

Design & Access Statement

Design

Following the commencement of works to construct the approved Aldi store, an issue has arisen with the proposed access arrangements into the land owned by CSN, immediately to the south of the new store. Access into the CSN land is made via the adopted access road which runs down the western side of the site, and the previously approved access stub for the CSN site is no longer suitable. As a result of discussions with NPTBC highways department and CSN, the length of the adopted access road was shortened and the layout of the private access into the CSN site was amended to the agreement of all parties.

The turning head at the end of the adopted road has been extended as per proposals under the S38 agreement.

Palisade vehicle and pedestrian gates are proposed at the entrance to the CSN site, at the end of the adopted road. A palisade fence is also proposed to the southern side of the access road, to discourage trespass. This will tie into existing boundary fencing.

A small section of timber knee rail is to be replaced with close boarded timber fencing up to the back of the new gates. This is to discourage trespass into the CSN site from within the Aldi car park.

A suds infiltration basin/swale is proposed adjacent to the junction with Neath Abbey Road. This has been agreed under the section 278 works.

A second suds infiltration basin/swale is proposed on the CSN site in response to the minor works involved in this area.

The end of the existing access road is to be turned back into service/storage area, closed off with a new palisade fence.

Access

The changes 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.

A level footpath will extend from the end of the adopted road, through the pedestrian gate and around the new parking bays to the building.

The proposed access road will tie into the existing access to the south west of the CSN site. All vehicles will travel along the access road and either continue straight on for deliveries and servicing (HGVs), or turn back towards the parking bays (cars and LGVs).

Minor levelling works to the existing CSN car park are required to link the existing car parking with the new parking bays adjacent to the Aldi site.