the local context and of the site. What is not clear is whether the Park and Ride will be fully replaced by the proposals. If this is to be the case, the high level of public transport reported may not be achieved, given that the bus services are in place to serve the Park and Ride. This must be explored and considered in further detail.

The proposals set out that there is direct experience and information relating to visitor numbers and operating such sites. This information is drawn upon in forecasting annual and peak day visitor attendances. The part of the process which concerns the Highway Authority is the use of the Census data to try and determine a car drive and passenger use forecast. We would question whether the experience which has been referred to extends to car park usage and information relating to car use. At present the use of the mode share derived from Census data also seems to inform the appropriateness of the parking provision that has been proposed. It is therefore considered to be one of the critical matters to understand in better detail.

There are minor discrepancies between documents on the existing capacity of the Landore park and ride site. This should be reviewed and corrected, if appropriate. Once this has been addressed the consideration of traffic impact, and any interpreted consented level, should be examined alongside that which has already been committed at Morfa Copperworks.

There is a confirmation that the site could employ around 100 staff. This will require a staff Travel Plan and measures to discourage car parking and encourage alternative modes will be expected.

The car park layout should be designed in accordance with the SPG on parking standards, taken approved space dimensions into account.

Cycle parking has not been set out in detail, but it is noted on the planning layouts.

The provision of accessible and EV spaces has been presented but not discussed in detail how this quantum was determined. Full reference should be made to the consented Morfa Copperworks parking allocated and also set out the consented

changes to the car park. Any resultant changes to this committed layout do need to be shown and demonstrated to be safe and appropriate.

The PAC information does not appear to contain any vehicular swept path information. This subject area did draw comments in the pre application advice. It is not known why this is not shown clearly in the TA. What is required is a full consideration of the parking, servicing and circulation requirements which have been put in place and agreed with the committed redevelopment of the Morfa Copperworks. This should not be compromised and where changes are required, the effect of this on any agreed delivery management strategy may need to be considered.

Following completion of the above, we would require a full swept path analyses of all the vehicles required to enter and exit the site, attending to clearly marked service areas. There is insufficient detail on any of this subject area in the PAC.

It would be expected that the applicant directly addresses the issue raised in relation to clearly confirming whether infrastructure will need to be constructed on or near the adopted highway. This should also include details of any oversail included.

As set in the past, the proposals should be subject to a Road Safety Audit.

The proposed cycle network improvement is noted. The extent of off site improvement cannot be determined until the issues which have been raised in this PAC response have been concluded.

Conclusion

The Highway Authority is generally supportive of the proposals to regenerate this area and does note the benefit of the proposed development.

The information set out in this consultation response intends to inform the applicant of the likely issues and concerns that would be raised, in highways and transport terms, if the application was submitted as shown in the PAC.

Therefore, in order for the Highway to fully consider the application proposals, we would advise that this response is considered, and the submission revised and informed in appropriate detail.

Justyna Krolikowska

From: Mail Asbriplanning
Sent: 21 April 2023 09:12
To: Jon Hurley; Liam Griffiths
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D - Land at Kilvey Hill and Landore Park & Ride Facility, Swansea / Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

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From: Arwel.Williams@gov.wales <Arwel.Williams@gov.wales> **On Behalf Of** LQAS@gov.wales
Sent: 20 April 2023 18:02
To: Kate Stevens <Kate@asbriplanning.co.uk>; Mail Asbriplanning <mail@asbriplanning.co.uk>
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D - Land at Kilvey Hill and Landore Park & Ride Facility, Swansea / Tir yn Kilvey Hill ac Adnodd Parcio a Theithio Glandwr, Abertawe

Dear Kate Stevens,

Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D - Land at Kilvey Hill and Landore Park & Ride Facility, Swansea.

Thank you for the formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of BMV policy (PPW 3.58 and 3.59). This advice relates to technical information only; not the merits or otherwise of the proposal (TAN6; Annex B6).

1. Agricultural Land Classification (ALC) Information.

The Department does not hold any information on detailed ALC field surveys for the site. According to the Predictive ALC Map for Wales, the site is considered at best Subgrade 3b.

2. Advice

The Department does not consider BMV land to be present at this site, therefore an ALC survey is not recommended.

Should the Department be consulted by the LPA, this would be under arrangements given in TAN6, Annex B6 and relate to technical advice only; not the merits or otherwise of the proposal.

