

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

PERMISSION GRANTED

REFERENCE: P2022/0588
DESCRIPTION: Proposed conversion of existing building from Offices (Class A2) into 7 self-contained residential units comprising: 2 No studio, 3 No 1 bed and 2 No 2 bed, three and single storey rear extension and demolition of existing detached storage to rear and construction of detached two storey building comprising: 2 No 2 bed residential units at the rear of main building together with associated works.
LOCATION: NEATH CARE, 96 GNOLL PARK ROAD, NEATH, SA11 3DD
DECISION DATE: 8th July 2022
CASE OFFICER: M. Rhodri Griffiths – r.griffiths2@npt.gov.uk

Condition 5

Prior to the first use of any part of the development hereby permitted and notwithstanding the submitted plans, details of the siting and design of clothes drying and bin store areas, together with a bin store management plan, details of which shall be appropriate to serve the 9 no. residential units hereby approved, shall be submitted to and agreed in writing by the local planning authority. The approved bin store and clothes drying areas, together with the bin store management plan shall be provided and operational prior to first occupation of any of the approved residential units and the development shall thereafter be retained and operated in accordance with the agreed details and for the sole benefit of the development hereby approved.

Reason:

To enable the Local Planning Authority to control the ongoing quality of the development in the interests visual and residential amenity and as the current bin store management, maintenance and design is unacceptable and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

RESPONSE:

1.0 Existing Clothes Drying and Bin Store Areas

This section takes into consideration TAN 21: Waste and ensures it has been appropriately addressed.

Currently, no clothes are washed or dried at the property.

The existing bin storage is located along the front corner of the site. This provides ease of access for refuse collection.

1. Existing location of bin storage

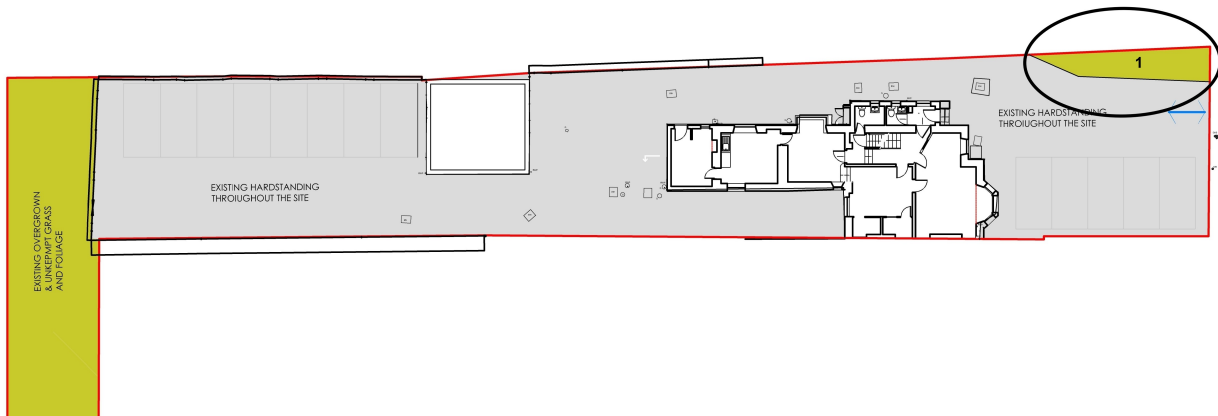


Figure 1: Location of Existing Bin Stores

2.0 Proposed Clothes Drying and Bin Store Areas

Gnoll Park Road, B4434, is a wide road that accommodates cars, buses, and other larger vehicles. Thus, a provision is made to store 1 wheelie bin per flat. There are 7 flats in the main property and the 2 properties at the back of the site. A storage for 9 wheelie bins will be provided with easy access for collection at the designated time refuse is collected on Gnoll Park Road.

As with all flats and properties, the clothes will be washed and dried within the respective flats located in the reused existing property. Adequate connections and space will be provided for washing machines and driers.

