

F.A.O S. Jenkins & S. Ball
Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

21 June 2021

Our Ref: 21/3660MMMM

Dear Steven and Steve,

Aldi Stores Limited
Land Adjacent to CSN Precision Engineering at Neath Abbey Road, Neath, SA10 7BR
Application Under Section 73 of the Town and Country Planning Act 1990

On behalf of my client, Aldi Stores Limited, please find enclosed a planning application, which seeks the variation of Conditions 2, 16, 17, 18, 23, 25, 30, and 32 of planning permission P2019/5304, to allow minor material changes to the approved scheme to ensure that it is deliverable.

Accordingly, please find enclosed the following documentation:

- Completed application forms and certificates;
- Decision Notice ref. P2019/5304
- 190487-1100-P8 Site Location Plan
- 190487-1400-P24 Proposed Site Plan
- 190487-1401-P4 Floor Plan
- 190487-1402-P2 Roof Plan
- 190487-1500-P4 Elevations 190487-1501-P4 Context Elevations
- 1350-01 Rev E Soft Landscape Proposals
- 1350-02 Rev 0 Soft Landscape Proposals Access Road
- 1350 Access Rd SAB Soft Landscape Management Plan
- 12740_R02b_Biodiversity Enhancement Strategy_JP_CW_16062021

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Directors
Katie Turvey | Heather Vickers | Alan Williams

Consultant
Lorna Byrne
Associates
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

- Arboricultural Impact Assessment & Tree Protection Plan - Aldi Abbey Road -16.3.21
- 1463-Neath, Abbey Road--R6 Rev E
- B3590 M3-B HEATING PIPEWORK
- 7899sk0020b Road Drainage Proposals
- R1(final)-3.6.21 Aldi Neath plant noise assessment 1918927-KJM
- RSOL1906AL_01 NEA Energy Statement Rev 2
- DMP Neath Abbey Road 21.06.2021

A credit card payment for the application fee of £230 has been made to the Council via Planning Applications Wales, quoting the relevant reference number (PP-09757697).

Planning History

In February 2021, planning permission (ref. P2019/5304) was granted for the '*Erection of a Class A1 foodstore (1,899 sqm gross floor area) with associated access, car parking and landscaping (additional retail information submitted)*'.

On the 8th of June, a Non material Amendment (ref. P2021/0408) of planning permission P2019/5304 approved on 03/02/2021 to alter the wording of condition 4 to enable the highways works to be completed prior to the occupation of the new store, rather than prior to the commencement of the store construction was approved by the Council.

Planning permission ref. P2019/5304 includes a condition that sets out the approved plans. Condition 2 of planning permission P2019/5304 reads:

"The development shall be carried out in accordance with the following approved plans and documents:

190487-1400-P21 Proposed Site Plan
 190487 1401 P3 Proposed Floor Plan
 190487-1402 P1 Roof Plan
 190487 1500 P3 Proposed Elevations
 190487 1501 P3 Proposed Context Elevations
 190487 1503 P2 Proposed Context Sections
 190487-1504 P2 Site Boundary Sections
 1350-01 Rev B Soft Landscape Proposals
 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0010-A2-P01 - Highway Works
 Plant_ALDI EPTA Plant Type 3 Single Pack Walk in Housing
 Plant_Type 3 Store 30dB Gas Cooler
 Plant_1463-R6 Rev B Plant Compound -30Db

Reason: In the interests of clarity."

Planning permission ref. P2019/5304 includes a condition that sets out the delivery restrictions. Condition 16 of planning permission P2019/5304 reads:

"Prior to the first beneficial use of the site a Delivery Management Plan which will identify all relevant delivery vehicles, timings, and risk assessment contact details, shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall ensure that no deliveries in excess of 7.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times. Deliveries shall thereafter operate in accordance with the agreed details.

Reason: In the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan."

Conditions 17, 18 and 23 of planning permission ref. P2019/5304 contain a reference to 190487-1400-P21 Proposed Site Plan which is proposed to be amended via this application for consistency.

Condition 25 of planning permission ref. P2019/5304 refers to ultra-low noise 30dB gas coolers that are to be amended as part of this application. Condition 25 of planning permission P2019/5304 reads:

"The Ultra-low noise 30dB gas coolers shall be installed prior to the first beneficial use of the development and retained and maintained as such thereafter. Should any of the approved plant need to be repaired or replaced then any repaired or replacement plant shall as a minimum perform to the same noise specification."

Condition 30 of planning permission ref. P2019/5304 refers to a 'Freeheat' system that is to be amended as part of this application. Condition 30 of planning permission P2019/5304 reads:

"Prior to the first beneficial use of the development details of the 'Freeheat' refrigeration heat recovery scheme outlined within the Renewable and Low carbon Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of any external apparatus required including elevations, floor plan and site plan where required, and details of how the system will operate. The development shall be constructed in accordance with the agreed details prior to the first beneficial use of the development and retained as such thereafter."

