

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2022/0868

Date: 13/10/2022

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: Land at Mardon Park (Unit A), Central Avenue, Baglan Energy Park, Port Talbot, SA12
7AX

Section 73 application to remove condition 9 (Green roof), revise wording of condition 18 (Landscaping Management Plan) and 10 (Rare Plant Translocation) and agree conditions 8, 10, 11, and 18 of Planning Permission P2022/0868

Dear Sir,

Please find attached a planning application in respect of the above proposal.

Section 73 Application

Condition 9 (Green Roof) required the following details to be submitted

Notwithstanding the submitted plans, no development shall take place (including vegetation clearance) until, full details of the proposed green roof, including roof design, details of the substrate, species mix/density, an implementation programme (including phasing of work where relevant) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and implementation program and retained as such thereafter.

PHONE

MOB PHONE

EMAIL

In March 2021 planning permission was granted for three developments on land at Mardon Park, Baglan, Port Talbot as set out in **Table 1** below.

Table 1

Reference	Address	Description	Approved
P2021/0956	Land At Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot, SA12 7AX	Detached Industrial Building (Use Class B8 - Storage and Distribution) with associated parking, drainage and landscaping.	16/3/2022
P2021/1086	Unit 21, Central Avenue, Baglan Energy Park, SA12 7AX	Extension to existing unit (class B8 - storage and distribution) with associated parking, drainage and landscaping.	17/3/2022
P2021/1087	Land Adjacent to Unit 19/20 Mardon Park, Baglan Energy Park, SA12 7AX	Construction of four industrial units (Class B1, B8) with associated car parking drainage and landscaping	17/3/2022

At the date of determining the applications the Council considered that, notwithstanding the submitted details, insufficient ecological mitigation had been submitted. As such, conditions were attached to each consent requiring the provision of a green roof on each of the approved developments together with details of ecological mitigation, site clearance, reptile protection and landscaping. The relevant conditions (The conditions) are set out in **Table 2** below.

Table 2

P2021/0956 Unit A	P2021/1086 Unit 21	P2021/1087 Unit19/20
Cond 8 - Landscaping	Cond 6 -Landscaping	Cond 6 -Landscaping
Cond 9 - Green Roof	Cond 7 - Green Roof	Cond 7 - Green Roof
Cond 10 - ecological mitigation strategy.	Cond 8 - Vegetation clearance and reptile protection	Cond 8 - Vegetation clearance and reptile protection
Cond 11 - Vegetation clearance and reptile protection	Cond 15 - Landscape management plan	Cond 16 - Landscape management plan
Cond 19 - Landscape management		

plan(con 18 of P2022/0868)

In a meeting with the Council on the 16th May 2023 (NP, CM & LP) it was agreed that an Ecological Master Plan (EMP) would be developed for the three sites, with mitigation provided within the application sites and on land within the ownership of the applicant to the north of the development.

In a site meeting with the Council (L Palmer) on the 26th May 2023 three areas for potential ecological mitigation were identified.

Mitigation is proposed within those areas as well as within the application site.

Plans and documents to support removal of Condition 9 (Green Roof)

Condition	Documents	Author
Condition 9	200 Mardon Park- Ecology Mitigation and Compensation Plan	Koru Ecology
	Translocation Method Statement Rev 03	B Stewart
	Landscape, ecology and suds strategy and planting scheme – Plan 541.01	Catherine Etchell Ass
	Plan A1-505 A1-501-Rev H A0-500-Rev F	IM Design

It is considered that the level of ecological mitigation proposed is now sufficient to dispense with the need for a green roof as required by condition 9

Condition 10 & 18

Should it be considered that satisfactory ecological mitigation has been provided to dispense with condition 9 then the references to a green roof in condition 10 and 18 will

need to be revised. The current and proposed wording for conditions 10 and 18 are set out below.

Condition 10 (Rare Plant Translocation)

Existing Wording

*Prior to the commencement of any development, including vegetation clearance, A scheme detailing the appropriate mitigation measures for rare and protected plant species (including timings of works) to ensure their future survival within the **green roof** and planting bunds, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details in accordance with the agreed implementation program.*

Condition 10 (Rare Plant Translocation)

Proposed Wording

Prior to the commencement of any development, including vegetation clearance, A scheme detailing the appropriate mitigation measures for rare and protected plant species (including timings of works) to ensure their future survival within planting bunds, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details in accordance with the agreed implementation program.

Condition 18 (Landscaping Management plan)

Existing Wording

*Prior to the first occupation of any unit hereby approved, a landscape management plan, including the long term design objectives, management responsibilities, monitoring and maintenance schedules, for all landscaped areas including the **green roof**, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.*

Condition 18 (Landscaping Management plan)

Proposed Wording

Prior to the first occupation of any unit hereby approved, a landscape management plan, including the long term design objectives, management responsibilities, monitoring and maintenance schedules, for all landscaped areas shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.

The submitted information is as follows.

1. Application Forms
2. Fee £230
3. Plans and documents as follows

Condition	Documents	Author
Condition 8 Landscaping	Plan A1-505 200 Mardon Park- Vegetation Clearance and Reptile Mitigation, Replacement Green Roof Compensation 15/09/2023 Translocation Method Statement Rev 03 Landscape, ecology and suds strategy and planting scheme – Plan 541.01	IM Design Studio Koru Ecology B Stewart Catherine Etchell Ass.
Condition 9 Green roof	Plan A1-505 A1-501-Rev H A0-500-Rev F 200 Mardon Park- Vegetation Clearance and Reptile Mitigation, Replacement Green Roof Compensation 15/09/2023 Translocation Method Statement Rev 03 Landscape, ecology and suds strategy and planting scheme – Plan 541.01	IM Design Studio Koru Ecology B Stewart Catherine Etchell Ass
Condition 10 Rare plant Translocation	Translocation Method Statement Rev 03 Plan A1-505	B Stewart IM Design Studio
Condition 11 Vegetation Clearance and reptile protection	200 Mardon Park- Vegetation Clearance and Reptile Mitigation ,Replacement Green Roof Compensation 15/09/2023	Koru Ecology

Condition 18 Landscaping Management plan	Landscape Management Plan – Cond18/Unit A/16/10/2023 Drainage Strategy Report 13892-DSR-1 (<i>by email</i>) Plan A1-505 200 Mardon Park- Ecology Mitigation and Compensation Plan Translocation Method Statement Rev 03 Landscape, ecology and suds strategy and planting scheme – Plan 541.01	RB Planning R B Planning Vale Consultancy IM Design Studio Koru Ecology B Stewart Catherine Etchell Ass
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Yours faithfully,

Robert Bowen.