

OFFICER REPORT

Application Number: P2026/0195

Site Address: Spar 34 Heol Caredig Tonna Neath Port Talbot SA11 3LQ

Proposal: Retrospective application for an InPost parcel locker

Applicant: InPost UK

Agent: Mrs Andi Herrick

Ward: Resolven & Tonna

Application Type: Full Plans

Valid Date: 20th July 2026

Statutory Expiry Date: 13th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 11th August 2026

RECOMMENDATION - Refused

SITE AND CONTEXT

The application site is 34 Heol Caredig, Tonna which comprises a single-storey, semi-detached, commercial unit. The host premise currently operates as a shop (Spar). The application property lies within a predominantly residential area, adjoining a dwellinghouse to the east and also backing onto a dwelling to the south. The application site is setback from Heol Caredig to the North, which is an Unclassified Road as well as Tonna Uchaf to the West, which is a Classified (B) Road.

A parcel locker is sited on the western boundary of the site, within the forecourt of the shop. This is a recent addition to the site for which planning permission had not been

sought and is therefore unauthorised. The locker forms part of an active enforcement case.

Certificate of Ownership B has been completed on the submitted application form.

The application site lies within the settlement limits as defined by the Neath Port Talbot Local Development Plan (LDP).

The application site is located partly in Surface Water and Small Watercourses - Flood Zone 2 and 3. In this case, due to the nature of the proposal, it is considered that a Flood Consequence Assessment is not required.

DESCRIPTION OF DEVELOPMENT

This is a retrospective application for the retention of an InPost parcel locker.

The locker including the canopy measures a maximum height of 2.45m, a width of 3.05m and a length of 0.9m. The structure features numerous parcel compartment sizes – small, medium and large. The locker has a concrete base and is predominantly constructed in metal.

NEGOTIATIONS

The parcel locker shown on the originally submitted block plan did not appear to correspond with the dimensions of the same structure as shown on the roof plan. An amended block plan was submitted, resolving the discrepancy.

Prior to validating the application, the agent was advised to consider relocating the parcel locker due its proximity to nearby noise sensitive receptors. The agent advised that an alternative siting of the locker is not feasible.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Section – Concerns have been identified

Environmental Health (Noise) – No comment

REPRESENTATIONS

The neighbouring properties were consulted on 21.07.2026.

A site notice was also displayed on 21.07.2026.

In response, to date, no representations have been received.

REPORT

National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 9 – Resilient Ecological Networks and Green Infrastructure

[Planning Policy Wales \(Edition 12, February 2024\)](#)

The primary objective of Planning Policy Wales (PPW) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance:

- Technical Advice Note (TAN) 11: Noise
- Technical Advice Note (TAN) 12: Design

Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

- **Policy SC1** Settlement Limits
- **Policy BE1** Design
- **Policy TR2** Design and Access of New Development
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability

Supplementary Planning Guidance:

The following SPG is of relevance to this application:

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

The proposal is located within the settlement limits as defined by Policy SC1 of the adopted Neath Port Talbot LDP. The siting of a parcel locker for the delivery and collection of goods within the forecourt of a shop is considered to be an appropriate addition to the use of the site. The principle of development at this location is therefore acceptable.

Impact on Visual Amenity

The application site is located on a corner plot. The locker is sited in a prominent location and is visible from the public highway. While the unit is exposed to the public domain, the development is of a functional design that is typical in such a location. As such, the proposal is considered to be proportionate in scale and form to the role and function of the site, thereby resulting in an acceptable impact on visual amenity in accordance with Policy BE1 of the Neath Port Talbot LDP.

Impact on Residential Amenity

With regard to impact on residential amenity, the parcel locker faces the forecourt of a shop. By virtue of the fact that the development comprises a parcel locker, it is considered to have no resultant overlooking impacts.

No.32 Heol Caredig adjoins the host property and is sited approximately 26m from the parcel locker. The development measures a maximum height of 2.45m. Due to the height and siting of the parcel locker, it is considered that the development would have no adverse overbearing or overshadowing impacts on property No.32 Heol Caredig.