The current location at the front of the garden makes the proposal unsightly and encourages passers-by to throw rubbish from the street. Hence, the bin storage has been relocated to the back garden making it accessible for all. The wheelie bins are in middle of the garden with timber slats screen enclosures, and individually accessible, see accompanying drawing, DC-005.

The wheelie bins are brought to the area at the front on collection day, and then brought back to the enclosed area.

The waste and refuse department at Neath Port Talbot Council, the requirement is to allocate a provision for either a wheelie bin or for 3 black bin liners. This would depend on accessibility for a refuse vehicle to park outside the property.

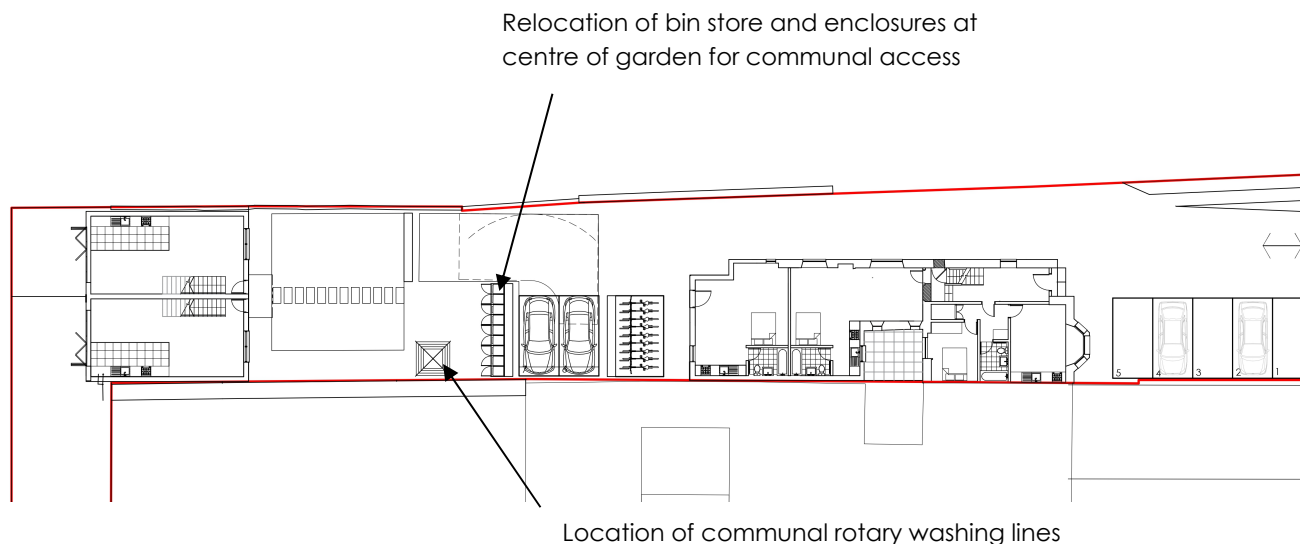


Figure 2: Location of Bin Stores & Washing Lines (see drwg DC-005 for annotated detailed plan)

Household Waste Recycling Centres are provided by the local authority for the disposal and recycling of household waste including bulky items free of charge. The www.npt.gov.uk/recycle website inductees that refuse collections are every alternate week and colour coded as a Blue Week or Yellow Week.

Table 1 Waste Management

Week	Waste Type
Blue Week	General waste, household plastic, cardboard, garden waste, food waste, mixed glass bottle & jars, cartons, tins & cans, foil, mixed paper, mixed textiles & clothes and batteries
Yellow Week	Household plastic, cardboard, garden waste, food waste, cartons, tins & cans, foil, mixed paper, mixed textiles & clothes and batteries

The waste storage facility does not obstruct the residents' access to and from the entrance door. An existing dedicated location for the waste storage also provides good ease of access for the refuse collection service.