Regards

Arwel Williams

Arwel Wyn Williams
Cynghorydd Polisi Pridd a Defnydd Tir Amaethyddol / Agricultural Land Use & Soil Policy Advisor
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Llywodraeth Cymru / Welsh Government
Ffôn / Tel: 0300 025 2052

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-215902-W7T4
Eich cyf/Your ref: JH/LG/S22.185

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

19th May 2023

Annwyl Syr/Madam / Dear Sir/Madam,

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

BWRIAD / PROPOSAL: NEW LEISURE DEVELOPMENT COMPRISING GONDOLA STATIONS WITH GONDOLA AND ASSOCIATED INFRASTRUCTURE, MULTI PURPOSE VISITOR BUILDING INCLUDING THE SALE OF FOOD AND DRINK WITH ASSOCIATED OUTSIDE SEATING AND HARDSTANDING, TOGETHER WITH LUGE TRACKS, CHAIRLIFT, SKYSWING, MOUNTAIN BIKE TRAILS, ACCESS ROUTES, ZIPLINE AND SUPPORTING INFRASTRUCTURE, ANCILLARY BUILDINGS FOR STAFF AND MAINTENANCE, GROUND PROFILING WORKS, LANDSCAPING, TEMPORARY CONSTRUCTION ACCESS AND COMPOUND, DRAINAGE WORKS, PLANT AND ASSOCIATED WORKS.

LLEOLIAD / LOCATION: LAND AT KILVEY HILL AND LANDORE PARK & RIDE FACILITY, SWANSEA

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 20th April 2023.

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

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

1. Ecology

We have reviewed the report entitled *'Ecological Appraisal'* (hereon known as the EA) by edp, dated April 2023 (reference: edp5125_r002c). We note that an Extended Phase 1 Habitat Survey and additional surveys for great crested newts (GCN) were carried out in 2018, 2019 and 2022. The walkover surveys included habitat assessments for water vole, otter and dormouse.

The development will lead to some habitat loss, including 2.4ha of purple moor-grass/rush pasture, 5.3ha of predominantly coniferous woodland habitat, 2ha of scattered groups of trees, dominated by pine, and 1.1ha of semi-improved grassland and mosaic habitat. We note the operational phase will include operating in hours of darkness.

1.1. European Protected Species – Legislation and Policy

Bats, otter, dormice and great crested newts, as well as 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 where a development proposal is considered 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:

i. The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes 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:
ii. There is no satisfactory alternative; and
iii. 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.

These requirements are translated into planning policy through Planning Policy Wales (PPW) Edition 11 dated February 2021, sections 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). To avoid developments with planning permission subsequently not being granted a licence, the planning authority should take them into account when considering development proposals where a European Protected Species is present.

1.1.1. Bats

The EA advises that the application site supports limited potential for roosting bats, however it also notes that individual trees may have potential to support roosting bats. The mosaic of habitats within the site, including grassland and woodland, is described as having local importance to foraging and commuting bats.

Section 5 (Predicted Impacts and Mitigation) of the EA advises that any trees to be felled or pruned will be subject to a ground-level roost assessment for bats prior to clearance, and

that those trees identified as having moderate or higher potential for bats will be subject to additional aerial inspections by personnel who are appropriately licensed to do so.

Ground-level roost assessments and any subsequent aerial surveys for bats should therefore be undertaken and the results submitted in support of any future planning application. Should bat roosts be confirmed, we advise that an assessment of the impacts of the scheme on these roost sites and proposals to mitigate or compensate for them is submitted.

Given that night-time operational activity appears likely, we advise the Applicant to discuss the need for bat activity surveys across the site with City and County of Swansea's (the Local Planning Authority's (LPA)) Ecologist, prior to submission of any future application. Should additional surveys be required, an impact assessment based on the results of these surveys should be included in, together with mitigation proposals as appropriate.

1.1.2. Otter

The EA notes that there is potential for otters to disperse between the woodland and application site, and the River Tawe to the west, and that the woodland could support otter dispersal and refuge.

Pre-commencement surveys for otter are proposed and we support this approach. However, we advise that a site-based assessment of habitat by an experienced otter ecologist informs the scope/survey area, rather than rigidly maintaining a survey area within 8m of any watercourse, to ensure that the survey is robust and useful to inform the construction phase.

1.1.3. Dormouse

We note that dormouse is considered absent from the site, and we support this approach.

1.1.4. Great Crested Newts (GCN)

We note that habitat assessments and eDNA surveys conclude that GCN are likely absent from the site; we support this approach.

