

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

Mr Huw Jenkins
Trem Y Wawr
Pen Yr Alltwen
Pontardawe
Swansea
SA8 3EA

Name and address of the agent

Mr Roderick Chambers
Buckmaster Batcup Architects Ltd
70 Walter Road
Swansea
SA1 4QA

DATE REGISTERED: 20 September 2023

APPLICATION NO: P2022/1092

LOCATION: Land Adjoining Macron Store, Neath Abbey Road Industrial Estate, Neath, Neath Port Talbot, SA10 7BR

PROPOSAL: Proposed cladding of facade and roofs of existing steel skeleton frame industrial building and recladding of existing part-cladded concrete frame industrial building including new roller shutter access doors and aluminium polyester colour coated windows and doors

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Conditions:-

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

BBA 909.P15G Industrial Units Floor Plan
BBA 909.P16B Industrial Units Sections
BBA 909.P.17D Industrial Units Elevations
BBA 909.P.18G - access/egress arrangements
BBA 909.P18H Industrial Units Site Plan
BBA 909.P19C Site Location Plan
BBA 909.P20A Industrial Units Existing Plan
BBA 909.P21A Industrial Units Existing Sections
BBA 909.P22B Industrial Units Existing Elevations
Transport Technical Note T23.101 - 26 September 2023
E22113001/DOC 01 Ecology Summary Note - 31 January 2023
939 P01 Load Assessment on Existing Steel Framed Buildings Report - 14 November 2022

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 Notwithstanding any other details which may be given in the plans hereby approved, a scheme indicating the positions, height, design, materials and type of all boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The boundary treatment(s) shall be completed, as approved, prior to the first beneficial occupation of the development and thereafter retained as such in perpetuity.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 4 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the buildings hereby approved has first been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason:

To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

- 5 Notwithstanding any other details which may be given in the site layout plan hereby approved, the site layout shall be modified as follows, with all requirements clearly indicated on an amended site layout plan (in accordance with Figures 3.1 - 3.3 of the approved Transport Technical Note) that shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development:

- (a) all car parking spaces delineated on the ground and at least 2.6m x 4.8m in size;
- (b) a 'no parking/keep clear' notation on the ground in the north-west section of the car park, to ensure spaces 1 & 2 have a 6m reversing distance;

- (c) tactile paving added to all pedestrian footpath crossing points;
- (d) a solid, protective barrier provided between the Service Parking Bays and the adjacent pedestrian walkway;
- (e) 'approved vehicles only', 'entry only' and 'exit only' signage for the proposed one way service/delivery bay area, to ensure it is used correctly and not as a through-road for other vehicles;
- (f) pinch points identified with auto-tracking layouts and the provision of new waiting and/or passing bay(s) on the egress side for vehicles exiting the one way service/delivery bay area before re-joining the main access road serving Abbey Road Industrial Estate.

The development shall not be brought into beneficial use until all of the above requirements have been fully implemented on site in accordance with the approved details and the development shall thereafter be maintained as such in perpetuity.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policies BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

Action Conditions

- 6 Visibility splays shall be provided at all junctions, in accordance with Figure 3.1 of the Transport Technical Note hereby approved, prior to the development being brought into beneficial use. The approved visibility splays shall be retained on site in accordance with the approved details in perpetuity.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) or any Order revoking or re-enacting that Order with or without modification, no obstruction exceeding 0.9m high shall be erected, placed or allowed to grow within the approved visibility splays for the lifetime of the development.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 7 Prior to the beneficial occupation of the development, a detailed Service Yard Management Plan ('SYMP') shall be submitted to and approved in writing by the Local Planning Authority. The SYMP shall include details of how the service yard will operate during and after construction, and shall also adhere to the following:-
 - a) The time slot of each commercial delivery using the service yard area;
 - b) The allocated off site holding area for any commercial delivery vehicle that arrive at a time outside of their allocated slot;
 - c) How commercial deliveries will be managed to avoid any commercial delivery vehicle waiting on the public highway;
 - d) Details of Staff parking (if any);
 - e) The location of all waste and storage areas, details of any enclosure and how they are to be managed within the service yard area;
 - f) The service yard area must be being kept clear of any bins/waste or storage containers unless within an authorised area identified within point e);

- g) Method of the collection of waste for the industrial unit accessing the service yard area;
- h) The nomination of a co-ordinator to operate and control the agreed Management Plan for each unit using the service yard area;
- i) The service yard area must be kept clear of any staff/customer/visitor parking at all times;
- j) No staff/customer/visitor vehicles shall be permitted to drive through the service yard area at any time;
- k) No commercial delivery vehicles shall be permitted to park in the service area beyond their delivery time slot;
- l) Proposed hours of operation for deliveries by Heavy Goods Vehicles (vehicles over 3500 kg maximum gross weight); and
- m) The implementation of a quiet delivery policy.