To the north-east of the application site is property No.33 Heol Caredig. The parcel locker is setback approximately 42.9m from this property. Due to the separation distance of the development to this property together with the intervening highway, it is considered that the parcel locker does not have the capacity to unacceptably overbear or overshadow No.33 Heol Caredig.

The closest adjacent property to the locker is No.74 Park Street, which is sited approximately 0.8m from the development. The locker is located immediately against a side wall that forms part of the curtilage of this dwellinghouse. The development also stands forward of the principal elevation of this property. It is noted that the topography of the application site is slightly higher than the land to the rear in which No.74 Park Street is located. Notwithstanding this, it is considered that the parcel locker by virtue of its height is unlikely to unacceptably overbear or overshadow a chalet style bungalow with first floor roof accommodation. As such, it is considered that the development would not result in any detrimental overbearing or overshadowing impacts on property No.74 Park Street.

The potential for noise and disturbance is pertinent to this case. Policy EN8 states that *potentially noisy proposals should not be located close to sensitive uses (such as hospitals, schools and housing) unless it can be shown that adverse effects can be dealt with through mitigation measures incorporated into the design*. Environmental Health in responding to the application have advised that:

“the retrospective application to locate an InPost parcel locker within the site of the existing Spar store is unlikely to result in a loss of amenity to nearby noise sensitive receptors – this is due to the Spar store being located in a roadside position, on a relatively busy corner plot overlooking a bus stop. The operation of the parcel locker should not result in any significant increase to the existing ambient environmental noise level.”

The information provided within the supporting statement details that these parcel delivery locker machines are operational 24/7. The siting of a parcel locker in close proximity to nearby sensitive receptors has the potential to result in a loss of amenity by way of late night deliveries and collections together with the slamming of locker compartment doors. For these reasons, it is considered unreasonable to suggest that the parcel locker may not result in any significant increase to the existing ambient environmental noise level as in this instance, the development is only sited 0.8m from

the principal elevation of the closest adjacent property at No.74 Park Street. It is therefore considered that the siting of a parcel locker in this location is unacceptable, resulting in a loss of residential amenity on the occupiers of this property by way of noise and disturbance. As such, the proposal fails to accord with Policy BE1 and Policy EN8 of the Neath Port Talbot LDP and PPW (Edition 12).

It should be noted that while a condition could be imposed restricting the hours of operation for the development (if recommending approval), it is considered that this would be unreasonable as the purpose of these automated units is that they operate continuously and are fully accessible throughout the year.

Parking and Access Requirements and Impact on Highway Safety

Highways Section have identified concerns regarding the lighting features of the parcel locker and its impact on highway safety. The Highways Officer has requested the submission of a lighting plan which could be conditioned if recommending approval.

The parcel locker is sited on the western boundary of the site, within the forecourt of the shop. Due to the minor footprint of the structure, the locker is unlikely to erode much of the existing parking provision. For these reasons, the proposal is considered to have an acceptable impact on parking and access requirements in accordance with Policy TR2 of the Neath Port Talbot LDP.

Biodiversity

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

While a green infrastructure statement has been submitted in support of this application, no biodiversity enhancements are proposed. PPW mandates that all development must demonstrate a net benefit for biodiversity. If recommending approval, a condition could be imposed requiring a biodiversity enhancement proportionate to the scale and nature of the development proposed.

CONCLUSION

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

The siting of a parcel locker in this location is unacceptable due to its proximity to nearby noise sensitive receptors, resulting in an adverse impact on the residential amenity of the occupiers of the neighbouring properties by way of noise and disturbance. As such, the proposal fails to accord with Policy BE1 and Policy EN8 of the Neath Port Talbot Local Development Plan and Planning Policy Wales (Edition 12).

RECOMMENDATION

Refused

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

- 1 The siting of a parcel locker in this location is unacceptable due to its proximity to nearby noise sensitive receptors, resulting in an adverse impact on the residential amenity of the occupiers of the neighbouring properties by way of noise and disturbance. As such, the proposal fails to accord with Policy BE1 and Policy EN8 of the Neath Port Talbot Local Development Plan and Planning Policy Wales (Edition 12).

Case Officer Thomas Lewis

Telephone No. 01639 686226

Date of Recommendation 22nd September 2026