



GCRE

Canolfan Fyd-Eang Rhagoriaeth Rheilffyrdd
Global Centre of Rail Excellence

**SCHEME TO ADDRESS PLANNING CONDITION 9
OF PLANNING APPLICATIONS**

**P2021/0327 (NEATH PORT TALBOT CBC) AND
21/0559/OUT (POWYS CC)**

INTRODUCTION

The Planning Condition States:

9. Prior to the commencement of work on each phase of development as agreed under Condition 7, and notwithstanding the submitted details which refer to palisade fencing, full details of all boundary enclosures / treatments within the site and on the site boundaries including their siting, design and materials, together with an assessment of ecological impacts (including upon wildlife movement and collisions and details of how wildlife corridors and movement will be accommodated) shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments within each phase shall be carried out in accordance with the details as approved before the use of the associated land within that phase is commenced or buildings occupied and thereafter retained as approved.

REASON

In the interests of health and safety and visual amenity of the area, to ensure all ecological mitigation measures are applied in line with the ES, and to ensure the development complies with PPW, Future Wales, TAN5 and Policies EN6, EN7 and BE1 of the Neath Port Talbot Local Development Plan.

PURPOSE

The purpose of this scheme is to provide details of the boundary enclosures and any internal fencing arrangements so as to comply with Condition 9 of Planning Permissions P2021/0327 (Neath Port Talbot CBC and Condition) and 21/0559/OUT (Powys CC).

Recently, Non Material Amendments have been approved to enable Phase 1A of the development (as set out under Condition 7) to be bought forward to allow its early delivery and provide ongoing revenue to enable the scheme to be economically viable. The design for parts of this system are still ongoing but it is critical to the success of the scheme that works get underway.

GCRE are looking to develop low carbon solutions to as many elements of the construction as possible and fencing offers one of those opportunities. The internal fencing is yet to be designed and the construction materials specified. GCRE would look to agree this with the Local Planning Authorities as part of a future submission.

As a result, this document supports a partial discharge of the above condition, in that it only deals with the boundary fencing.

PROPOSED FENCING

During Construction the existing boundary fence will be maintained and as the need arises temporary HERAS fencing will be erected to ensure the works remain safe and secure. The HERAS fencing which will only be used for short periods, will not prevent the passage of reptiles and mammals due to its above ground construction.



HERAS fencing Panels

Reptile fencing constructed on the boundary of the site will prevent reptiles from re-entering the site during construction following a trapping exercise. This is covered in the Reptile Mitigation Scheme, submitted as part of Conditions 13&16 .

The boundary is currently fenced with Stock Proof fencing, which provides the necessary security and prevention of trespass from animals onto the site. That fencing has been in place for at least 25 years and allows the free passage of wildlife local to the site. A further stock proof fence will be erected within the boundary of the same specification. The extent of this fencing is shown on PLAN 1 attached and the specification for this fencing is shown on PLAN 2 also attached.

MAINTENANCE

The stockproof fencing will be inspected on a regular basis and a record of that inspection made. Any defects will be recorded and repairs carried out as soon as practicably possible.