Apart from the wheelie bin collection, all other smaller items such as cardboard, food waste and the like, will be stored in nags provided by NPT and left outside in the collection area on the appropriate collection date, see *Figure 3: Typical Household Bin Collection*.

Table 2 Wheelie Bin Sizes*

Bin Size (litres)	Example	Approximate quantity waste (bags)	Width (mm)	Height (mm)	Depth (mm)
240		3	725	1075	580
360		5	880	1100	665

*The sizes are approximate and vary between suppliers. Neath Port Talbot County Borough Council change suppliers as and when necessary and provide these figures without prejudice as a guide only. (<https://beta.npt.gov.uk/bins-and-recycling/>)

The following is a typical example of a yellow and blue week collection dates and types of items/refuse to be collected. (<https://www.npt.gov.uk/2195>).

Thursday, 23 November



Thursday, 30 November

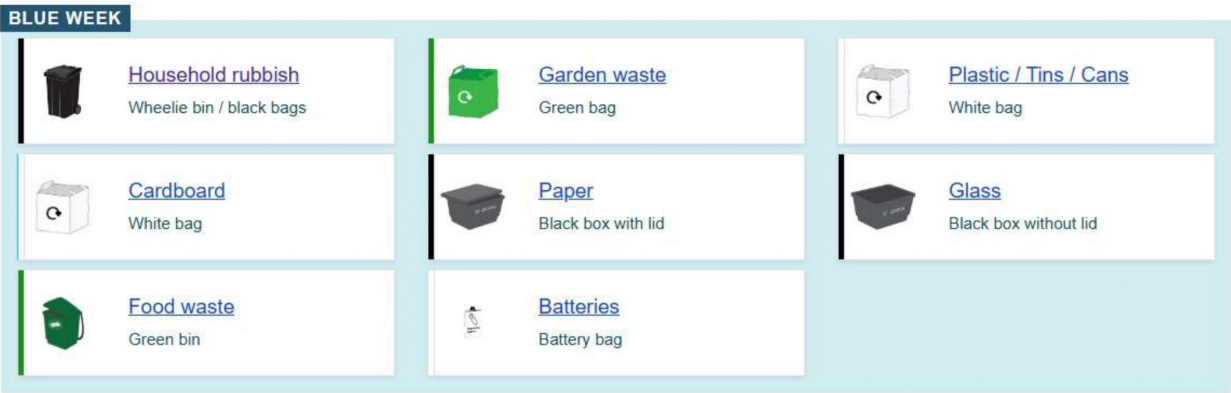


Figure 3: Typical Household Bin Collection

The wheelie bins will be individually enclosed within timber enclosures. A typical enclosure, such as the KCT 2 wooden storage shed hideaway for outdoors, is made from strong and durable timber which provides an easy open/close hinged lid on every compartment, along with a front latched opening door for when the bin needs to go out. See the accompanying drawing DC-5 showing the bin enclosures.

