



PLANNING STATEMENT

PROPOSAL: 8
INDUSTRIAL/STORAGE (CLASS
B2/B8)

ADDRESS: LLOYDS BRITISH
TESTING, SKEWEN, SWANSEA SA1
8PX

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1.0 Background

- 1.1 Full planning permission is sought for the provision of a row of 8 storage/light industrial units at Lloyds British Testing, Fabian Way, Swansea SA1 8PX. The site was formally an engineering factory but the existing building has been vacant and is in a dilapidated state. The site was recently purchased and the applicant is looking to diversify the commercial site.
- 1.2 Parking for each unit will be provided to the front of the building with parking also being provided in the large shared car park. The units will incorporate a simple monopitch roof design and will be a light portal frame constructed building. In order to minimise the excavation work the building will be sited on pad foundations.

2.0 Site Location

- 2.1 The site is located in an old historic industrial estate and is flanked to the south by Fabian Way and the Swansea University Bay Campus beyond, the west by Fabian Way and the east and north by Baldwins Crescent.

Fabian Way

Site Location



Swansea University Fabian
Way Campus

3.0 Proposal

- 3.1 As previously discussed, the proposal seeks planning consent for the erection of a row of 8 industrial units to the immediate south of the existing industrial building. The new development will utilise the existing access to the site.
- 3.2 Each unit will have its own designated parking space and visitors to site can also utilise the large shared car park which is located within the site.



4.0 Main Issues

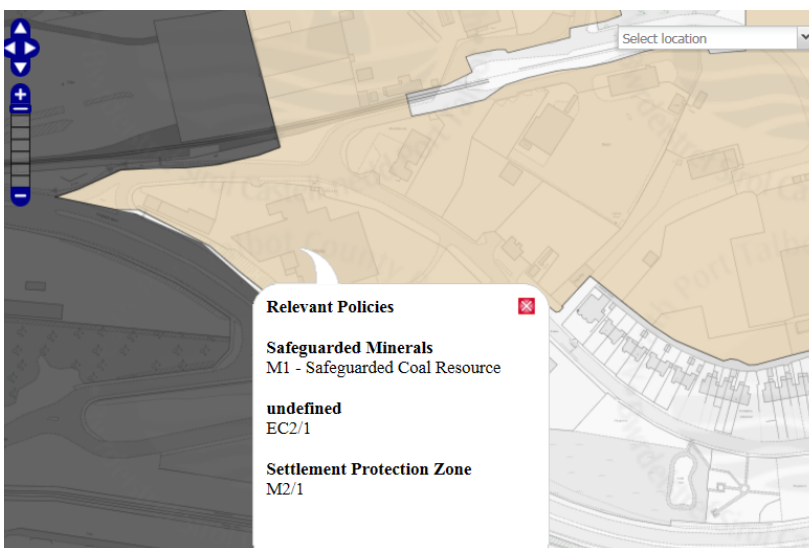
4.1 The main issues for consideration during the determination of this application relates to:

- The principle of this form of this use at this location
- Impact of the development upon the visual amenities of the area
- The impact of the development upon residential amenities of neighbouring properties
- Impact of the development upon highway safety,
- Impact of the development upon drainage and flooding
- Impact of the development upon land contamination

4.2 Careful consideration needs to be given to the provisions of Planning Policy Wales 2018, Neath Port Talbot Local Development Plan and the relevant Supplementary Planning Guidance documents.

5.0 Principle of development

5.1 The site is designated as falling within an existing employment site.



The site is allocated as a existing employment site under the provisions of the Neath-Port Talbot Local Development Plan.

5.2 When considering planning applications in this area careful consideration needs to be given to the provisions of Policies EC2 and EC3.

5.3 Policy EC2 states that in order to safeguard the employment function of the County Borough's employment areas, uses on sites such as this will be restricted in accordance with Policy EC3. Policy EC3 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.

5.4 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.

5.5 The amplification of this policy states that in order to stimulate growth in the economy a wider mix of uses will be permitted on the allocated sites and the existing employment areas, however the amplification goes onto state that these uses are likely to be commercial services and complementary uses (other than uses best located in a retail centre). These will be permitted where they will have no adverse impact on the overall function of the estate and neighbouring commercial and residential properties.

5.6 The Policy states that acceptable uses may include activities such as:

- commercial vehicle repair
- maintenance facilities
- creché
- cafés

5.7 The proposed building will result in the introduction of 8 modest B1/B8 units which would be acceptable in principle at this location.

6.0 Visual Impact

6.1 The proposal will introduce a modest sized row of industrial units. The building will be typical of its industrial estate location and will involve the clearing up of the site and formulation of a parking area.

