

Date: 5th October 2020
Our Ref: 20.260: EH/LG

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Planning Division
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Sir or Madam,

Town and County Planning Act 1990 (As Amended)
Proposed temporary car park, material storage area and associated works
Land at Baglan Bay, Baglan Energy Park (Grid ref. E: 273683 N: 192643)
Planning Portal ref. PP-09104166

Asbri Planning is appointed as planning agent to Morgan Sindall on behalf of Neath Port Talbot CBC in respect of the above planning application for proposed temporary car park, material storage area and associated works.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

Drawing name	Drawing reference
Site Location Plan	26X003-HYD-XX-XX-DR-C-90-3000
Site Layout	26X003-HYD-XX-XX-DR-C-90-3001
Indicative Site Overlay	-
Planning application forms (1APP)	Asbri Planning
Planning Letter	Asbri Planning
Ecology Report	NPT Ecology

The planning fee relevant to the proposal has been calculated on site area which is approximately 3785.70sqm. The fee is £230.00 for each 0.1 hectare as the site is 0.3785 this is rounded up to 0.4 therefore fee is £920.00.

This planning letter will take the following format:

- 1. Site Context**
- 2. Proposal**
- 3. Planning Policy**
- 4. Appraisal**
- 5. Conclusion**

Site Context

The site is land located within Baglan Bay and is brownfield currently comprised of an area of hard standing used for parking. The site is rectangular in shape with each corner roughly situated North, East, South and West. The north eastern boundary is formed by adjoining scrub land and to the south east is further area of hardstanding. To the south west is adjoining brownfield land and to the north western boundary is the adjoining highway. The site has few other features.

A review of the NRW development advice maps identifies the site is located within flood zone A as such is considered to be at little or no risk of fluvial or coastal/tidal flooding. A small section of the sites north eastern corner is located within flood zone B areas known to have flooded in the past.

A review of the historic wales maps identifies there are no listed buildings within the site boundary or within close proximity to the site.

A review of the Coal Authority maps identifies the site is located within a Coal Mining Reporting Area although is not within a development high risk area.

The surrounding area is comprised of a mix of employment uses given that the area is designated within the NPT LDP as existing employment area Baglan Energy Park. The site sits on the southern side of the M4 and the main body of Baglan comprised of residential and complementary uses is located to the north of the M4.

The site is accessed via an existing vehicular access point to the north western boundary. The site has some car parking spaces formally lay out.

Proposal

The proposal comprises 97 no. car parking spaces to be utilised by construction workers associated with the development of planning permission. P2020/0538 (Construction of Technology Centre, parking, landscaping and associated works). The proposal also features an area to be used for material storage. The temporary use is proposed for 2 years.

The storage area will be used as a temporary store for approximately 1000m³ of top soil that will be relocated back to the new project site before we complete the site. The soil will be store on a separating layer of terram and covered to shed rain and maintain the integrity of the soil also preventing wash-out.

Planning Policy

The planning policy framework for the determination of this application is provided by the content and scope of national planning guidance, together with the Neath Port Talbot Local Development Plan (LDP) adopted January 2016.

Planning Policy Wales

PPW Edition 10 was adopted by the Welsh Government in December 2018 and is the principal document for planning considerations in Wales. PPW provides land use planning policy and should be taken into account when preparing planning applications. PPW Edition 10 sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

Neath Port Talbot Local Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Neath Port Talbot Local Development Plan (2010-2021).

The LDP proposals map identifies the site is located within an existing employment area and a safeguarded minerals area. The following LDP policies are considered relevant in the context of the proposed development:

Policy reference	Relating to
<i>Overarching Policies</i>	
SP1	Climate Change
SP2	Health
SP3	Sustainable Communities
SC1	Settlement Limits
SP4	Infrastructure
<i>The Economy</i>	
SP11	Employment Growth
EC2/6	Existing Employment Areas
EC3	Employment Area Uses
<i>Environment and Resources</i>	
EN8	Pollution and Land Stability
SP17	Minerals
M1	Development in Mineral Safeguarding Areas
<i>Transport and Access</i>	
SP20	Transport Network
TR2	Design and Access of New Development
<i>Culture and Heritage</i>	
BE1	Design

Policy EC3 relates to employment area uses and states:

"Within allocated and existing employment areas, unless otherwise specified and where appropriate, uses will be restricted as follows:

- *Uses within classes B1, B2 and B8;*
- *Ancillary facilities or services which support and complement the wider role and function of the primary employment use;*
- *Commercial services unrelated to class B.*

Developments will be required to demonstrate that proposals do not cause any adverse impacts on the overall function of the employment area and neighbouring commercial and residential properties, the proposal can be sustainably justified in this location and is appropriate in scale and form to the role and function of the employment area."