Condition 32 of planning permission ref. P2019/5304 contains a reference to 1350-01 Rev B Soft Landscape Proposals which is proposed to be amended via this application.

Application Proposals

Changes to the Store and Site

In preparing to undertake the works at the site, minor material changes are required to the approved scheme to ensure the Aldi store is in line with Aldi's latest requirements and operational needs. The plans have also been updated to reflect the SuDS features submitted through the SuDS Approval Body (SAB) process. These minor works comprise:

- Incorporation of an external lobby to the store building;
- Relocation of staff amenity area;
- Incorporation of SuDS features submitted through the SAB process (including SuDS drainage basins and permeable paving);
- Reduction in the canopy return depth;
- Relocation of the fire escape door;
- External Plant relocated and change to type of plant;
- Staff amenity area relocated to rear of store;
- External plant enclosures reconfigured;
- Parking reduced from 107 spaces to 102 spaces;
- Improved access to existing sub stations/meter housing;

- Click and Collect spaces added;
- Cycle hoops relocated to dedicated shelter near external plant;

An external lobby (18 sqm (GIA)) is proposed at the entrance/exit of the store to improve the operational efficiency of the store. The lobby will provide a clear entrance and exit for customers when entering/exiting the store and will also help with the flow of pedestrians in and out of the store. The lobby will sit under the canopy, and the materials/finishes will match the approved materials/finishes at the store frontage. The canopy return is has reduced in depth (shorter overhang), and the fire escape door from the warehouse is to be relocated.

The staff amenity area has been relocated to the rear of the store in the eastern corner of the site and has been enlarged.

The cycle hoops have been relocated to dedicated shelter near the external plant, and the access has been improved to existing sub stations/meter housing along north-east boundary. The site levels have been revised in corner near the retail escape nearest to the CSN Engineering Building. The bin store has been relocated and the ramp retaining wall has been simplified.

The car parking on the site has been reduced to accommodate the hatched easy access areas for the EVCPs and also the SuDS features. The car parking on the site has been reduced from 107 spaces to 102 spaces (including 7 staff parking spaces). One parent and child space and two blue badge spaces are to be omitted. The plans now show the addition of two Click and Collect spaces. The capacity for 16 passive spaces will also be installed for future use, this means there is a reduction of 1 space from the approved 17 passive spaces. The changes to the car parking numbers are still in line with NPTCBC Parking Standards.

The site proposals, including the soft landscaping plans, tree protection plan and tree removal plan have been updated in response to a need to provide additional drainage features to mitigate for adverse impacts from runoff.

The redesigned proposals now include a number of new drainage basins which have been designed in accordance with the Statutory standards for sustainable drainage systems produced by the Welsh Government (2018) and submitted to the SuDS Approval Body (SAB). The extent of permeable block paving to the access road has also been reduced in lieu of tarmac, following highways authority comments.

The scheme of Biodiversity Enhancement Measures has also been updated to reflect these changes to the proposals. Measures to create new areas of biodiversity importance within the scheme include the provision of wildflower grassland, wetland wildflower seeding in detention basins, native hedgerow creation and ornamental shrub and tree planting. Furthermore, specific management prescriptions will be implemented to enhance the ecological importance of the newly created habitats and to maximise opportunities for wildlife.

Changes to External Plant

The position of the external plant has been amended and now sits to the north of the warehouse where the previously approved staff amenity area was located. In the main plant compound 3x heat pumps, a fridge pack (33dB) and gas cooler (35dB packs are now proposed. The refrigeration and ventilation plant schemes are shown in the technical drawings ref. 1463-Neath, Abbey Road--R6 Rev E and B3590 M3-B HEATING PIPEWORK.

The noise assessment has been updated in line with the changes to the external plant. The purpose of the assessment is to demonstrate whether the new proposed plant scheme can comply with the requirements of planning condition 34, which sets plant noise limits.

The plant noise assessment, undertaken in accordance with the methodology in BS 4142:2014+A1:2019, demonstrates that the predicted noise levels from the operation of the Aldi fixed plant equipment (at the closest existing residential properties) would still comply with the requirements of planning condition 34 of planning permission P2019/5304.

The principal noise reduction measures at this site would be the use of atmospheric side attenuators to the extract and supply fan systems, and the selection of intrinsically quiet refrigeration plant equipment.

Additionally, a refrigeration heat recovery scheme will still be included to provide energy savings through using energy recovered from the stores refrigerated cases for heating. However, the 'Freeheat' system will not be used, and the removal of the 'Freeheat' brand name should be removed from Condition 30. The refrigeration and ventilation plant schemes are shown in the technical drawings ref. 1463-Neath, Abbey Road--R6 Rev E and B3590 M3-B HEATING PIPEWORK. The Energy Statement has been updated to reflect these changes. It should be noted that this new system does not lead to a reduction in sustainability ratings.

