

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

13 July 2021

Our Ref: 20/3660C

Dear Steven,

Discharge of Planning Conditions 13, 14, 15, 16, 19, 20, 22, 24, 26, 27, 28, and 30 of Planning Permission P2019/5304 for the Approved Aldi Foodstore at Land Adjacent to CSN Precision Engineering, Neath Abbey Road, Neath, SA10 7BR

On behalf of my client, Aldi Stores Limited, please find enclosed an application to discharge conditions 13, 14, 15, 16, 19, 20, 22, 24, 26, 27, 28, and 30 of Planning Permission Ref: P2019/5304 in relation to the approved Aldi foodstore at Land Adjacent to CSN Precision Engineering, Neath Abbey Road, Neath, SA10 7BR.

A credit card payment for the application fee of £115 has been made to the Council via Planning Applications Wales, quoting the relevant reference number (PP-10033792). Accordingly, please find enclosed the following documentation:

- Completed application forms and certificates;
- Decision Notice ref. P2019/5304; and
- 190487-1100-P8 Site Location Plan.

Condition 13 - Schematic Street lighting scheme

Condition 13 reads as follows:

"The development hereby approved shall not be brought into beneficial use until such time as a schematic street lighting scheme showing the relocation, removal, renewal, and new street lighting columns for both the public highway and the access road to the car parking area and beyond has been submitted to and approved in writing by the Local Planning Authority, and such scheme has been implemented in full. The approved scheme shall thereafter be retained.

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

The following information has been submitted to discharge Condition 13:

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

- Aldi Neath Abbey Road - Thorn Lighting 20210526
- GC3907-CAP-79-XX-DR-E-1301 P01.

The drawings show details of a schematic street lighting scheme showing the relocation, removal, renewal, and new street lighting columns for both the public highway and the access road to the car parking area. The drawings contain all of the required details to discharge Condition 13.

Condition 14 - Road Safety Audits

Condition 14 reads as follows:

"All works shall be subject to Road Safety Audits, stages 2, 3 and 4 in accordance with the HD19/03 Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted to and approved in writing by the Local Planning Authority. Stage 2 shall be submitted prior to the first beneficial use of the development; Stage 3 shall be submitted upon completion of the development, and stage 4 shall be submitted 1 year after the completion of the development. All issues highlighted at each stage shall be addressed to the written approval of the Local Planning Authority within 3 months of approval of that stage of the Road Safety Audit.

Reason: In the interest of highway and pedestrian safety and to ensure compliance with Policy BE1 and TR2 of the Neath Port Talbot Local Development Plan."

The following information has been submitted to part-discharge Condition 14:

- 7899w0025 ALDI Neath Abbey Road RSA2 - Designer's Response
- 7899w0027 ALDI Neath Abbey Road S38 RSA2 - Designer's Response

The enclosed RSA1/2 reports for both the S.278 and S.38 schemes are in accordance with the HD19/03 Design Manual for Roads and Bridges. The reports contain all of the required details to part-discharge Condition 14.

Condition 15 - Staff Travel Plan

Condition 15 reads as follows:

"Notwithstanding the submitted information and prior to the first beneficial use of the site, a Staff Travel Plan together with contact details of the Travel Plan Coordinator shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include a monitoring regime that shall commence from first beneficial use of any building. Full monitoring shall be undertaken in the 1st, 3rd and 5th year, with an interim report submitted to the Local Planning Authority in the 2nd and 4th year. After five years of operating the first travel plan, a further travel plan shall be submitted to and approved in writing by the Local Planning Authority addressing any issues that have failed to reduce the use of the car and meet the agreed targets set in the travel plan. The assessment of this travel plan shall continue every five years in accordance with the above monitoring.

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

The following information has been submitted to part-discharge Condition 15:

- Aldi Neath TP issue 06.06.2021

The Travel Plan includes a monitoring regime that shall commence from first beneficial use of any building. Full monitoring shall be undertaken in the 1st, 3rd, and 5th year, with an interim report submitted to the Local Planning Authority in the 2nd and

4th year. After five years of operating the first travel plan, a further travel plan shall be submitted to and approved in writing by the Local Planning Authority addressing any issues that have failed to reduce the use of the car and meet the agreed targets set in the travel plan. Contact details of the Travel Plan Coordinator are set out in Section 6.1.2 of the Travel Plan. The document contains all of the required details to discharge Condition 15.

Condition 16 - Delivery Management Plan

Condition 16 reads 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 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."

The following information has been submitted to discharge Condition 16:

- DMP Neath Abbey Road 11.06.2021

A Section 73 planning application which seeks to vary condition 16 has been submitted to the Council. The Section 73 application seeks to vary the wording to allow the store to receive deliveries outside the hours of 8.15 am to 9.30am and 2.30pm to 4pm during school term times. These hours have been agreed with Highways.

The enclosed Delivery Management Plan identifies all relevant delivery vehicles, timings, and risk assessment contact details. 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. The document contains all of the required details to discharge Condition 16.

Condition 19 - Scheme detailing all white lining and Traffic Regulation Orders

Condition 19 reads as follows:

"The use hereby approved shall not be brought into beneficial use until such time as a scheme detailing all white lining and Traffic Regulation Orders to the main junction onto Neath Abbey Road has been submitted to and approved in writing by the Local Planning Authority, and such scheme has been implemented in full. The approved scheme shall thereafter be retained.

