

Robert Bowen Planning and Development Ltd

Cond Our ref:

Your ref:

Date: 18/12/2022

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

RE: Land at Unit 19/20 (Unit B) Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot, SA12 7AX

Section 73 application to remove condition 7(Green roof), revise wording of condition 16 (Landscaping Management Plan) and agree conditions 3,4,5,6,8,9,10 11,12, 15,16,17, 18, 20,21, 22 and 23 of Planning Permission P2021/1087

Dear Sir,

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

Section 73 Application

Condition 7 (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.

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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 7 (Green Roof)

Condition	Documents	Author
Condition 7	200 Mardon Park- Ecology Mitigation and Compensation Plan	Koru Ecology
	Translocation Method Statement Rev 03	B Stewart
	Plan A1-505	IM Design
	A0-A700 Rev C A1-A7001 Rev E	

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 7

Rewording of Condition 16

Should it be considered that satisfactory ecological mitigation has been provided to dispense with condition 7 then the references to a green roof in condition 16 will need to be revised. The current and proposed wording for condition 16 is set out below.

Condition 16 (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 16 (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 3 CMS	CMS - CEMP 15.12.2023	Aim2Sustain Properties Ltd
Condition 4 Waste Management Plan	Waste Management Plan SWMP 15.12.2023	Aim2Sustain Properties Ltd
Condition 5 Vehicle Charging	A0-A700 Rev C A1-A7001 Rev E	IM Design Studio
Condition 6 Landscaping	Plan A1-505 200 Mardon Park- Vegetation Clearance and Reptile Mitigation, Replacement Green Roof Compensation 15/09/2023 Translocation Method Statement Rev 03 NOTE- There is no scope for additional landscaping within the development footprint therefore landscaping is dealt with on the strategic level within adjacent sites/land as set out in the above documents and plans.	IM Design Studio Koru Ecology B Stewart
Condition 7 Green roof	Plan A1-505 A0-A700 Rev C A1-A7001 Rev E 200 Mardon Park- Vegetation Clearance and Reptile Mitigation, Replacement Green Roof Compensation 15/09/2023 Translocation Method Statement Rev 03	IM Design Studio Koru Ecology B Stewart
Condition 8 Vegetation Clearance and reptile protection	200 Mardon Park- Vegetation Clearance and Reptile Mitigation Replacement Green Roof Compensation 15/09/2023	Koru Ecology
Condition 9/10 Land contamination	Preliminary investigation report Sep 2018 (<i>by email</i>) Report on ground investigation Sept 2018 Phase 2 Report 03/10/2022	Ian Farmer Associates Ian Farmer Associates

		Rhondda Geotechnical Services
Condition 11 Foul Water	A0-A700 Rev C	IM Design Studio
Condition 12 Flood Warning	Flood Warning Plan FEP/A2S/15/12/2023	RB Planning
Condition 15 Nest boxes	A1-A7001 Rev E Cond15/A2S/15/12/2023	IM Design Studio RB Planning
Condition 16 Landscaping Management plan	Landscape Management Plan – Cond16/UnitB/15/12/2023 Plan A1-505 200 Mardon Park- Ecology Mitigation and Compensation Plan Translocation Method Statement Rev 03	RB Planning IM Design Studio Koru Ecology B Stewart
Condition 17 Lighting	A0-A700 Rev C A1-A7001 Rev E Lighting Specification Lighting Plan 69272A	IM Design Studio Tamlite Tamlite
Condition 18 Boundary Treatment	A0-A700 Rev C A1-A7001 Rev E Vmex V3 Fencing Details	IM Design Studio Vmex Fencing
Condition 20 Materials	A0-A700 Rev C A1-A7001 Rev E Trisomet Detail	IM Design Studio
Condition 21 Bin store	A0-A700 Rev C A1-A7001 Rev E	IM Design Studio

Condition 22 Cycle store	A0-A700 Rev C A1-A7001 Rev E  https://www.streetfurnituredirect.co.uk/products/shelters/cycle-shelters/hardy-shelter.html	IM Design Studio
Condition 23 Pile Design	Piling Method Risk Assessment PP24/2001 Risk & Working Environmental Assessment PP24/2001	Roger Bullivant Roger Bullivant

Yours faithfully,

Robert Bowen.