

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 22/06/2020

The Planning Dept.
Neath Port Talbot CBC
The Quays
Brunel Way
Neath

Dear Sir,

**Refurbishment of ground floor and construction of first floor extension for
use as builders store and offices
Former Glynneath Laundry 2 Bethel Road Glynneath, SA11 5DG**

Please find attached an application for the above development.

The submitted information is as follows.

1. Planning Application Form
2. Fee - £760
3. Plans as follows
 - Location Plan, Block Plan
 - Existing Elevations
 - Existing Section
 - Existing GF plan
 - Proposed floor plans and elevations

PHONE

MOB PHONE

EMAIL

This application is for the refurbishment of the ground floor of the existing building and the construction of first floor extension for use as builders store and offices. The current lawful use is a commercial laundry which ceased trading some time ago.

Flooding

The application site is within a C2 flood and therefore the applicant has consulted NRW. A reply dated 14 May 2019, which is attached below, confirmed that an FCA was not required due to the scale of the development.

Highway and Pedestrian Safety

The current lawful use of the site is that of a commercial Laundry. Deliveries to the site are undertaken off the highway via the front doors and there is no formal parking area. There is a small area to the north of the existing building which is partially obstructed by a lamp-post.

The proposed development will provide 2 vehicle space to the north of the site and importantly move loading and unloading off the adjacent highway. In order to facilitate this the exiting lamppost will be moved to provide more space.

The proposed development will have a floor area of 166smq and as such requires 2 parking space and an operational space. Whilst the development provides one space less than required it is submitted that this will not result in a detrimental effect to pedestrian and highway safety as

- The development will move loading and unloading off the highway.
- The site is in a sustainable location close to shops and public transport
- There is a large public car park 19m south of the site
- The site currently has no controlled hours of operation. Opening hours can therefore limit traffic movements.

Yours faithfully,

Robert Bowen.

Robert Bowen
Robert Bowen Planning & Development Ltd
info@rbplanning.co.uk

Ein cyf / Our ref: CAS-86198-D8J3

Dyddiad / Date: 14 May 2019

Annwyl / Dear Mr Bowen

**PROPOSAL: DISCRETIONARY PRE-APPLICATION ADVICE (FREE) FOR A
FIRST FLOOR EXTENSION TO AN EXISTING BUILDING TO PROVIDE OFFICE
ACCOMMODATION
SITE ADDRESS: 2 BETHEL ROAD, GLYNNEATH, NEATH PORT TALBOT, SA11
5DB**

Discretionary Pre-application Advice

Thank you for consulting Natural Resources Wales regarding pre-planning advice, which we received on 7 May 2019. NRW are changing the way in which we provide advice on minor pre-applications. We will continue to meet our duties as an adviser and we will also offer a free initial opinion on your proposal. However, in cases where you would like to access any extra advice that falls outside of our statutory duties, we can only offer this as part of our charged Discretionary Planning Advice Service (DPA Service).

We will aim to provide a preliminary opinion for all developments which meet one or more of the criteria on our priority checklist for engagement.

The preliminary opinion will consist of the following:

- An indicative view on which environmental considerations need to be taken into account as part of the application.
- An outline of the assessments that may be required to support the application

In respect of this pre-application we advise the following:

Flood Risk

Our Flood Risk Map, which is updated on a quarterly basis confirms the application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15 and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

However, we do acknowledge that the application is to create office accommodation on the first floor of an existing building. Due to the scale of the development we do

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Natural Resources Wales, Maes Newydd, Llandarcy, Neath Port Talbot, SA10 6JQ

not consider that a flood consequence assessment is required to support a planning application. The applicant should be made aware of the potential risk of flooding to the site.

We would also highly recommend that the applicant sign up to our Floodline Warnings Direct Service. This is a free service that provides flood warnings, giving time to prepare, direct by telephone, mobile, email, SMS text message and fax. The applicant can register by calling Floodline on 0345 988 1188; Typetalk on 0345 602 6340 or by following the link on our website at <http://naturalresources.wales/flooding/flood-warning-service/?lang=en>.

Additional guidance on how to prepare for flooding can be found on our website at <http://naturalresources.wales/flooding/?lang=en>.

DPA Service

For more information regarding free service and our discretionary planning advice (DPA) service please follow the link below:

Welsh Version:

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/our-service-to-developers/?lang=cy>

English version:

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/our-service-to-developers/?lang=en>

Disclaimer

The applicant acknowledges that the content of any advice or assistance provided by NRW is advisory only and that it shall not be deemed to bind or in any other way restrict NRW in performing its statutory functions.

In particular the recipient acknowledges that:

- Any advice given or materials or documentation provided by NRW do not constrain or bind NRW in respect of its statutory functions or its role as a statutory consultee or any decision NRW may make in relation to any application for a licence or permit;
- Any advice given by NRW does not bind NRW in respect of any future representations it may make as statutory consultee or any decision NRW may make in relation to any application for a licence or permit;
- Any views or opinions expressed by NRW are without prejudice to the consideration NRW may be required to give to any application or any future representations as statutory consultee or any decision NRW may make in relation to any application for a licence or permit;
- The final decision as to any representations made by NRW as statutory consultee

will be based on all the relevant information available to NRW at the time it makes such representations;

- NRW cannot and does not give any guarantee as to the representations it may make as statutory consultee; and,
- Any advice given by NRW may be overtaken by changes in available information, law, policy and guidance relevant to the subject matter of the advice.

Our comments above only relate specifically to matters that are included on our checklist 'Natural Resources Wales and Planning Consultations' (September 2018) which is published on our website at this link;
(<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

I hope the above comments are helpful, please do not hesitate to contact me if you have any queries.

Yn ddifffuant / Yours sincerely

Mr Ashley Bosomworth
Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor