

22nd September 2022

Our Ref: S21.319

Planning Department
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Neath
SA11 2GG

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480 535

www.asbriplanning.co.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Full Planning Permission for construction of new building with associated works

Safe Gas Cylinders Ltd, Fabian Way, Swansea, SA1 8QJ

Planning Portal (Ref: PP-11348376)

Asbri Planning have been instructed by Safe Gas Cylinders Ltd to submit a planning application for the construction of a new building on their site at Fabian Way, Swansea. The new building will be utilised for the refurbishment of specific gas cylinders.

The planning application has been subject to pre-application advice with Neath Port Talbot CBC (Ref: Q2021/0167), which did not find any major concerns with the proposal. It was noted that the new building may result in a visual improvement at the site. Details of car parking, access and implications on flood risk were required to form part of the full application. It would also require the submission of an Extended Phase 1 Habitat Survey.

Site and Surrounding Area

The site is located to the north of Fabian Way within the Crymlyn Burrows area, neighbouring the Bay Studios, Bay Field Hospital and Amazon. The site falls within the boundary of Neath Port Talbot County Borough Council.

Safe Gas Cylinders have been in operation at the site since 2011, when it relocated from its original site on Morfa Road. However, the company has been running for over 100 years, providing shot blasting, paint coating and gas cylinder inspections and testing services. During the recession in 2009 the long-standing company Bernard Hastie and Co. was forced to liquidate. The current director acquired the remnants of the business and saw an opportunity for growth and the potential in the sector. 6 acres of land and associated buildings were acquired on Fabian Way, which are used for gas cylinder and pressure drum inspections and testing. The company also offer a complete Cylinder and Drum Tank refurbishment service which includes pressure testing, stencilling and tare weighing, in addition to the basic requirements of safe de-gassing, shot blasting, metal spraying and paint/powder coating.

Safe Gas Cylinders Ltd is an accredited Type A Notified Body, which allows them to apply the Pi stamp to pressure drums without the need for third party surveillance. It has also had a long association with many major packaged gas companies including the BOC (now part of the Linde Group), Calor Gas and Air Products.

The site is surrounded by various employment uses, including Amazon and the Bay Studios. The images below are taken from the site and drone images show it in the context of the other surrounding uses.





The Proposal

The site includes a number of buildings all of which are currently being utilised to facilitate the business, however in order to diversify the precise type of cylinders that Safe Gas Cylinders are able to work on, they require the construction of a new building to operate from.

It is considered that the site has the capability to facilitate a new building with the space available and it would not result in any negative impacts to the neighbouring uses. As can be seen from the above photographs of the site a vast number of cylinders are actually stored on site in the open prior to processing and despatch to customers. As such the construction of a new building would provide some internal storage which would go some way to improve the visual appearance of the area.

The building overall floor area measures under 1000sqm in area and the development is being carried out on a site less than 1 hectare in size. Therefore, in accordance with the Planning (Wales) Act 2015, the proposal does not require pre-application consultation.

In terms of appearance, the building will be constructed using a standard steel frame and a pitched roof design. Materials include Ibstock Bristol Brown Facing Brickwork and Insulated Box Profile Sheetting for the walls, Insulated Box Profile Sheetting in Goose Wing Grey for the roof, windows in UPVC and Rainwater Goods in UPVC. It is considered that the character of the building remains in keeping with the surrounding uses and is an acceptable form of development in this location.

Planning Policy

The Well-Being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “*public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle*”. The Act sets out seven ‘well-being’ goals and states that when making decisions, public bodies need to take into account the impact they could have on people living in Wales in the future and must apply the sustainable development principle in all decisions. It defines sustainable development as *‘the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.’*

National Development Framework: Future Wales – The National Plan 2040

‘Future Wales’ was published on 24th February 2021 and sets out the Welsh Government’s strategy for addressing key national priorities through the planning system, based on the national planning principles and national sustainable placemaking outcomes stated within Planning Policy Wales by means of 11 outcomes. These 11 outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years’ time.

In terms of the proposed development to which this application relates, it is considered that the following Future Wales policies are of relevance to the proposal:

- Policy 1: Where Wales Will Grow – The site is located within the National Growth Area of Swansea Bay and Llanelli, which the strategy promotes their continued growth and regeneration. The proposal would result in the expansion of a successful company which is unique to South Wales and plays an important role in the economic diversity and prosperity of the area. It will also safeguard a source of local employment and encourage further employment with the expansion of the business.

- Policy 8: Flooding – The proposal takes into account the Flood Maps for Planning and potential impact of climate change. The submission of an FCA with the application indicates that the development can be achieved without increasing the risk of flooding.
- Policy 9: Resilient Ecological Networks & Green Infrastructure – The application is supported by a Phase 1 Habitat Survey and ecological enhancements.

Planning Policy Wales

Planning Policy Wales (PPW) – Edition 11 (February, 2021) is the principal document of the Welsh Government which sets out the context for sustainable land use planning policy, within which Local Planning Authorities' Statutory Development Plans are prepared and development control decisions on individual planning applications and appeals are made.

The document states that in order to create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals.

