



Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	Land Adjacent to CSN Precision Engineering
Address line 1	Neath Abbey Road
Address line 2	
Town/city	Neath
Postcode	SA10 7BR

Description of site location must be completed if postcode is not known:

Easting (x)	274528
Northing (y)	197507

Description	Aldi Stores Limited
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2. Applicant Details

Title	
First name	
Surname	Aldi Stores Limited
Company name	
Address line 1	C/O Agent
Address line 2	13-14 Orchard Street
Address line 3	
Town/city	Bristol
Country	United Kingdom

2. Applicant Details

Postcode	BS15EH
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Lloyd
Surname	Collins
Company name	Planning Potential Ltd.
Address line 1	13-14
Address line 2	Orchard Street
Address line 3	
Town/city	BRISTOL
Country	United Kingdom
Postcode	BS1 5EH
Primary number	01172141820
Secondary number	
Email	lloyd.collins@planningpotential.co.uk

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a Class A1 foodstore (1,899 sqm gross floor area) with associated access, car parking and landscaping (additional retail information submitted)

Reference number

P2019/5304

Date of decision (date must be pre-application submission)	03/02/2021
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Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 2, 16, 17, 18, 23, 25, 30, and 32

Has the development already started? ☐ Yes ☒ No

5. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

5. Condition(s) - Removal

To allow some minor changes to the approved scheme to ensure that the scheme is deliverable. Please see Cover Letter for full details.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

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 Elevations190487-1501-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.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Steven
Surname	Jenkins
Reference	Email

Date (Must be pre-application submission)

19/04/2021

7. Pre-application Advice

Details of the pre-application advice received

Email advising that the NMA (ref. P2021/0356) should be withdrawn and Section 73 application should be submitted as changes are not considered to be non-material.

8. Ownership Certificates

Certificate of Ownership - Certificate C - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that:
- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were

Investigated titles to adjacent registered land to see if they offered any information, made enquiries of known adjacent owners, including the local authority given that the two unregistered strips abut the adopted highway, and investigated the local archives of West Glamorgan Archive Service.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner	A.S.P. Cloke, B.H. Scott, and P. Newsham
Number	
Suffix	
House Name	Unit 25
Address line 1	Neath Abbey Business Park
Address line 2	
Town/city	Neath
Postcode	SA10 7DR
Date notice served	21/06/2021

Name of Owner	H. Jenkins
Number	
Suffix	
House Name	Trem y Wawr
Address line 1	Pen Yr Alltwen
Address line 2	Alltwen, Pontardawe,
Town/city	Swansea
Postcode	SA8 3EA
Date notice served	21/06/2021

8. Ownership Certificates

Name of Owner	CSN Precision Engineering
Number	
Suffix	
House Name	CSN Precision Engineering
Address line 1	Neath Abbey Road
Address line 2	
Town/city	Neath
Postcode	SA10 7BR
Date notice served	21/06/2021

Name of Owner	Highway Development Control - Neath Port talbot County Borough Council
Number	
Suffix	
House Name	The Quays
Address line 1	Brunel Way
Address line 2	
Town/city	Neath
Postcode	SA11 2HZ
Date notice served	21/06/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Evening Post

On the following date (which must not be earlier than 21 days before the date of the application)

24/06/2021

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Lloyd
Surname	Collins
Declaration date	22/06/2021

☒ Declaration made

9. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

9. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☐ The applicant ☒ The agent

Title

First name

Surname

Declaration Date

☒ Declaration made

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)