

Pre-Application Consultation (PAC) Report



Full planning application for a mixed-use development comprising a foodstore (Use Class A1) and coffee shop with drive thru together with associated access, car parking, external lighting, drainage, landscaping, and other associated site works.

Burrows Yard, Afan Way, Port Talbot, SA12 6LL

May 2024

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Status: Final

Date: May 2024

For and on behalf of Avison Young (UK) Limited

1. Introduction

The Purpose of this Report

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared by Avison Young, on behalf of Aldi Stores Limited, in support of a full planning application for the proposed mixed-use development comprising a discount retail foodstore (Use Class A1) for Aldi and a coffee shop with drive thru together with associated access, car parking, external lighting, drainage, landscaping, and other associated site works on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.
- 1.2 The report has been prepared in accordance with Article 2F of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), which requires particulars of how the applicant has complied with section 61Z of the Town and Country Planning Act 1990; inserted into the 1990 Act by section 18 of the Planning (Wales) Act 2015.
- 1.3 A range of technical investigations have been undertaken to support the planning application for the site. Importantly, these investigations do not identify any technical reasons why the development proposals should not be granted planning permission.

Structure of this Report

- 1.4 This report has been prepared to document the consultation process. It describes the methodology adopted for the consultation, sets out the views expressed by the consultees through that consultation, identifies the key messages to emerge, and provides the applicant's response.
- 1.5 The report is therefore structured as follows:
 - Section 2 provides an explanation of the context of the application site, a description of the proposals and outlines the consultation methodology;
 - Section 3 details the consultations undertaken;
 - Section 4 sets out the feedback received through the consultation process;
 - Section 5 considers the feedback received and provides the applicant's response;
 - Section 6 provides an overview and concludes the report.

2. The Proposals & Consultation Methodology

Site Context

- 2.1 This triangular shaped site, commonly referred to as the former Burrows Yard Depot, was historically associated with the Burrows Tin Plate Works. It extends to some 1.2 hectares (2.99 acres) and is served by two existing accesses from Water Street along the site's northern-eastern boundary. Whilst the main access is currently via Water Street, former access points exist off Afan Way.
- 2.2 The site is located some 500m to the south-west of Port Talbot town centre and to the immediate north-west of the Harbourside Strategic Regeneration Area (allocated under LDP Policy SRA 2) which is an extensive area of brownfield dockland which is designated for a comprehensive mixed-use development comprising residential (385 homes), employment (7 ha), and A1 bulky comparison goods (3.37 ha). Harbour Way has been completed and provides excellent transport links to the M4.
- 2.3 The land is bordered by Afan Way to the south-east, and Isaac's Place to the south-west, and Water Street to the north-east. It is surrounded by predominantly residential uses to the north, east and west, with commercial uses to the south, including a McDonald's Drive Thru on the opposite side of Afan Way, and a modern residential development on the land allocated as part of the Harbourside Strategic Regeneration Area.
- 2.4 It comprises vacant previously developed brownfield land which has the benefit of a historic planning permission for retail development. This approved retail development was commenced but the developer pulled out mid-build leaving some steel portal framed structures on the site. The steel structures have been removed but the foundations remain. The site has been boarded up and vacant for well over a decade. According to the Welsh Index of Multiple Deprivation (WIMD), published by the Welsh Government in 2019, the application site falls within one of the most deprived areas of Wales (44th out of 1909).
- 2.5 The site falls within the settlement boundary, as defined by the proposals map accompanying the Neath Port Talbot Local Development Plan (LDP) 2011-2026 (adopted January 2016).
- 2.6 The site is not allocated for any specified land use and is therefore classed as "white land".

- 2.7 There are no statutory or non-statutory designations affecting the site and there are no internationally designated nature conservation sites within 2km.
- 2.8 The site does not fall within a conservation area and there are no Scheduled Ancient Monuments or listed buildings within the immediate vicinity of the site.
- 2.9 The site is located within Flood Risk Zone C1 as defined by the Development Advice Map contained within Technical Advice Note 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the site to be at risk of flooding and falls into Flood Zone 2 and 3 (Rivers and Sea).
- 2.10 The site location plan, attached at Appendix I, clearly indicates the site and its context.

The Application

- 2.11 The proposed development, as described on the planning application form is as follows:

"Mixed use development comprising a foodstore and coffee shop with drive thru together with associated access, car parking, external lighting, drainage, landscaping, and other associated site works."

- 2.12 Whilst the overall site area extends to some 1.2 hectares (2.99 acres), the proposed Aldi discount foodstore will be accommodated on a site area of 0.95 hectares. The proposed store will have a gross external area of 2,000 sqm, a proposed gross internal area of 1,910 sqm, and a net retail sales area of 1,356 sqm. It is proposed that 80% (1,085 sqm) of the net sales area of the proposed store will sell convenience goods, with the remaining 20% (271 sqm) selling comparison goods. This is illustrated on the proposed site plan and floor plan. The foodstore will be served by 113 no. customer car parking spaces, including 6 no. disabled parking bays; 9 no. parent and child parking bays; 12 no. active electric vehicle charging points (EVCPs); and 5 no. external Sheffield cycle stands (i.e. 10 no. cycle spaces).
- 2.13 The Starbucks coffee shop with drive thru will be accommodated on a site area of 0.26 hectares. The coffee shop will have a gross internal area of approximately 170.6 sqm (GEA of approximately 188 sqm). It will be served by 28 no. customer car parking spaces, including 2 no. disabled parking bays; 6 no. active electric vehicle charging points (EVCPs); and 3 no. cycle spaces.
- 2.14 There will be a new shared vehicular site access constructed from Afan Way serving both the proposed Aldi foodstore and the Starbucks Coffee shop with drive thru. Service access for the Aldi foodstore is proposed off Water Street in the location of the existing site access. Both buildings

have been sited to be highly visible to Afan Way, orientated with active frontages to the south side aside and entrances facing into the centre. The proposed foodstore will be located alongside the south-west boundary, similarly to the previously approved retail scheme layout, whilst the service area and delivery bay is tucked to the rear of the site. The coffee shop has been pulled away from the site boundary to distance the drive thru lane from the residential properties opposite. This provides an opportunity to provide a soft landscaped edge to the south-east corner and enhance the SuDS provision. In summary, the proposals comprise:

