

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: GBV.81.20

Date: 16/09/2021

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

**RE: Detached Industrial Building (Class B8) with associated parking, drainage and
Landscaping, Mardon Park Baglan**

Dear Sir,

Please find attached a planning application in respect of the above proposal. The submitted information is as follows.

1. Application Forms

2. Plans and documents as follows

1	Site Plan A500 rev D	IM Design Studio
2	Floor Plans & Elevations A501 rev B	IM Design Studio
3	Location Plan A502 rev B	IM Design Studio
4	Street Scene A503 rev B	IM Design Studio
5	DAS – April 2021	RB Planning & Development Ltd
6	Transport Statement-April 2021	RB Planning & Development Ltd
7	CMS	GBV Properties Ltd
8	Ecology Report –GBV090321 4 th March 2021 amended June 21	Greg Jones
9	Independent Energy Assessment Feb 2021	Greenbuild Consult
10	Drainage Strategy 11250-DSR-1, Feb 2021	Vale Consultancy

PHONE

MOB PHONE

EMAIL

11	SUDS Planting Schedule 11250-1, Feb 2021	Vale Consultancy
12	Maintenance Plan 11250-1, Feb 2021	Vale Consultancy
13	SAB Drainage Layout 11250 SAB 500 Rev 02	Vale Consultancy
14	SAB Drainage Construction Details 11250 SAB 501 Rev 02	Vale Consultancy
15	SAB Flow Routes 11250 SAB 502 Rev 01	Vale Consultancy
16	Review of Site Investigation March 2021	Rhondda Geotechnical Services
17	Ground Investigation Report September 2018	Ian Farmer Associates
18	Ground Risk Assessment March 2019	Terra Firma (Wales) Ltd
19	Ground Investigation Report Feb 2018	Groundsure Feb 2018
20	Coal Mining Report Feb 2019	Coal Authority
21	Site Investigation Nov 2006	Apex Drilling
22	Waste management Plan March 2021	GBV Properties Ltd
23	Covering Letter Sept 2021	RB Planning & Development Ltd
24	CMRA 15 April 2021	Rhondda Geotechnical Services
25	PAC Report June 21	RB Planning & Development Ltd
26	PAC Appendices June 21	RB Planning & Development Ltd
27	Phase 2 Ecology Report July 2021	Greg Jones
28	Landscaping Plan 541.01	C. Etchell Ass.
29	Existing Site Plan A0-A504	IM Design Studio

Ecology

As indicated in our recent phone call I am of the view that ecological surveys undertaken are sufficient for the Council to determine the planning application. Whilst I understand that the Ecology Section is not satisfied with the level of mitigation and enhancement proposed this, in my view, is not a validation issue but a matter to be considered, discussed and determined as part of the planning process.

As you are aware ecological mitigation was provided for this site and the wider development during the determination of the previous planning application 2006/0375. I enclose for your attention a copy of the officers' report which specifically refers to mitigation.

I have searched through the available planning documents to establish the level of mitigation but there is insufficient information online for me to take a fully informed view.

However, the advice from my clients' ecologist is that the mitigation proposed is adequate. He has also indicated that there is also some scope for further mitigation within extensive grass verges surrounding the site which are owned by the applicant and are edged in blue, should that be necessary.

I am of the view that the application site has an extent consent (2006/0375) and as such my client is able to develop the site under that consent without any additional mitigation measures. Given the existence of extant consent I would suggest that this is a material issue in the planning decision.

I appreciate that there is some further discussions required in respect of ecology but this can be done once the planning application is on consultation and I would therefore respectfully request that the application is validated and registered.

Noise

TAN 11 Noise (October 1997)¹ sets out guidance for dealing with noise generating developments.

"8. Local planning authorities must ensure that noise generating development does not cause an unacceptable degree of disturbance. They should also bear in mind that if subsequent intensification or change of use results in greater intrusion, consideration should be given to the use of appropriate conditions."

The application site is within an industrial estate with residential dwellings over 500m north. It is considered that noise will emanate from the site during the construction and operational phases.

Construction Phase

¹ <https://gov.wales/sites/default/files/publications/2018-09/tan11-noise.pdf>

Given the distance to residential dwellings it is unlikely that residents will experience any noise disturbance. Whilst there may be some noise experience by the less sensitive adjacent offices and industrial premises, this noise will be limited to the duration of the construction process. Any noise emanating from the construction phase can be controlled by planning condition and appropriate measures set out within a Construction Management Plan.

Operational Phase

The proposed development is for a storage and distribution facility. The development does not require internal or external plant and there will be no air conditioning. As such any noise resulting from the development will be limited to the movement of vehicles.

Given the type, scale and location of the development it is submitted that a Noise assessment is not required.

Yours faithfully,

Robert Bowen.