1.2. Nationally Protected Species

1.2.1. Water Vole

Water voles are fully protected under Section 9 of the Wildlife and Countryside Act (as amended). We note that the EA considers that there is no suitable habitat for water vole absent within the Application Area. However, this appears to be based on the assumption that water vole are limited to watercourses and riparian habitat.

Water voles are more recently understood to inhabit wider habitat types in uplands, such as wet heath, bog and grassland with open pools and abundant tussocks. We note from the Phase 1 Habitat Plan that there is an area of wet purple moor-grass/rush pasture within and

adjacent to the site boundary; photographic evidence included in the EA shows this to be suitable habitat to support water vole. From the submitted technical drawings, it appears that this habitat will be largely retained but with a view to including it in long-term habitat enhancement/management plans.

Although we note the surrounding habitat appears to be sub-optimal for water voles, historic water vole records exist within Crymlyn Bog Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI) and the Tennant Canal at Jersey Marine to the east of the application site, and it is possible that relic populations of this species persist. We therefore consider that the presence of water voles within the site, including the wet purple moor-grass/rush habitat, cannot be ruled out at this stage.

We therefore advise that the area of wet purple moor grass/rush pasture should be surveyed for the presence of water vole, from mid-May to mid-September, in association with survey best practice guidelines (*Water Vole Conservation Handbook 3rd Edition; The Water Vole Mitigation Handbook 2016)*. The survey should include at least one visit in this survey period, and should include, amongst other field signs, searches for above-ground nests.

Should evidence of water voles be found within the wet purple moor-grass/rush pasture, an assessment should subsequently be made of the potential for the wider surrounding habitat to support water voles, with the survey area widened as necessary. An impact assessment of the proposal on water voles would also be required, together with any mitigation measures considered necessary, and these should be submitted with any future planning submission.

1.2.2. Invertebrates

Section 3.73 of the EA advises that multiple records of notable invertebrates were returned via the local record centre search. Section 5.4 states *"Overall, the Application Site was found to be dominated by purple-moor grass/rush pasture with areas of lowland heath shrub"* and section 3.75 notes that this habitat is considered to provide suitable habitat for several notable/priority invertebrate species including marsh fritillary (*Euphydryas aurinia*). We note that Table EP 2.6 'Ecology Survey Scoped Out' under 'Invertebrate Surveys' states that "*Whilst open mosaic habitat is likely to support an assemblage of notable and/or locally important species, much of this habitat will be retained and subject to enhancement and management for an invertebrate assemblage".* Section 4.5 however notes that 2.4ha of purple-moor grass/rush pasture habitat along with 1.1ha of semi-improved and mosaic habitat will be permanently removed to facilitate the development.

Marsh Fritillary, along with other invertebrates are fully protected under Section 5 the Wildlife and Countryside Act. As no dedicated survey has been carried out, we are unable to advise on the impact of the permanent loss of the above habitats and therefore any impacts on these species. We therefore do not agree that an invertebrate survey can be scoped out. An invertebrate survey should be carried out following best practice guidelines and provided upfront in support of any future planning application. We also advise that the survey includes and assessment of impacts of the scheme on invertebrates and proposals to mitigate or compensate for them is submitted.

1.3. Badger

Badgers are protected under the Protection of Badgers Act 1992. We note that the presence of badgers has not been ruled out by the surveys undertaken to date, because access into denser scrub and woodland was limited. We note that further surveys for this species that are proposed within the EA are limited to pre-commencement surveys. Advice on badgers falls outside our planning remit, however we are responsible for any associated licensing. We advise you discuss and agree the requirements (e.g. timing) of further badger surveys with the LPA's Ecologist, prior to submission of any future planning application.

1.4. Protected Sites

The proposed development lies approximately 80m from the Six Pit, Swansea Vale and White Rock SSSI and approximately 1.1km from the Crymlyn Bog SAC, Ramsar site and SSSI. Due to the nature of the works, the topography of the site and proximity to small watercourses which are hydrologically linked to the sites, we have concerns that harm from the proposed development on the protected sites cannot be ruled out.

However, provided a site-specific and robust Construction Environmental Management Plan (CEMP) is adhered to during both the construction and operational phases of the proposal, we do not consider that it will adversely affect the integrity of the SAC and Ramsar site. We also consider that as long as the CEMP is followed, the proposed development is not likely to damage the features for which the SSSIs are of special interest.

We note a CEMP has been submitted in support of the application, and our detailed comments on this is provided in section 3 below.