The development shall thereafter only proceed in accordance with the approved SYMP.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policies BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 8 Prior to occupation of the development hereby approved, secure cycle parking shall be provided on site in accordance with a scheme/details which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only proceed in accordance with the approved cycle parking scheme/details which shall be provided on the site and retained for use as such in perpetuity.

Reason:

To promote sustainable active travel, in the interests of highway safety and the well-being of future occupiers of the site and to ensure the development complies with Policies SP20, BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 9 The turning and manoeuvring areas as shown on the approved plans shall be kept free of obstacles at all times to enable all vehicles facilitating the development to enter and egress from the site in a forward gear.

Reason:

In the interest of highway safety and to ensure the development complies with Policies BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 10 The parking and service delivery spaces as shown on the approved plans, including those spaces for disabled and electric vehicle charging, shall be provided on site prior to the first beneficial use of the development hereby permitted, and shall thereafter be used solely for the benefit of the occupiers of the industrial unit of which it forms part and their visitors and for no other purpose and permanently retained for use as such.

Reason:

In the interest of highway safety and to ensure the development complies with Policies BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 12 If there are any changes to Building 1, which would require new foundations, then in accordance with advice contained within the Load Assessment Report hereby approved, a geotechnical site investigation report will be required prior to commencement of the development to ensure any new foundations are appropriately designed. Development shall thereafter only proceed in accordance with the GSI report and recommendations.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 13 No part of the development shall be occupied until there has first been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure a suitable scheme of landscaping, in the interests of visual amenity, biodiversity considerations and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 14 Notwithstanding any other details which may be given in the application and plans hereby approved, prior to their use in the construction of the development hereby permitted, details and/or samples of the cladding (including material type, colour and profile) to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 15 The development shall be carried out strictly in accordance with the recommendations contained within contained within the 'Consideration of Development Impacts' section of the Ecology Summary Report hereby approved. For the avoidance of doubt this advises that:

(a) any construction/demolition/refurbishment works are conducted outside of the bird breeding season (which typically extends from March - August inclusive) unless an ecologist is on site and has first provided the Local Planning Authority with an inspection report to confirm the absence of nesting birds, prior to any such works commencing; and

(b) during the construction phase, any excavations are covered overnight, or a means of escape provided (e.g. rough sawn timber board of 300mm width placed at an angle less than 45 degrees) to minimise the risk to small mammals that may become trapped.

Prior to the beneficial occupation of the development, the new bird and bat boxes shall be installed in accordance with the recommendations and thereafter these boxes shall be retained as part of the development in perpetuity.

Reason:

In the interest of biodiversity, to maintain and mitigate against the loss of any foraging habitats, and to accord with Policy 9 of Future Wales: The National Development Plan 2040 and Policy SP15 of the Adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 16 Notwithstanding the provisions of Part 8 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification) no plant or machinery other than that expressly authorised by this permission shall be installed on the site without the prior grant of planning permission in that behalf.

Reason:

In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 17 Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without

modification), unless expressly granted by condition 3 of this permission, no further fences, gates or walls or other means of enclosure shall be erected around the perimeter of the site or within or around the curtilage of any individual unit without the prior, express planning permission of the Local Planning Authority.

Reason:

In order to safeguard the visual amenity of the area and highway safety by enabling the Local Planning Authority to consider whether planning permission should be granted for such enclosures having regard to the particular layout and design of the development, and to accord with Policies BE1, TR2 and SC1 of the Neath Port Talbot Local Development Plan.

Informatives:

1 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Welsh Water in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

2 If the existing concrete surface is to be removed or replaced a SAB approval will be required prior to the works commencing on site. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>

3 Pipelines: 7309_1578 Wales and West Utilities As the proposed development is within the Consultation Distance of a major hazard pipeline the developer is advised to contact the pipeline operator because:1. The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline; and2. The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

4 Flood resilience measures should be included in the design and construction including raised electrical points. The developer should provide appropriate signage and prepare a Flood Emergency Plan to make all site occupiers aware of the risk of flooding

and actions and/or evacuation procedures to be followed during an extreme event. The developer should sign up to NRW's Floodline Warnings Direct Service. This is a free service that provides flood warnings, giving time to prepare, direct by telephone, mobile, email, SMS text message and fax.

5 Trees, scrub and grasslands are likely to contain nesting birds between 1st March and 31st July inclusive. Such habitats are present on the application site and area to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the role and function of the employment area, visual amenity and highway safety considerations. Accordingly, the proposed development is in accordance with Policies SC1, EC3, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 30 November 2023

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: devservices@welshwater.co.uk.

(6) Welsh Water Dwr Cymru advise that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industry Act 1991.

Please note, in accordance with Construction and Design Management (CDM) Regulations, it is the applicant's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services and is recommended they review their land registry title deeds for any legal covenants. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether your proposed works will be acceptable as well as any consent required. Prior to commencing works, it is also recommend the applicant review the information and guidance on Building Over Sewers

available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

- (9) Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686820 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.