Policy M1 relating to Development in Mineral Safeguarding Areas states:

"Development proposals within mineral safeguarding areas will only be permitted where it can be demonstrated that:

- 1. The mineral concerned is no longer of any value or potential value; or*

2. *The mineral can be extracted satisfactorily prior to the development taking place; or*
3. *In the case of temporary development, it can be implemented and the site restored within the timescale that the mineral is likely to be needed; or*
4. *There is an overriding need for the development; or*
5. *The scale and location of the development would have no significant impact on the possible working of the resource"*

Planning Appraisal

Principle of Development

The site is located within an existing employment area within which uses that are *"ancillary facilities or services which support and complement the wider role and function of the primary employment use"* are considered acceptable. As discussed above the proposal is necessary to facilitate the construction of the recently approved Swansea Bay Technology Centre and will be used for parking utilised by construction workers alongside material storage. The site as existing is comprised of hard standing and no ground works are required to facilitate the proposal. The proposal will not cause an overall adverse impact on the function of the employment area and neighbouring commercial and residential properties and any impact that is faced will be temporary in nature as the application is for temporary use over 2 years. The proposal is considered to be suitably justified given that it is necessary to facilitate the construction of the Swansea Bay Technology Centre. Following the period of two years the site will be restored to its former hard standing use.

The proposal is therefore considered to be acceptable in this location and will be removed from the site following the period of 2 years. As such any impacts are temporary in nature. The proposal is compliant with PPW10, Technical Advice Notes and policies SP3 (Sustainable Communities), SC1 (Settlement Limits) and EC3 (Employment Area Uses) of the Council's Local Development Plan.

The impact of the development in terms of minerals

As previously identified the site is located within a safeguarded mineral area. Policy M1 relates to development in mineral safeguarding area and states that development proposals will only be permitted where it demonstrates that it can meet one of the five given criteria. Criteria 5 states that *"the scale and location of the development would have no significant impact on the possible working of the resource"*. The proposal comprises a temporary planning application for the location of a car park and stockpile storage for construction workers to utilise while constructing the recently approved Swansea Bay Technology Centre. The site as existing is comprised of hard standing and no ground works are required for the proposal. The application site will be restored to its former hard standing use following the temporary period. Given that the proposal will have no impact on the existing conditions once decommissioned it is considered there would be no significant impact on the possible working of the resource. The proposal is therefore considered to be compliant with policy M1 (Mineral Safeguarding) of the Local Development Plan.

The impact of the development in terms of access, parking and the wider highway network

The site as existing has a formal vehicular access point to the north western boundary. This will be utilised by the proposed car park. The site layout shows the site is capable of accommodating up to 97 no. car parking spaces. The surrounding highway network is well maintained and is considered to be capable of accommodating the proposal. Given the temporary nature of the proposal any impacts towards the surrounding highway network will be temporary in nature. Overall it is considered that the site as existing and surrounding highway network is capable of accommodating the proposal. As such the proposal is considered to be in accordance with PPW10, TAN18, the Active Travel Act and Policy SP20 (Transport Network) and Policy TR2 (Design and Access of New Development) of the Council's Local Development Plan.

The impact of the development on the character and appearance of the surrounding area

The site is located within existing employment area Baglan Energy Park as such the context of the character and appearance of the surrounding area is related to employment uses. There are a number of car parks within the surrounding area and as discussed any impact will be temporary in nature. Overall the proposal is considered to be wholly in keeping with the character and appearance of the surrounding area which relates to the existing employment area Baglan Energy Park.

Ecology

A walk over survey was carried out on the 30th September 2020 by Megan Price, Consultant Ecologist, NPTC. This survey looked for any species that would cause an ecological constraint to the proposed scheme. The site is mainly hard standing, it was previously used as a car park however this has not been maintained or managed recently so there is a lot of buddleja (*Buddleja davidii*) growth growing through in areas where the tarmac has cracked. On the north side of the site (adjacent to the Marden Park SINC) there is a bit of willow scrub growth coming through the fence line. There is also an occasional small willow tree growing on the carpark/ hard standing area.

The ecology report concludes that the habitat on site is mainly old hard standing, the proposed works will remove the buddleja and willow trees present on site however this is not considered to have a detrimental impact on the surrounding habitats.

The ecology report provides a full assessment of species on the site and concludes the following. There is considered to be no impact on the mammal species discussed above by this development. There is considered to be no impact on reptile or amphibian species as a result of this development. There is a potential for common bird species to use the buddleja and willow trees to nest in, site clearance should be undertaken outside of nesting bird season (March-August inclusive) to prevent impacts. There is considered to be no impact on invertebrates by this development. As such the impact towards site biodiversity is considered to be negligible.

Drainage

The site as existing is comprised of hard standing. There are no ground works proposed to facilitate this proposal as such there is no increase in impermeable areas. The surface water drainage at the site will therefore remain unimpacted and as existing.

Conclusion

The proposal comprises a temporary 2-year planning application for car parking and an area for stock piling to facilitate the construction of the recently approved Swansea Bay Technology Centre. The proposed use as discussed above is considered to be acceptable in this location and compliant with national and local planning policy. Any impacts the proposal may have are mitigated for by the temporary nature of the development for 2 years following which the site will be restored to its hard standing use.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Emma Harding

Principal Planner