The LPA, as the Competent Authority under the Conservation of Habitats and Species Regulations 2017 (as amended) must, before deciding to give consent for a project which is likely to have a significant effect on a SAC and Ramsar site, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. They must for the purposes of the assessment consult Natural Resources Wales (NRW) and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC and Ramsar site.

1.5. Ornithology

The development site contains a diverse breeding birds assemblage of up to county-level interest. We advise the nature and effort of the ornithology surveys conducted are sufficient for the nature of the habitat and development. Given the nature of the species on site (breeding birds), these fall outside our remit and we defer you to the LPA's Ecologist for advice in relation to birds.

Please note that Table EDP 3.1 'Statutory Designations Within the Site's Potential Zone of Influence' does not include the features of the Burry Inlet Special Protection Area (SPA). We

advise the table should be updated for accuracy, however we have no concerns over impacts of the scheme on the bird features of the SPA.

1.6. Lighting

We advise that a sensitive lighting strategy in respect of protected species should be discussed and agreed with the LPA.

1.7. Ecological Surveys

Please note that in line with best practice guidelines, any ecological surveys submitted in support of a planning application should be no older than two years.

2. Drainage

2.1. Foul Drainage

The *'Drainage Strategy Report'* by Ramboll, dated March 2023 (reference: SSL-RAM-ZZ-ZZ-RP-C-0001) states that foul drainage for the Main Site Kilvey Hill (i.e. the bottom site) is to be confirmed at the detailed design stage and the outcome of the planning application. We advise that this area of the development is in a publicly sewered area. We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer.

We note the arrangements for the 'Top Station Plans' propose using a septic tank, as no existing foul drainage connections are available within this area, however it is also noted that infiltration tests have not yet been carried out which would be required for the drainage. Section 10 of the report states *"The size and frequency of emptying will be agreed at detailed design"*, which would not apply to a septic tank but suggests a cesspit is proposed. Clarification is therefore required on what type of private sewage treatment is proposed at the top of the site and consideration given to the location of its drainage point. Further information on this should be provided in support of any future planning application.

Within the 'Approach to Groundwater Protection' guidance (issued by the Environment Agency in 2018 and adopted by Natural Resources Wales), Position Statement G6 states *"Natural Resources Wales does not encourage the use of cesspools or cesspits, other than in exceptional circumstances. A cesspool or cesspit is a sealed unit that is used for the storage of untreated sewage. There must be no discharge to the environment. Poorly managed cesspools and cesspits present a considerable risk of causing pollution, which can be difficult to monitor and correct".*

In addition, new developments proposing to use private drainage should follow the hierarchy within the Welsh Government Circular 008/2018 (July 2018). The Circular stresses the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible,

should non-mains foul sewage disposal solutions be considered. The use of cesspools/cesspits is discouraged. We refer you to paragraphs 2.3-2.8 in the Circular, which set out the approach to be followed.

You should therefore demonstrate how you have followed the hierarchy within the Welsh Government Circular 008/2018 (July 2018). In exceptional circumstances, where a cesspool/cesspit can be justified, the Circular advises that a full and detailed consideration be given the to the environmental criteria listed under paragraph 2.6.

2.2. Private Sewage Treatment System Advice

Applicants wishing to operate a private sewerage system will need *either* to apply to us for an environmental permit *or* register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our website.

If the septic tank or private sewage treatment system is not eligible for an exemption, you will need to apply for an environmental permit, further details can be found here. Should a permit be required further information may be needed as part of that application process. You are therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found here.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

3. Pollution Prevention

We note the submission of the Construction Environmental Management Plan by Buckingham Group Contracting, dated 10th March 2023 (Version 001). We welcome its content, however, advise it is updated with the following, and provided upfront in support of any future planning application:

> Include details for the arrangements for foul disposal at the 3 welfare locations, during construction;

Include a Silt Management Plan to address risks and site specific measures which will be used to prevent silt pollution into the local watercourses and the River Tawe, a main river;
Some of the supporting documents refer to the 'Environment Agency', as they are generic. In the interest of accuracy these should be updated to refer to Natural Resources Wales. There are also references made to Hafren Dyfrdwy when we assume that it should refer to Dŵr Cymru/Welsh Water.

The submission of an updated CEMP will also be required to inform the Habitats Regulations Assessment (HRA), to be written by the LPA. Please refer to our comments under section 1.4 above for our comments on this.

4. Landscape

We note from the 'Environmental Statement' (ES) dated April 2023 that the proposal required an Environmental Impact Assessment, and based on the screening opinion from the LPA, it was considered that only Landscape and Visual Impacts matters were to be scoped in. We wish to highlight that we were not consulted on the screening nor the scoping stages of this process. We have reviewed the landscape assessment provided within the ES along with the associated appendices.

Our landscape planning advice relates to the development's potential impact on the Gower Area of Outstanding Natural Beauty (AONB). At its closest point, the AONB is approximately 6km south west of the development site at Kilvey Hill. The proposals include several different components and uses across Kilvey Hill, with the main components located between the 'gondola bottom station', the gondola, and the 'gondola top station'. The bottom station would be located at Landore Park and Ride; new buildings here are unlikely to be visible from the AONB due to intervening landform and above ground features (e.g. buildings) within Swansea city.

The gondola top station would be located at the summit of Kilvey Hill, next to the existing transmitting station. Kilvey Hill and the transmitting masts on its summit are a local landmark and visible in views across Swansea Bay, including from the AONB at Mumbles Hill, albeit 8km away. The gondola would connect between the two stations along a 1.3km route, aligned northwest to southeast on the north western slopes of the Hill. At the top station, the largest buildings would include a gondola building (600m2) and a new restaurant building (400m2) and these are at a concept design stage. Both are shown as single storey, with a rooftop bar area atop the restaurant. The restaurant would be positioned and designed to maximise the outlook south west over Swansea Bay and is shown to include large areas of glazing. A 50m high 'Sky Swing' is proposed to be located east of the restaurant on the southern edge of the Kilvey Hill summit.

The Sky Swing structure is likely to be visible from Mumbles Hill, from where it is expected to be more noticeable than the other components because of its height, visibility against the sky, and movement. The movement of the gondola may also be noticeable at this viewpoint. These structures in combination with the proposed buildings and vegetation clearance around the summit would result in a significant change to the character of Kilvey Hill and this

change, overall, may be visible from localised areas around Mumbles Hill within the AONB. However, visibility of this change, as it relates to the current proposals, is unlikely to adversely impact on either the natural beauty of the AONB or enjoyment of its special qualities.

Mumbles Hill is within the Limeslade Landscape Character Area (LCA) and qualities here relate primarily to the distinctive character of the open cliff top common land, and views across the intertidal landscape of Swansea Bay, and Mumbles Head. Although the proposal may be seen in the context of views across the Bay, the impact would be limited by the distance of separation, the small scale of the development relative to the breadth of views available, and the context in which the development would be seen. This context includes extensive built development within Swansea, which is visible around the base of Kilvey Hill, and the immediate built development context to the AONB in this location, which abuts Mumbles. Because of this existing built development, the development is also not expected to have a significant impact on this part of the AONB at night in terms of landscape.

The most noticeable element is expected to be the Sky Swing, which is likely to be seen against the sky in a similar way to the existing transmission mast. We advise as part of the planning application the Applicant demonstrates how they will ensure landform, existing and proposed vegetation has the greatest possible impact in providing a background to the structure when viewed from locations around Swansea Bay, including Mumbles Hill. This commentary should focus on the siting of the swing and any additional planting that may be required and this could form part of the design and access statement. This should be submitted in support of any future planning application.

Overall, we do not agree with section 3.4 of the 'Landscape and Visual Impact Assessment Baseline Report Technical Appendix 7.1' (Final Report) by EDP, dated April 2023, contained within ES where it states in relation to the Gower AONB that it is *"unlikely that the proposals would be discernible due to intervening vegetation and topography within the AONB boundary itself".* This is because the development is likely to be visible from Mumbles Hill, which is within the AONB. However, for the reasons set out above, the proposals are not expected to impact on the natural beauty or special qualities of the AONB, and therefore we agree the AONB can be scoped out from further consideration of the scheme, for the purposes of landscape and visual impact assessment.

5. Flood Risk

The planning application proposes less vulnerable development (LVD) (leisure/commercial). Our Flood Risk Map confirms that the base station element of the application to be partially within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls partially into Flood Zone 2 and 3 Rivers, and Flood Zone 3 Sea. We note that the remaining elements of the application fall within Zones A and B of the DAM and outside any zone of the FMfP.