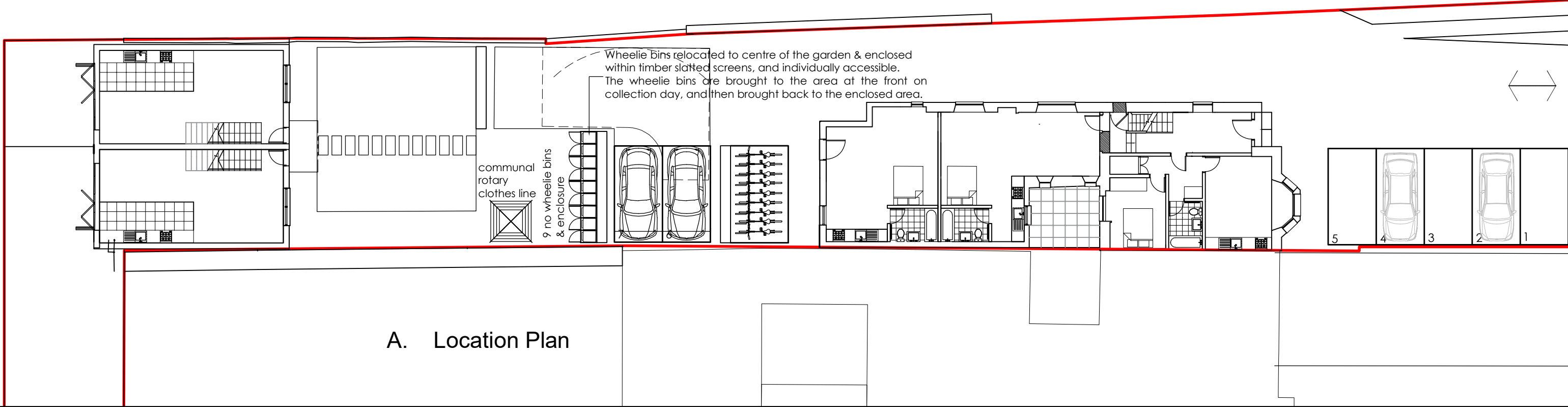
The enclosures will also integrate into the garden and aesthetically uplifts the environment.

The following shows how the bin enclosures add to the development:

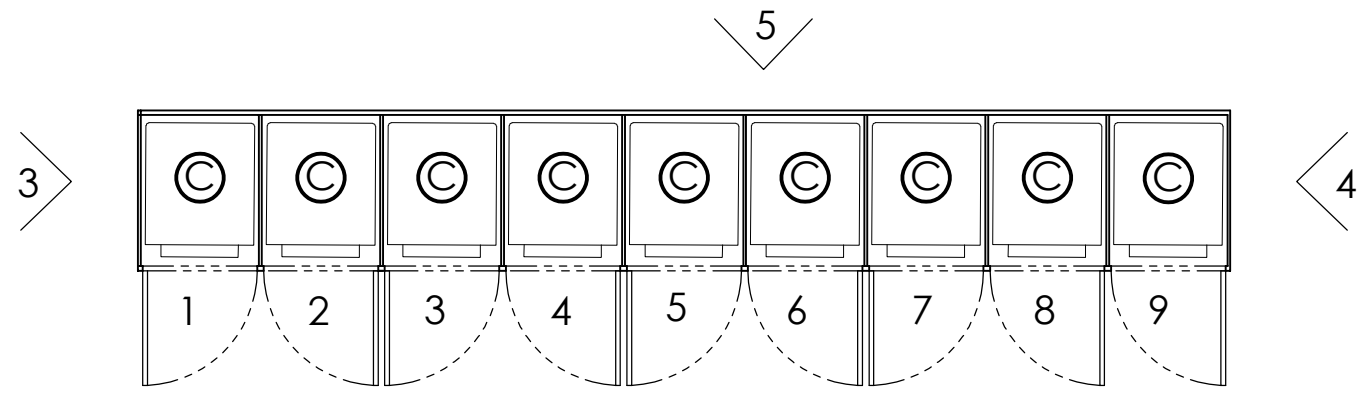
- Individual lids for easy access to bin for depositing rubbish and latched doors
- Disguises Wheelie Bins in Style
- Can be painted and/or stained for added decoration.
- Made from strong & durable timber at a height of 1.8m



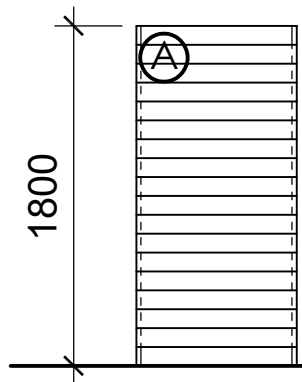
Figure 4: Typical Timber Bin Enclosures (x 9)