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

The following information has been submitted to discharge Condition 19:

- 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0012-P03 - S278-38 Signage & Road Ma...
- 20210511 NEATHABBEYRD-TRO-01 - APPENDIX A (002)

The road marking drawing and the Council's s Traffic Regulation Order (TRO) drawing are enclosed. The document contains all of the required details to discharge Condition 19.

Condition 20 - Heritage Interpretation Scheme

Condition 20 reads as follows:

"Notwithstanding the submitted plan, prior to the first beneficial use of the development a Heritage Interpretation Scheme, to include details of a) the design, location and details to be displayed on heritage interpretation boards; and b) details of how the Roman Road will be indicated/marked out on site in perpetuity; shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented on site in accordance with the agreed details prior to the first beneficial use of the development and retained as such thereafter.

Reason: To ensure the Historic mitigation measures are implemented which will ensure the impact upon the setting of the scheduled monument GM215 Neath Roman Site, will be reduced to slight and therefore not be significant and to ensure the development complies with Policy SP21 of the Neath Port Talbot Local Development Plan."

The following information has been submitted to discharge Condition 20:

- 190487-1900- Heritage Interpretation Board Detail
- Draft board for Council

The drawings contain details of a Heritage Interpretation Scheme, including the design, location, and details to be displayed on heritage interpretation boards. The final text will be submitted to GGAT for approval. The drawings contains all of the required details to discharge Condition 20.

The archaeological findings have ascertained that there is not a Roman Road on the site, as previously thought.

Condition 22 - Enclosure around the CO2 refrigeration packs

Condition 22 reads as follows:

"Notwithstanding the submitted plan and prior to the first beneficial use of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the enclosure around the CO2 refrigeration packs. The scheme shall provide a more suitable less intrusive alternative to palisade fencing. The fencing as agreed shall be erected prior to the first beneficial use of the development and retained as such thereafter.

Reason: In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan"

The following information has been submitted to discharge Condition 22:

- 190487-AD5299-B Refrigeration Plant Area

The drawing details the enclosure around the CO2 refrigeration packs, and contains all of the required details to discharge Condition 22.

Condition 24 - Acoustic fencing

Condition 24 reads as follows:

"Notwithstanding the submitted plans and prior to the first beneficial use of the development, full details of the 2.5m and 2m high sections of Acoustic fencing including specifications) shall be submitted to and approved in writing by the Local Planning Authority. The acoustic barrier shall be constructed in accordance with the agreed design and erected prior to the first beneficial use of the development and retained as such thereafter.

Reason: In the interest of visual amenity, to protect the amenity of nearby residents, and to ensure compliance with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.”

The following information has been submitted to discharge Condition 24:

- 190487 AD5925 Acoustic Fence

The drawing contains full details of the 2.5m and 2m high sections of Acoustic fencing, and contains all of the required details to discharge Condition 24.

Condition 26 - Detailed Lighting Scheme

Condition 26 reads as follows:

“Prior to the installation of any permanent external lighting on the site, a detailed lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority detailing the location of all proposed lights, the specification, intensity of illumination, predicted lighting contours (lux plots), together with proposed hours of operation and any mitigation measures required (including measures to reduce as far as practicable light spillage onto the adjoining residential properties) . The approved lighting shall be implemented on site in accordance with the approved scheme only, and retained as such thereafter.

Reason: In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.”

The following information has been submitted to discharge Condition 26:

- B3590 E1-C LIGHTING LAYOUT
- B3590 E3-B NEATH
- P186-454-C Aldi Neath Abbey Road

The drawings contain a detailed lighting scheme for the site, and contains all of the required details to discharge Condition 26.

Condition 27 - Details and samples of the materials to be used in the construction of the external surfaces of the development

Condition 27 reads as follows:

“Prior to their use in the construction of the development hereby permitted, details and samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.”

The following information has been submitted to discharge Condition 27:

- 190487-1700-P1 Hard Landscaping Materials
- 190487-1701-P1 Proposed Building Materials
- 190487-1702-P1 Proposed Means of Enclosure

The drawings contain details and samples of the materials to be used in the construction of the external surfaces of the development, and contain all of the required details to discharge Condition 27.

Condition 28 - Verification report of remediation works

Condition 28 reads as follows:

"Prior to first beneficial use of the proposed development, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 7 shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan"

The following information has been submitted to discharge Condition 28:

- GRO-20093-2556

The verification report demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 7. The report contains all of the required details to discharge Condition 28.

Condition 30 - Details of the refrigeration heat recovery scheme

The following information has been submitted to discharge Condition 30:

- RSOL1906AL_01 NEA Energy Statement_Rev 2
- B3590 M3-B HEATING PIPEWORK
- 1463-Neath Abbey Road--R6 RevE

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. A section 73 application has been submitted to amend the wording of 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.

The retail is being serviced by a combined refrigeration heat recovery (RHR) system known as the 'Freeheat' system, running in conjunction with 3x air source heat pump (ASHP) systems. The proposed 'system' feeds an underfloor heating system serving the retail space. A heat recovery ventilation unit (HRU) provides fresh air to / extract from the retail space, recovering energy between both for optimum efficiency.

I trust the above and enclosed are self-explanatory, and I look forward to confirmation of validation and the discharge of the condition in due course. In the meantime, please do not hesitate to contact me directly should you have any questions in respect of this matter.

Yours sincerely,

L. Collins

Lloyd Collins

Planner

Planning Potential

Bristol

Enc.