Section 6 of TAN15 requires the LPA to determine whether the development at this location is justified. Therefore, we would refer the LPA to the tests set out in section 6.2 of TAN15. If

you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We note an FCA has been submitted in support of the application, produced by Ramboll, dated April 2023 (reference: RUK2022N00630-RAM--RP-00006-FCA, Version 2.0). We have reviewed the FCA and advise the following:

The FCA correctly identifies the proposal is LVD, partially in DAM Zone C2 (and B), and the FMfP Flood Zone 2 & 3 Rivers (partial) and Flood Zone 3 Sea (very small section of the site).

The FCA is informed using a topographical GPS survey which was undertaken by Network RTK, and LiDAR aerial survey data which was acquired from NRW. We advise this is acceptable.

Section 2.5 of the FCA states that *"Further hydraulic model details and flood defence details have been acquired from NRW, which confirms that flood risks are limited to areas close to the River Tawe".* Greater detail on this is required to be added to the FCA, e.g. it should state which model has been used to inform the FCA, present results/data on extent and depth of flooding during each flood event (0.5%, 1% plus cc, and 0.1% AEP events, if available). This should be provided upfront in support of any future planning application.

We appreciate that no major structures are proposed in areas at risk of flooding but note that the existing access road and part of the car park (and potential overflow car park) are at risk of flooding. With the inclusion of flood extent and depth data to the FCA (as recommended above), you will be better informed on how to safely manage any flood risk for staff and visitors, and subsequently the LPA will be fully aware of this also before it makes its decision.

The FCA mentions that two gondola tower designs are currently being considered, we would expect that a decision is made on which one will be used, and that this would be confimed in any updated FCA, and flood risk assessed fully at any subsequent planning application stage.

Please note that if any land raising or lowering is proposed, we require this to be included in the FCA and the flood risk assessed appropriately.

Secion 3.4 of the FCA states that *"No requirement for specific mitigation against fluvial or tidal flood risk to the proposed development has been identified".* We advise this is reviewed in light of our comments above, i.e. there is flood risk to the access road and some parts of the carpark, therefore consideration should be given to TAN15 section A1.5. A proposed development must provide a safe and secure living and/or working environment throughout its life. We recommend the production of a Flood Risk Management Plan, proportionate to the scale of the flood risk. It will be for the LPA to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, and we would recommend they consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals,

as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

6. Contaminated Land

We have reviewed the report entitled *'Phase 1 and Phase 2 Geo-Environmental Factual and Interpretive Report'* (Reference 315117-R02(00)), dated March 2023 by RSK Environment Ltd. Section 1.4 notes that the findings of the report are based on earlier reports, including the *'Ground Investigation Swansea. Hafod and Morfa Copperworks Ground Investigation'* dated August 2014 (no author stated) and RSK has previously undertaken a Preliminary Risk Assessment for the site (reference: *'Preliminary Risk Assessment: Swansea Skyline – Pentre-chwyth, Swansea, SA1 7AB'*, dated March 2022). We therefore note the Phase 1 and Phase 2 report listed above is supplementary to this. These reports have unfortunately not been made available within this submission, therefore they should be provided in support of any subsequent planning application for our review. Please note that if these reports are not supplied, we would require the full suite of land contamination conditions to be attached to any planning permission granted, to ensure that there is a correct density and spread of sampling. Please note that sampling density should be in line with BS:10175:2011+A2:2017 *'Investigation of potentially contaminated sites. Code of practice'.* The full suite of land contamination conditions are listed below for reference. Depending on the content of the missing reports, some of these conditions may still be requested at the subsequent planning stage.

We agree with section 9.4 of the Phase 1 and Phase 2 report that more additional quality and level sampling may be required. We advise that a risk assessment to controlled waters cannot be based on soil sampling alone and there has been limited water level and no ground water quality sampling of the site. This should be compared to the River Tawe in order to make a risk-based decision.

Given that the site is covered with reworked materials, and was derelict for a number of years there may contamination that is not usually expected on site. It would be prudent to ensure that contaminants likely found in fly tipping and other surrounding industrial uses area included, such as solvents.

Condition 1: No development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

   all previous uses - *We note that this has been supplied;*

   Potential contaminants associated with those uses - *We note that this has been mostly addressed;*

   A conceptual model of the site indicating sources, pathways and receptors

   Potentially unacceptable risks arising from contamination at the site

7. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. - *We note that we have received a preliminary site investigation.*
8. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
9. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 2: Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Condition 3: Prior to the operation of the development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:

Details of the methods and triggers for action to be undertaken;

Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years);

Timescales for submission of monitoring reports to the LPA e.g. annually;

Details of any necessary contingency and remedial actions and timescales for actions;

Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Justification: A land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on water quality.