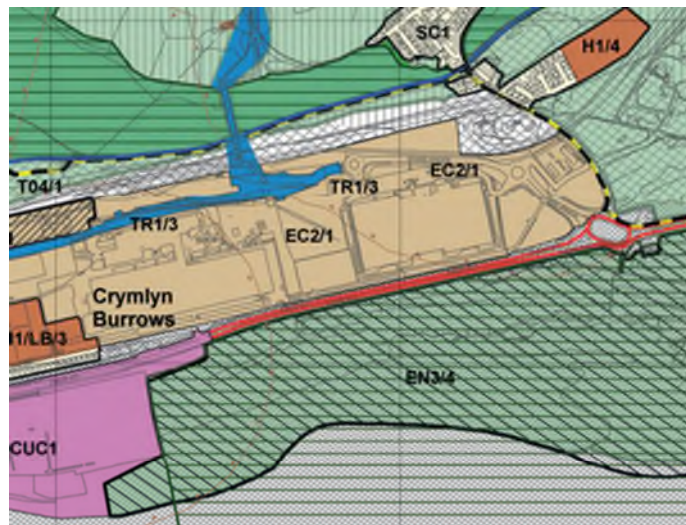
Technical Advice Notes (TANs)

The following TANs are considered relevant to this proposal:

- TAN 5 Nature Conservation and Planning (2009)
- TAN 15 Development and Flood Risk (2004)
- TAN 18 Transport (2007)
- TAN 23: Economic Development

Neath Port Talbot Local Development Plan (2011 – 2026)

Neath Port Talbot County Borough Council's Local Development Plan (LDP) was adopted in January 2016 and is the prevailing development plan for the County Borough. The application site (Fabian Way) is allocated as an existing employment site (EC2/1) under Policy EC2 of the LDP. The sites identified as existing employment areas are considered to be well located and relate well to existing settlements and infrastructure. Their protection will ensure the needs of existing businesses are met; point 5.2.19 states that 'a large portion of this land will accommodate expansion space for indigenous occupiers'. Overall, it is considered that Policy EC2 supports the expansion of existing businesses within the existing employment areas and therefore the principle of development in this case is considered acceptable.



In addition to Policy EC 2, the following LDP policies are also considered to be relevant in the determination of this application:

Strategic Policies

- Policy SP1: Climate Change
- Policy SP5: Development in the Coastal Corridor Strategy Area
- Policy SP11: Employment Growth
- Policy SP15: Biodiversity and Geodiversity
- Policy SP16: Environmental Protection
- Policy SP19: Waste Management
- Policy SP20: Transport Network

Topic Based Policies

- Policy SC1: Settlement Limits
- Policy BE1: Design
- Policy I1: Infrastructure Requirements
- Policy EC2: Existing Employment Areas
- Policy EC4: Protection of Existing Employment Uses
- Policy TR2: Design and Access of New Development

Supplementary Planning Guidance

- Parking Standards (October 2016)
- Biodiversity & Geodiversity (May 2018)
- Pollution (October 2016)
- Design (July 2017)

Planning Considerations

Principle of Development

Safe Gas Cylinders is a successful company which has occupied the site at Fabian Way since 2011. Strategic Policy SP11 directs employment uses to the most sustainable and appropriate locations. The proposed site is not located in either an allocated site as defined in Policy EC1, or a safeguarded site as defined in Policy EC2. As such it is considered that the proposal does not comply with these aforementioned policies. The site is located within an existing employment area (EC2) and the development will result in the expansion of an existing business within this area. It is considered that the overriding principle of Policy EC2 is to protect these identified employment areas and prioritise the available land for use by existing businesses within these locations. In this respect, it is considered that the development accords with Policy EC2.

Visual Amenity

The proposal will seek to create a purpose-built structure to house gas cylinders for servicing prior to dispatch to clients which form the core of the applicant's business. As such it is considered that the construction of a new building would provide internal storage which would seek to improve the overall visual appearance of the site as a result.

The building design is both functional and of high-quality design which fully takes into account the built environmental context and positively contributes to improving the overall visual amenity of the wider area in accordance with the requirements of Policy BE1.

Residential Amenity

There are no residential properties or other sensitive receptors in close proximity to the site, as such the development is unlikely to have any unacceptable impact upon residential amenity in terms of overlooking, overbearing, overshadowing, noise, etc.

Highway Safety

Policy TR2 identifies that proposals will only be permitted where there are appropriate levels of parking and cycling facilities are provided and that the development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes.

Policy BE1 requires, amongst other things, that new development has no significant adverse impact on highway safety, with Policy TR2 emphasising that development proposals will only be permitted where all of the stated criteria are satisfied, including that "(1) The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation.

The wider site has established access points which are currently used as part of Safe Gas Cylinders current operations and the development of a storage building on the site will not as a consequence generate any further levels of commercial vehicle movements to and from the site. As such the development would have a neutral impact on traffic movements and would not have an adverse impact on highway safety or create unacceptable levels of traffic generation, it is considered that the development accords with Policy TR2

Flood Risk

It is acknowledged that although the building is located outside the Flood Zone C2 on NRW's Development Advice Maps, when taking into account the potential impacts of climate change on the NRW Flood Maps for Planning, the site is within Flood Zone 3. Therefore, an FCA has been commissioned for the development. From the findings of this report, the slab level of the new building will be above 7.14 AOD in order to comply with the TAN15 requirement for a flood-free building level in the 1 in 200 annual chance events over the lifetime of the development. In this respect, it is considered that the proposed development accords with TAN 15 and Policy SP1 of the LDP.

The application has been submitted electronically via the Planning Portal (Ref: PP-11348376), and the application fee of £5,980 will be paid directly to the Neath Port Talbot CBC.

I trust that you have the requisite documentation in order to enable you to validate the application. Nevertheless, if you require any further information, please do not hesitate to contact me.

Yours faithfully



Richard Bowen
Asbri Planning Ltd