

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

APPROVAL OF NON-MATERIAL AMENDMENT

Name and address of the applicant

Aldi Stores Limited
C/O Agent
Planning Potential
13-14 Orchard Street
Bristol
BS1 5EH

Name and address of the agent

Mr Lloyd Collins
Planning Potential Ltd.
13-14 Orchard Street
Bristol
BS1 5EH

DATE REGISTERED: 17 November 2021

APPLICATION NO: P2021/1161

LOCATION: Aldi Stores Limited , Neath Abbey Road, Neath, SA10 7BR

PROPOSAL: Non material Amendment of Planning Permission P2021/0678 approved on 26/10/2021 to alter the wording of condition 1 (Approved plans), 2 (Junction and access road) and 16 (White lining and Traffic Regulation Orders) to enable a phasing of the proposed access road to CSN engineering (located to the south of the site).

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby determines that the amendments are non-material and allows the application.

Conditions:-

Action Conditions

- 1 The development shall be carried out in accordance with the following approved plans and documents:
190487-1100-P8 Site Location Plan
190487-1400-P24 Proposed Site Plan
190487 1401 P4 Proposed Floor Plan
190487-1402 P2 Roof Plan
190487 1500 P4 Proposed Elevations
190487 1501 P4 Proposed Context Elevations
190487 1503 P2 Proposed Context Sections
190487-1504 P2 Site Boundary Sections

Reference No: P2021/1161

190487-1450 P2 Phasing Plan
NEATHABBEYRD-TRO-01 Rev A
1350-01 Rev E Soft Landscape Proposals
79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0010-A2-P01 - Highway Works
1463-Neath abbey road R6 Rev E plant compound
B3590 M3 heating pipe network
7899sk0020b Road drainage proposals
1350-02 Rev 0 Soft Landscape Proposals Access Road

Reason:

In the interests of clarity.

- 2 The new retail store/building shall not be brought into a beneficial use until such time as all works within phase 1 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 drawings 190487-1450 P2 Phasing Plan, 79-E1379-CDY- XX-XX-DR-D-En_80_35_74-0010-A2-P01 and 1190487-1400 P24 have been completed to the satisfaction of the Local highway and retained as such thereafter.

The turning area shown within Phase 2 as identified on identified on 190487-1450 P2 Phasing Plan, 1190487-1400 P24 shall be finished with a temporary surface to the satisfaction of the Local Highways Authority and remain open and free for use prior to the first beneficial use of the store with all works within Phase 2 being completed by the 18th February 2022 and be retained as such thereafter.

Reason:

The proposed new development is only acceptable in highway and pedestrian safety terms with the required highway improvements, and there is a need to ensure such works are provided in a phased approach, and to ensure accordance with LDP Policy BE1 and TR2

- 3 16 All phase 1 white lining and Traffic Regulation Orders along the length of the access road to the main junction onto Neath Abbey Road as identified on Phasing Plan No. 190487-1450 P2 Phasing Plan and NEATHABBEYRD-TRO-01 Rev A shall be implemented in full prior to the first beneficial use of the food store hereby approved development and retained as such thereafter.

Phase 2 white lining and Traffic Regulation Orders identified on Plan No. 190487-1450 P2 Phasing Plan and NEATHABBEYRD-TRO-01 Rev A Shall be implemented in full by the 18th February 2022 and be retained as such thereafter.

Reason:

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

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 18 November 2021

Reference No: P2021/1161

Important Notes:

(1) This decision is in relation to those amendments contained within the application only and in all other regards the approved development shall be constructed in accordance with the host planning application