

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

21 December 2021

Our Ref: 21/3660NN

Dear Steven,

Aldi Stores Limited
Land Adjacent to CSN Precision Engineering at Neath Abbey Road, Neath, SA10 7BR
Planning Application for Amended Access Road and Minor Works

On behalf of Aldi Stores Limited, please find enclosed a planning application, which seeks permission for a revised access road alignment and car parking, and minor works associated with the CSN Engineering premises at the southern end of the above site.

Accordingly, please find enclosed the following documentation:

- Completed application forms and certificates;
- Decision Notice ref. P2019/5304;
- Decision Notice ref. P2021/0408
- Decision Notice ref. P2021/1161
- Decision Notice ref. P2021/0678
- 190487-2100 P4 Site Location Plan (prepared by Kendall Kingscott);
- 190487-2200 P6 Existing Site Plan (prepared by Kendall Kingscott);
- 190487-2300 P6 Proposed Site Plan (prepared by Kendall Kingscott);
- Design and Access Statement (prepared by Kendall Kingscott);
- 1350-03 Rev A Soft Landscape Proposals - New Access SAB (prepared by Cambium);
- Written Scheme of Investigation (prepared by Foundations Archaeology);
- Flood Consequences Statement and Drainage Strategy (prepared by Craddys);

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

- Biodiversity Enhancement Strategy (prepared by Tyler Grange);
- ERA Pro-forma (prepared by Tyler Grange);
- Geo-Environmental Site Assessment (prepared by Ground Investigation Limited);
- Geo-Environmental investigation (prepared by Earth Environmental & Geotechnical); and
- Detailed Highways Drawings (prepared by Craddys);
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0100-S2-P01 S38 Site Location Plan
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0105-S2-P04 S38 Agreement Plan;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0107-S2-P03 S38 Vehicle Swept Path Analysis;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0110-A5-C03 S38 Engineering Layout;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0112-A5-C03 S38 Signage & Road Markings;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0115-A5-C01 S38 Construction Details;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0120-A5-C03 S38 Setting Out;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0130-A5-C03 S38 Contours & Levels;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0131-A5-C02 S38 Long Sections;
 - 79-E1379-CDY-XX-XX-DR-D-En_80_35_74-0132-A5-C02 S38 Cross Sections.

A credit card payment for the application fee of £230 has been made to the Council via Planning Applications Wales, quoting the relevant reference number (PP-10498189).

Planning History

In 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 (additional retail information submitted)*'.

Subsequent non-material amendment (ref. P2021/0408 and ref. P2021/1161) and Section 73 (ref. P2021/0678) planning applications have been made, and the planning permission has been implemented. The Aldi store is now open and trading.

Context

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 considered 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 is proposed to be amended to the agreement of all parties.

Application Proposals

Changes to the Approved Access Road

The access road (as approved and shown on Existing Site Plan ref. 190487-2200 P6) has been implemented and is essentially complete to allow the newly developed Aldi store to open to the public. The road has been completely constructed, including

kerbs which have been laid as per the approved layout, tarmac laid to paved area to prevent contamination of the stone and soakaway build-up, and to stop an issues through the winter period.

As a result of further discussions between Aldi, the neighbouring site owners, and Neath Port Talbot Council Highways Officers, it is now necessary to submit a separate planning application for the access road specifically. This new access road application proposes:

- Minor changes to the alignment of the access road at the south of the site, which will provide a more suitable private access arrangement to CSN Engineering's existing premises;
- Minor amendments to the car parking layout adjacent to the CSN Engineering building, to provide four new parking spaces;
- Minor adjustment to the 'turning head' on the western side of the approved access road, which ensures that it meets the required highways standards, as per proposals under the S38 agreement;
- 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;
- 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; and
- The end of the existing access road is to be turned back into service/storage area, closed off with a new palisade fence.

The changes mainly affect the southern end of the access road (apart from the proposed new infiltration basin/swale is proposed adjacent to the junction with Neath Abbey 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).

The extent highway to be adopted by Neath Port Talbot Council is shown on the Proposed Site Plan (ref. 190487-2300 P6). This is largely unchanged from that previously approved. For clarity, no other changes are proposed to the wider site.

The application proposal seeks to regularise the alignment of the access road at the southern end of the site and minor changes that are required to facilitate this, and represents a minor change from that approved previously (ref. P2019/5304).

There are no trees or hedges on the application site, and therefore, neither a Tree Survey nor a Tree Protection plan are required.

All other design and access arrangements are unchanged from that approved previously, and the application does not raise any material design and access matters that require consideration. Vehicle, pedestrian and cycle access to the Aldi store and wider site is largely unaffected by the proposal, and clearly marked pedestrian access is maintained to the south of the site.

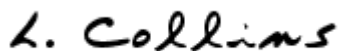
Summary

This application seeks a re-alignment of the access road to the south of the site and minor works to facilitate these changes (as approved previously through planning permission ref: P2019/5304 and subsequent permissions). The changes represent a more appropriate vehicular access arrangement for CSN Engineering's on-going occupation of the site. No additional development is proposed, and the application does not raise any matters of significance.

The proposals have been discussed with all relevant parties through an on-site meeting, and we understand are largely agreed. This application therefore seeks only to regularise the position, and should not give rise to any matters of principle. I consider that the minor changes should be approved under this application.

I 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,

A handwritten signature in black ink that reads "L. Collins". The signature is written in a cursive, slightly slanted style.

Lloyd Collins

Planner

Planning Potential

Bristol

Enc.