Condition 4: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

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

Condition 5: No infiltration of surface water drainage into the ground <insert location> is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 6: No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

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

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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

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

Advice to the Developer

Contaminated Land Informative

We recommend that developers should:

1. Follow the risk management framework provided in Land contamination risk management (LCRM)
2. Refer to 'Land Contamination: a guide for developers (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the Environment Agency's (2017) 'Approach to Groundwater Protection'

Waste Informative

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

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

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

Priority Habitats - Section 7 of the Environment (Wales) Act 2016

Public authorities in Wales must seek to maintain and enhance these Priority Species as part of decision making under Section 7 of the Environment (Wales) Act 2016. *Cephaloziella calyculata*, a Section 7 Priority Species is confirmed within the application site. We therefore

advise you discuss whether a bryophyte survey is required to support the application with the LPA's Ecologist.

NRW Forestry

We are aware that part of the development site falls partially under NRW forestry ownership land. This falls outside our planning remit, as a separate function within NRW. For any advice on forestry restocking, forestry design plans and land management in general, we advise you contact Philip Morgan, Team Leader – Land Management, by emailing: Philip.Morgan@cyfoethnaturiolcymru.gov.uk .

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

Yn gywir / Yours faithfully

Hannah Roberts
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

[redacted]

Morning Asbri planning,

On behalf of the Welsh Government,

Pre Planning - Land at Kilvey Hill and Landore Park & Ride Facility, Swansea
New leisure development comprising gondola stations with gondola and associated infrastructure, multipurpose visitor building including the sale of food and drink with associated outside seating and hardstanding, together with luge tracks, chairlift, sky swing, mountain bike trails, access routes, zipline and supporting infrastructure, ancillary buildings for staff and maintenance, ground profiling works, landscaping, temporary construction access and compound, drainage works, plant and associated works.

I refer to your consultation of 21/04/2023 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the M4 motorway would not issue a direction in respect to a future planning application.

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

Regards

[redacted]

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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. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

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Asbri Planning
Unit 9 Oak Tree Court,
Mulberry Drive,
Cardiff Gate B.P.
Cardiff
CF23 8RS

Date: 10/05/2023
Our Ref: PPA0007808

Dear Sir/Madam

Grid Ref: 267013 194327
Site Address: Land at Kilvey Hill and Landore Park & Ride Facility, Swansea
Development: 2D - New leisure development comprising multipurpose visitor building including the sale of food and drink with associated outside , together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline , drainage 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 a new leisure development comprising multipurpose visitor building, together with luge tracks, chairlift, skyswing, mountain bike trails, access routes, zipline, drainage works on land at Kilvey Hill and Landore Park & Ride facility and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, 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 Swansea Bay Wastewater Treatment Works (WwTW).

This site is crossed by several public sewerage assets, with their approximate positions being marked on the attached Statutory Public Sewer Record, which have protection zones measured as follows:

glas
Glas Cymru Cyfyngedig

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

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

- 225mm foul rising main with protection zone measured 3 metres either side of the centreline;
- 600mm combined rising main with protection zone measured 3 metres either side of the centreline;
- 675mm combined sewer with protection zone measured 3.5 metres either side of the centreline;
- 700mm combined rising main with protection zone measured 3.5 metres either side of the centreline;
- 1200mm combined sewer with protection zone measured 6 metres either side of the centreline;

In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the 'Site Block Plan' (No. 022-055), it appears the proposed development would be situated within the protection zone of the aforementioned public sewerage assets. 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 assets if the developer applies under Section 185 of the Water Industry Act 1991, albeit may prove unviable for the purposes of this development, given the size of the assets, and therefore recommend the proposed development is repositioned to accommodate for the required protection zone.

In the first instance, it is recommended that the developer carry out surveys to verify the location of the assets and establish their relationship to the proposed development, and we recommend they contact our Plan & Protect team (PlanandProtect@dwrcymru.com) to request quotations accordingly. 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 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.

