

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

16 November 2021

Our Ref: 21/3660

Dear Steven,

Aldi Stores Limited

Land adjacent to CSN Precision Engineering at Neath Abbey Road, Neath, SA10 7BR
Application for a Non-Material Amendment of Planning Permission Ref. P2021/0678

On behalf of our client, Aldi Stores Limited, we are pleased to enclose for your consideration, an application that seeks a non-material amendment to planning permission Ref: P2021/0678, which granted permission for the Aldi foodstore at Neath Abbey Road in Neath.

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-10399780).

Background

On 03 February 2021, planning permission (Ref. P2019/5304) was granted for the '*Erection of a Class A1 foodstore (1,899 sqm gross floor area) with associated access, car parking and landscaping*'.

An application was then submitted on 21 June 2021 to vary conditions 2, 16, 17, 18, 20, 23, 25, 30 and 32 of the above permission. This was granted on 26 October 2021 (Ref: P2021/0678).

Proposed Development

Following the commencement of works to construct the approved store, an issue has arisen with the proposed access arrangements into the land owned by CSN, immediately to the south of the store. Access into the CSN land is made via the access road which runs down the western side of the site. The approved access (as part of P2019/5304 and P2021/0678) for the CSN site is no longer suitable and an amended scheme needs to be agreed and submitted.

In order to enable negotiations in connection with the CSN access to take place, we propose that the works associated with that specific element are delayed by 3 months. This will not affect the layout of the main access road off Neath Abbey Road as those works will be undertaken prior to the store opening.

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

In order to ensure we comply with all relevant conditions, this requires an amendment to the most recent permission (P2021/0678), specifically conditions 1, 2 and 16.

A phasing plan has been produced (Drawing Ref: 190487-1450 P2 – Phasing Plan) to assist with the negotiations. Phase 1 is the Aldi store, its car park, and the majority of the access road as previously approved. Phase 2 relates to the small area at the southern end of the access road.

In relation to the conditions on P2021/0678, to enable full compliance, we would suggest the phasing plan is added to the list of approved drawings at condition 1, and conditions 2 and 16 are amended. We are open to specific alternative wordings for conditions 2 and 16, but the following are possible wordings:

Condition 2 – In respect of the land marked as Phase 1 on Drawing Ref: 190487-1450 P2, the new retail store/building shall not be brought into a beneficial use until such time as all works to the existing highways and new junction into the site off Neath Abbey Road, which include visibility splays, right hand turn lane, footpaths etc. as identified on drawing 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0010-A2-P01 and 1190487-1400 P24 within the Phase 1 land have been completed to the satisfaction of the Local Highway Authority. In respect of the land marked as Phase 2 on Drawing Ref: 190487-1450 P2, a highways solution for that area must be approved by and completed to the satisfaction of the Local Highway Authority within 3 months of the retail store opening.

Condition 16 - The new retail store/building shall not be brought into a beneficial use until such time as all white lining and Traffic Regulation Orders as agreed within planning permission P2021/0744 approved on 08/10/2021 and within the land marked as Phase 1 on Drawing Ref: 190487-1450 P2, shall be implemented in full prior to the first beneficial use of the development and retained as such thereafter. In respect of the land marked as Phase 2 on Drawing Ref: 190487-1450 P2, a highways solution for that area must be approved by and completed to the satisfaction of the Local Highway Authority within 3 months of the retail store opening.

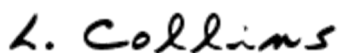
The changes to the conditions only affect the southern end of the access road, and not the section that Aldi customers or service vehicles will use to access the store. Therefore the proposal will not adversely affect safety of road users or its footways.

Conclusion

This application proposes a non-material amendment to the wording of conditions 1, 2 and 16 of P2021/06768 to enable a phased approach to the design and implementation of the southern section of the access road. The proposed changes do not lead to significant alterations and will not adversely affect highways safety and are therefore considered to be non-material.

We trust that the application is in order and that it can be processed accordingly. Please do not hesitate to contact me should you wish to discuss the above or require any additional information.

Yours sincerely,



Lloyd Collins

Planner

Planning Potential

Bristol

Encs.