Delivery Restrictions

The amendment to the delivery hours to via condition 16 has been agreed in advance of this submission with Justin Griffiths from the Council's Highways Team. Aldi will endeavour not to allow goods vehicles of greater than 7.5T to arrive at or leave the site during the hours of 0815-0930 and 1430-1600 during school term times where possible. Service vehicles arriving / departing during these times will only be in exceptional circumstances such as motorway delays or similar.

Proposed Amended Conditions

This application now seeks permission for the following amendments:

- To vary Condition 2 of planning permission P2019/5304, to allow some minor changes to the approved scheme to ensure that the scheme is deliverable. We propose that the wording of condition 2 is amended as follows:

"The development shall be carried out in accordance with the following approved plans and documents:

190487-1100-P8 Site Location Plan
190487-1400-P24 Proposed Site Plan
190487-1401-P4 Floor Plan
190487-1402-P2 Roof Plan
190487-1500-P4 Elevations 190487-1501-P4 Context Elevations
1350-01 Rev E Soft Landscape Proposals
1350-02 Rev 0 Soft Landscape Proposals Access Road
1350 Access Rd SAB Soft Landscape Management Plan
79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0010-A2-P01 - Highway Works
12740_R02b_Biodiversity Enhancement Strategy_JP_CW_16062021
Arboricultural Impact Assessment & Tree Protection Plan - Aldi Abbey Road -16.3.21
1463-Neath, Abbey Road--R6 Rev E
B3590 M3-B HEATING PIPEWORK
7899sk0020b Road Drainage Proposals
R1(final)-3.6.21 Aldi Neath plant noise assessment 1918927-KJM
RSOL1906AL_01 NEA Energy Statement Rev 2

Reason: In the interests of clarity."

- To vary Condition 16 of planning permission P2019/5304, to amend the delivery restrictions. We propose that the wording of condition 16 is amended as follows:

“Prior to the first beneficial use of the site a Delivery Management Plan which will identify all relevant delivery vehicles, timings, and risk assessment contact details, shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall ensure that no deliveries in excess of 7.5 tonnes shall access or leave the site via any route during the hours of 8.15am to 9.30am and 2.30pm to 4pm during school term times. Deliveries shall thereafter operate in accordance with the agreed details.

Reason: In the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.”

- To vary Conditions 17, 18 and 23 of planning permission P2019/5304 to include the updated plan ref. 190487-1400-P24 Proposed Site Plan. This is for consistency, so all conditions refer to the most up to date plans.
- To vary Condition 25 of planning permission P2019/5304 to include details of a low noise 35dB gas cooler that is now proposed instead. As explained above, the noise assessment confirms that this noise rating is acceptable given the relocated plant.
- To vary Condition 30 of planning permission P2019/5304 to remove the word ‘Freeheat’ from the wording of the condition, as an alternative but similar system is now proposed.
- To vary Condition 32 of planning permission P2019/5304 5304 to include the updated plan ref. 1350-01 Rev E Soft Landscape Proposals. This amendment is for consistency between the proposal and the conditions.

The application drawings will supersede the following previously submitted drawings:

- 190487-1400-P21 Proposed Site Plan
- 190487-1401-P3 Floor Plan
- 190487-1402-P1 Roof Plan
- 190487-1500-P3 Elevations
- 190487-1501-P3 Context Elevations
- 1350-01 Rev B Soft Landscape Proposals
- Arboricultural Impact Assessment & Tree Protection Plan - Aldi Abbey Road 24.6.19
- 12740_R02_ - Biodiversity Enhancement Strategy_070120_JP_AS

Summary

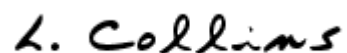
This application seeks a minor-material amendments to planning permission Ref: P2019/5304 to enable the installation of a small entrance lobby on the approved supermarket building, to enable the inclusion of two Click and Collect spaces, to amend the parking layout and numbers, and minor external alterations to the building and site. The cycle hoops and staff amenity area have been relocated, and the external plant enclosures have been reconfigured. The external plant and staff amenity area are to be relocated. The delivery hours are also proposed to be amended.

The plans have also been updated to reflect the SuDS features approved through SAB process including the permeable block paving and SuDS drainage basins. The plans have been updated to match the most up to date and approved soft landscaping and tree proposals. The scheme of Biodiversity Enhancement Measures has also been updated to reflect these changes to the proposals.

We consider that the minor changes can be approved under this application.

I trust that the application is in order and that it can be processed accordingly. Please do not hesitate to contact me should you wish to discuss the above or require any additional information.

Yours sincerely,

A handwritten signature in black ink that reads "L. Collins". The script is cursive and fluid, with the first letter 'L' being particularly large and stylized.

Lloyd Collins

Planner

Planning Potential

Bristol

Enc.