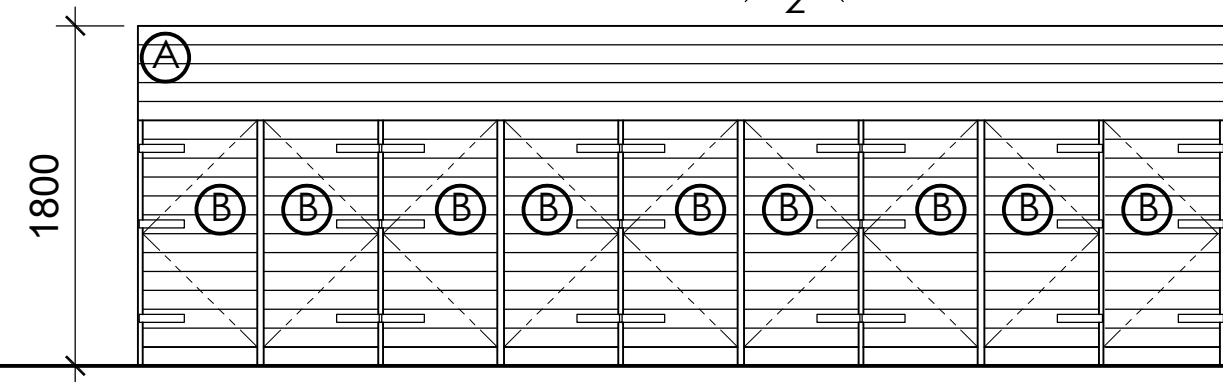
A. Location Plan



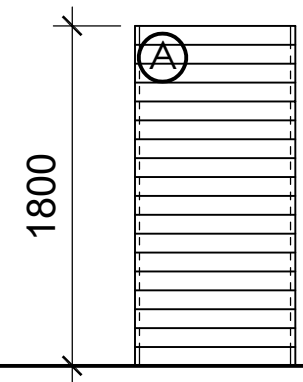
1. Timber Bin Enclosure Plan



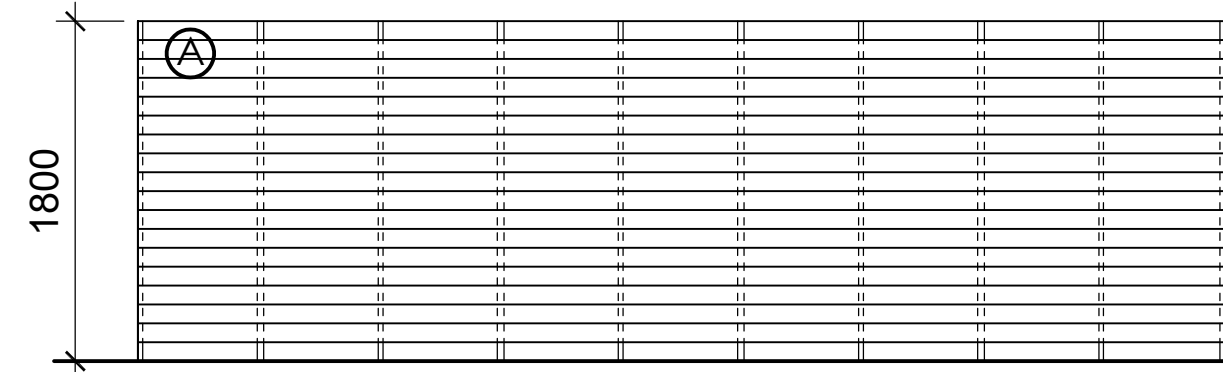
3. Side Elevation



2. Front Elevation



4. Side Elevation



5. Rear Elevation

- Ⓐ Timber slats
- Ⓑ Timber slatted doors for each wheelie bin
- Ⓒ Wheelie bins

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Planning

TITLE			
Bin Enclosure			
96 Gnoll Park Road, SA11 3DD.			
SCALE AT A1: 1:20	SCALE AT A3: 1:40	DRAWN AD	ISSUED AD
JOB NO. DEC 2023	JOB NO. 870	DRAWING DC-005	REV -