

DESIGN AND ACCESS STATEMENT

for the

change of use of an existing parcel of land
and the construction of a new storage building

at

land adjacent to Ropewalk Terrace
and local to Neath Railway Station

CONTENTS

1. INTRODUCTION AND SITE LOCATION
2. SITE ANALYSIS
3. PLANNING CONTEXT
4. INVOLVEMENT AND CONSULTATION
5. MOVEMENT AND ACCESS
6. DESIGN AND CHARACTER
7. COMMUNITY SAFETY
8. ENVIRONMENTAL SUSTAINABILITY
9. CONCLUSION
10. PHOTOGRAPHS

1. INTRODUCTION AND SITE LOCATION

This document has been prepared on behalf of Mr Paul James in support of a planning application to construct a new storage building on an existing parcel of land.

The parcel of land was previously occupied by a Railway workers social club, which was demolished some years ago. The parcel of land is now open ground with three sides of security fencing to the land boundaries and rear stone boundary wall.

The site is located close to Neath General Railway Station and access is provided by right of way through an existing car parking area which services the railway station and adjacent disused engineering workshops, as indicated on the site location plan and block plan.

2. SITE ANALYSIS

The site is located near to Neath town centre and is bounded to the north by both Neath Railway Station with car park areas, to the West by the main railway line and the east by Ropewalk Terrace

The site is directly accessed from the railway car parking area with full access for both vehicles and pedestrians. The rights of access as granted in an agreement between British Rail and Railtrack PLC dated 4th January 1996

The parcel of land is a generally level site and the area is made up of a general mixture of earth and rubble, the proposal is to grade the area flat, with an overlay of compacted clean hardcore, this will provide a good self permeable surface for the access and onsite parking

3. PLANNING CONTEXT

The proposed work gives full consideration to the following policies

POLICY GC1 New Buildings/structures and changes of use

The design of the proposed storage and distribution facility takes into account all relevant considerations listed within Policy GC1

Change of use of parcel of land

POLICY ENV1 GENERAL CONTROL CRITERIA

POLICY ENV17 (Design)

The design of the proposed storage and distribution facility takes into account all relevant considerations listed within Policy ENV17

POLICY ENV29 (Environmental Quality and Amenity)

The proposed development will not result in any material adverse effect on the environmental quality or amenity in the surrounding area.

POLICY ENV26 (External Lighting)

The external lighting of the proposed development will be designed to minimise light pollution and to minimize any harm to the surrounding environment

NPT UNITARY DEVELOPMENT PLAN

POLICY 1 Enhancement - protection of countryside, seascapes and landscapes of Neath Port Talbot

The proposed development will have a minimal impact on the surrounding, established industrial area, and will be aesthetically in keeping with its surroundings

POLICY 2 Enhancement - protection of wildlife and habitats

The proposed development will have negligible impact on wildlife and habitats

POLICY 4 Pollution - risks to health and amenities

The proposed development will have negligible impact on wildlife and habitats

POLICY 10 Expansion - redevelopment of existing enterprises

The proposed development is consistent with the policy as it encourages the expansion of an existing enterprise

POLICY 14 Traffic - transport

The proposed development is consistent with the policy 14 - it will not have any significant adverse impact on the existing level of traffic in the vicinity and the site.

4. INVOLVEMENT/CONSULTATION

We have not formally consulted with the immediate neighbours with regards to the proposed plans but do not expect any objections as the proposal will have no direct impact on their existing operations.

5. MOVEMENT AND ACCESS

Appropriate access for all vehicular users is well established and is provided via Station Square and Windsor Road, with full access 24 hours a day.

Windsor Road is a one-way street with short stay car parking bays.

Links between the site and the M4 to the south and the A465 are readily accessible

The proposed development will not have any significant impact on the level of traffic in the vicinity.

6. DESIGN & CHARACTER

The proposal can only have a positive impact on the surrounding area as the proposed building will be located on the currently vacant site standing in a rundown area.

The existing site fencing is of contemporary design and is typical of security fencing currently used throughout industrial areas of region and when the additional fencing to the south end of the site is constructed it will fully enhance the security and outlook of the premises.

The proposed scheme will not require any landscaping work and any areas disturbed during construction will be made good.

There will be a minimal increase in noise emissions from the proposed increase in site movements, this will not result in any adverse impact on local residential areas.

7. COMMUNITY SAFETY AND SECURITY

The proposal can only have positive impact on the surrounding area, as the proposed new premises will improve the condition and outlook of what is currently an unused and derelict parcel of land,

The new building with the boundary fence and regrading of the area will generally improve the general safety and security to the proposed operation.

8. ENVIRONMENTAL SUSTAINABILITY

The materials proposed for the development are in keeping with similar developments, any environmental impact on the existing area will be minimal.

9. CONCLUSION

The sole purpose of the project is to provide a secure "lock up" storage facility for an established local building contractor. There will be a low level of traffic to and from the site, mostly with transit type vehicles and small vans. no plans are in place to accept large scale material deliveries, which would be over and above the scope of the current business.

This proposal complies with all relevant national and local planning policies and will provide an ideal base for a building contractor and is suitable for approval.

10. PHOTOGRAPHS

P1. VIEW SOUTH ON ACCESS ROAD TO SITE FROM STATION SQUARE



P2. VIEW NORTH ON ACCESS TO SITE



P3. VIEW EAST ON ACCESS GATES TO SITE AND SECURITY FENCE



P4. VIEW EAST ON REAR SITE SECURITY FENCE



P5. ELEVATION SOUTH ON ACCESS GATES TO ADJACENT SITE