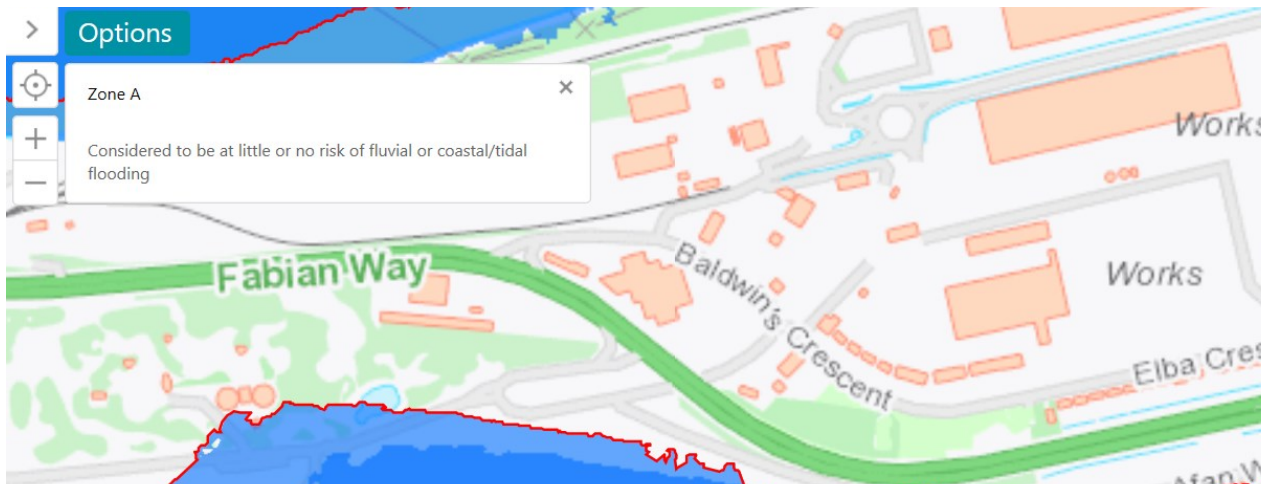
6.2 The building will be constructed from a light weight steel portal frame with metal cladding and therefore it is felt the proposal would have an acceptable impact on visual amenity.

7.0 Residential Amenity

7.1 Turning to residential amenity, there are no residential properties within close proximity to the application site and as such the development is unlikely to affect any residential properties. As such the development is considered to have an acceptable impact on residential amenity.

8.0 Drainage and flooding

8.1 NRW flood maps indicate the site is not situated within a flood zone. Furthermore it is not envisaged the proposal will require any new drainage connections.



8.2 The site is clearly located outside the flood zone. A separate SAB compliant drainage strategy will be submitted in due course for agreement with the Local Authority.

9.0 Land Contamination

9.1 The application is accompanied by a Phase One Desktop Study. It is clear the site has land contamination issues and in order to mitigate any potential harm appropriately worded planning conditions could be attached to any subsequent planning application.

9.2 Furthermore, the proposal would be constructed from a lightweight frame building and sited on concrete pads which would alleviate the need for significant ground disturbance.

10.0 Highway Safety

10.1 The site is located within the grounds of a large industrial site which has been vacant for a number of years. The application seeks consent to provide a row of 8 light industrial/storage units (Class B2/B8). The Supplementary Planning Guidance document entitled 'Parking Standards', sets the parking requirements for development such as this. It is felt that the site would fall within parking 'Zone 3—Urban'.

10.2 As previously stated the proposed use would fall under Class B2/B8. Under the SPG this would fall under a Industry and Industrial Warehousing which would generate a parking requirement of 1 commercial space and 1 space per 100m². Each unit will measure approximately 77m², which would generate a parking requirement of 16 spaces. Each unit will provide 2 spaces as required by the SPG with additional parking spaces within the curtilage of the site and as such the proposal is considered to have an acceptable impact on highway safety and parking.

11.0 Conclusion

11.1 In conclusion it is felt that the proposed industrial building is an acceptable form of development in principle which will have an acceptable impact upon the vitality and viability of the employment site. The use will complement the function of the employment site and introduce an ancillary use which will have an acceptable impact upon it.

- 11.2 The proposal would make a valuable contribution to the local economy, bring a underutilised part of this industrial site into beneficial use and create local employment opportunities.
- 11.3 It is felt the new development would have an acceptable impact on visual amenity, residential amenity and there is clearly sufficient space within the curtilage of the site to provide parking. As such you are respectfully requested to grant consent for the proposal.