

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 21/10/2021

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

RE: Extension to Unit 21, 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	A0-A600 Rev B	IM Design Studio
2	A1-A601 Rev D	IM Design Studio
3	Letter	RB Planning & Dev
4	Ecology Report 21 st Oct 2021	Greg Jones
5	Ground Investigation Report- Feb 2018	Groundsure Feb 2018
6	Site Investigation- Nov 2006	Apex Drilling
7	Preliminary Ground Investigation Report -September 2018 – (Posted)	Ian Farmer Associates
8	Report on Ground Investigation -September 2018	Ian Farmer Associates
9	Ground Risk Assessment March 2019	Terra Firma (Wales) Ltd
10	Coal Mining Report Feb 2019	Coal Authority
11	CMRA April 2021 (Posted)	Rhondda Geotechnical Services

PHONE

MOB PHONE

EMAIL

Application

This application seeks planning permission for 558 m² extension to unit 21. The proposed extension will provide additional storage and distribution for the unit.

Car Parking

The Council's adopted standards Parking Standards, *Supplementary Planning Guidance (October 2016)*¹ require parking as set out in **Table 1** below.

Table 1

Zones 2 to 4

Type of Development	Operational	Non-Operational
Small Industry (< 100m ²)	1 van space	1 space
Small Industry (< 235m ²)	1 van space	2 spaces
Industry	See Note 5	1 space per 120 m ²
Highly Technical Industry	See Note 5	1 space per 35 m ²
Industrial Warehouses	See Note 5	1 space per 140 m ²
Storage Warehouses	1 commercial space per 500 m ²	Nil
Distribution Centres (<1000 m ²)	35% of GFA	1 space per 120 m ²
Distribution Centres (>1000 m ²)	25% of GFA	1 space per 120 m ²

<i>Floor Area of 558sqm</i>	<i>Parking Area/ Spaces required</i>	<i>Area/Spaces Provides</i>
<i>Operational</i>	<i>195</i>	<i>665</i>
<i>Non operational</i>	<i>5</i>	<i>5</i>

¹ https://www.npt.gov.uk/PDF/spg_parking_standards_oct16.pdf

The proposed development will provide a total of 5 car parking spaces and an operational area of 665qm. This is above the required standard.

Noise

TAN 11 Noise (October 1997)² 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

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 sensitives 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.

² <https://gov.wales/sites/default/files/publications/2018-09/tan11-noise.pdf>

Ecology

The application is supported by an ecology assessment of the site. Page 20 of the ecological report sets out proposed mitigation. It should however be noted that this site, as it has previously had planning permission, has provided substantial offsite mitigation. As such any mitigation required should be balanced against the substantial mitigation already provided. The applicant accepts that mitigation should be provided and would welcome a positive discussion as to how that mitigation will be provided at the earliest opportunity.

Yours faithfully,

Robert Bowen.