In this instance, the 'Drainage Strategy' and accompanying 'Proposed Below Ground Drainage Layout' (Sheets 1 – 4) appears to indicate proposals to dispose surface water flows to existing ditches, via a series of SuDS conveyancing features, and a private surface water sewer. Accordingly, we offer no objection in principle, subject to agreement with the Lead Local Flood Authority and riparian owner of the private sewer, and recommend that the developer consult with the City & County of Swansea Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. 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 addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the 225mm foul water sewer between manholes SS66951001 and SS66952002 located to the south of Landore Park & Ride. The accompanying 'Proposed Below Ground Drainage Layout' (Sheets 1 – 4) appears to indicate proposals to communicate flows to a private unchartered sewer, south of the Park & Ride facility, as well as septic tank and with respect to the latter we would recommend consultation with Natural Resources Wales as the regulatory body for this drainage system. Please note, 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.

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.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

Foul Water Drainage – Sewage Treatment

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

Potable Water Supply

The proposed development is crossed by a 110mm distribution and 300mm trunk watermain, the approximate positions being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

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.

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.

Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you within information relating to this process.

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,

[redacted]

Owain George
Planning Liaison Manager
Developer Services

ENC. Sewer Plan
Water Plan

***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.*

Dŵr Cymru
Welsh Water

PPA0007808

N
W E
S

LEGEND

Clean network:

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

NB: 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. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is 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 water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus 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.

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

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref:	266534,194900
Map scale:	1:4250
Printed by:	Gillian Williams
Printed on:	09 May 2023

Appendix H - Responses received from ‘other’ consultees

[redacted]

Dear Kate,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the proposal is located in an area of very high archaeological potenfial. Scheduled Monuments are in close proximity, including the Hafod Copper Works Musgrave Engine House and the White Rock Copper Works. There are also Listed Buildings in the area, including the associated Musgrave Engine House, Rolling Mill, River Quay etc. Prehistoric features are located in the vicinity of the Kilvey Hill proposals, including Bronze Age cairns and Iron Age enclosures. Second World War Anfi-glider trenches are also known in the area.

Previous archaeological work, including recent excavafions to the west and southwest of the northern development area have recorded significant archaeological remains at shallow depths and with a high level of preservafion. Such remains include a bathhouse, cast house, smelfing hall, revetment wall, coaling plafform etc.

As such, should a similar applicafion to the one you have outlined be submifted we would likely recommend a field evaluafion be carried out in the first instance. However, due considerafion should be given to open-area excavafion given the high likelihood of encountering significant remains. The scope and methodology of the evaluafion/excavafion will need to be set out in an agreed Wriften Scheme of Invesfigafion (WSI). As ever it is our recommendafion that all archaeological work be carried out either by a registered Organisafion (RO) with the Chartered Insfitute for Archaeologists (CIfA), or by a full Member (MCIfA) of CIfA.

Furthermore, due to the proximity of Scheduled Monuments to the proposals, Cadw should also be consulted.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
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[redacted]

Hi Kate,

Thank you for your email.

Regarding this pre-application consulation, there are no National Grid Electricity Transmission assets affected in this area.

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

Kind regards,

NGET Asset Protection Team

[redacted]

Please see attached

Kate Stevens - Office Manager
Asbri Planning Ltd | T: 02920 732652 | W: http://www.asbriplanning.co.uk

Cardiff | Swansea

Think before you print

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[redacted]

Hello Jon,

Pegasus Group act on behalf of Arqiva Limited in respect of town planning maΣers throughout the UK. As you may know, Arqiva owns and operates the terrestrial television network across the UK and much of the radio broadcast network, both being significant and vital infrastructure networks that provide vital services to the general public.

Arqiva have forwarded to me your leΣer of 20th April 2023 advising of consultaϴon before a major planning applicaϴon is submiΣed under relevant schedules of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012 for the leisure development atop Kilvey Hill. You will be aware of the substanϴal exisϴng transmiţng staϴon atop Kilvey Hill which is operated by Arqiva and hosts digital communicaϴons equipment for numerous network providers. Last year, Arqiva were approached by Carter Jonas acϴng on behalf of Swansea Council in respect of iniϴal plans for the development in quesϴon, but I understand that detailed plans were not available to review at this ϴme and a conclusion on potenϴal impact was not reached.

Arqiva are now in the process of reviewing the material provided on your website using the link provided within your leΣer. They will need to be saϴsfied that there is no adverse impact on their network. Should adverse impact be idenϴfied then Arqiva would consider their posiϴon in respect of either an outright objecϴon or propose potenϴal miϴgaϴon. I will write to you again in due course once Arqiva's assessment is complete, bearing in mind your request for consultaϴon comments before 19th May which we will endeavor to meet.

I trust you have undertaken consultaϴon with other providers of digital connecϴvity that may operate from the transmission site.

[redacted]

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