- a foodstore with a net retail sales area of 1,356 sqm;
- a Starbucks Drive Thru with a floor area of 188 sqm (GEA);
- a new shared site access road;
- 141 no. car parking spaces including 8 no. disabled bays, 9 no. parent and child bays, 18 no. electric vehicle charging point (EVCP) bays with provision made for an additional 12 no. EVCP bays in the future, and 13 no. cycle spaces with staff cycle parking also provided internal to the foodstore warehouse;
- a scheme of hard and soft landscaping;
- drainage / SuDs features;
- covered trolley bay and cycle hoops;
- service yard to the northern side of the proposed foodstore accessed from the existing vehicular access onto Water Street;
- lighting columns to be installed to all car park areas;
- new stainless steel bollards to be installed around trolley bay and lobby area;
- boundary enclosures (walls/fencing), and
- totem sign (subject to a separate advertisement consent application).

2.15 The proposed development is submitted as a full planning application, with all the detail submitted for the Council's consideration.

Consultation Methodology

- 2.16 The consultation methodology for 'major' development proposals (in this case, residential development proposals exceeding 10 units) is set out in Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
- 2.17 In accordance with these regulations, the draft planning application was placed on deposit on 28th July 2023, the consultation period for which ended on 25th August 2023.
- 2.18 In order to comply with this legislation effectively, the following methodology was adopted:
- Consult / notify relevant parties;
 - Gather responses from those parties and report their comments, and
 - Respond on how the specific comments have been addressed.

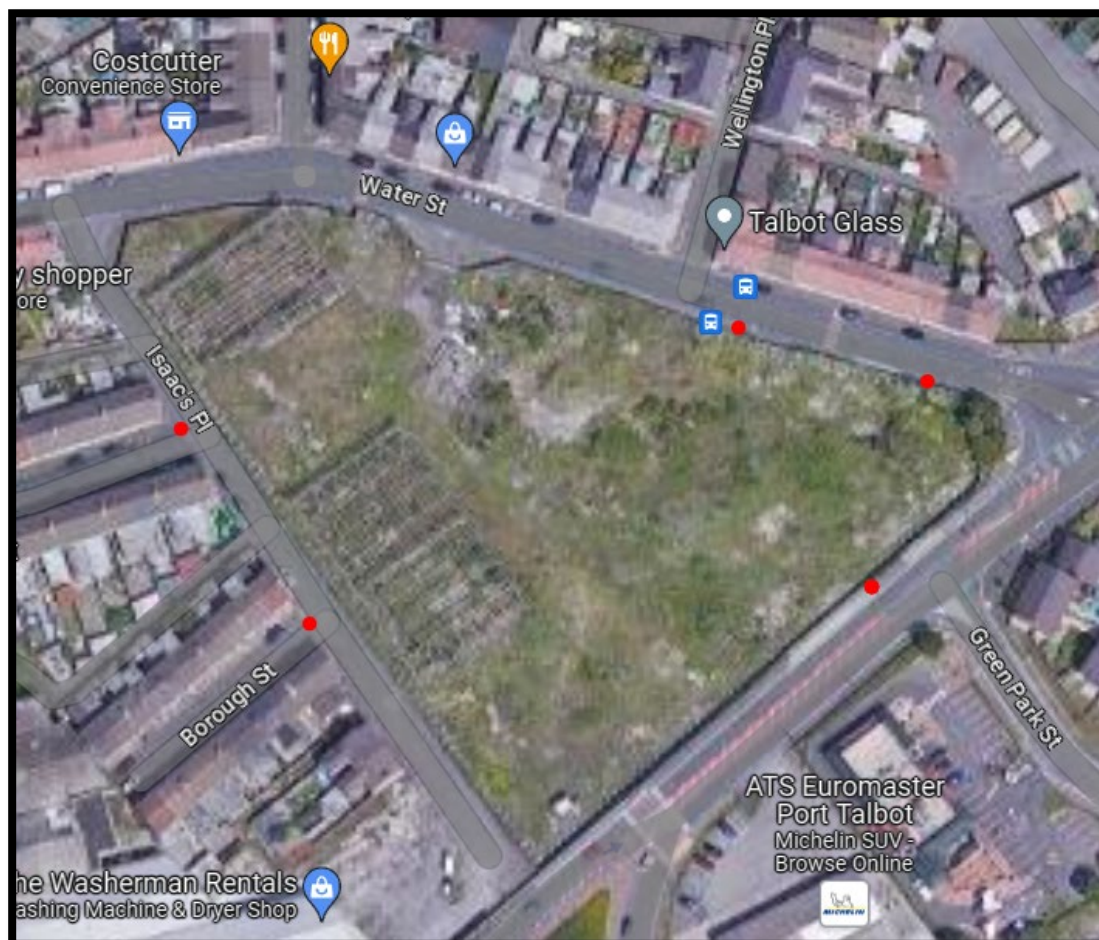
3. Consultations Undertaken

Preface

- 3.1 This section of the PAC Report details the extent of consultation undertaken in accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

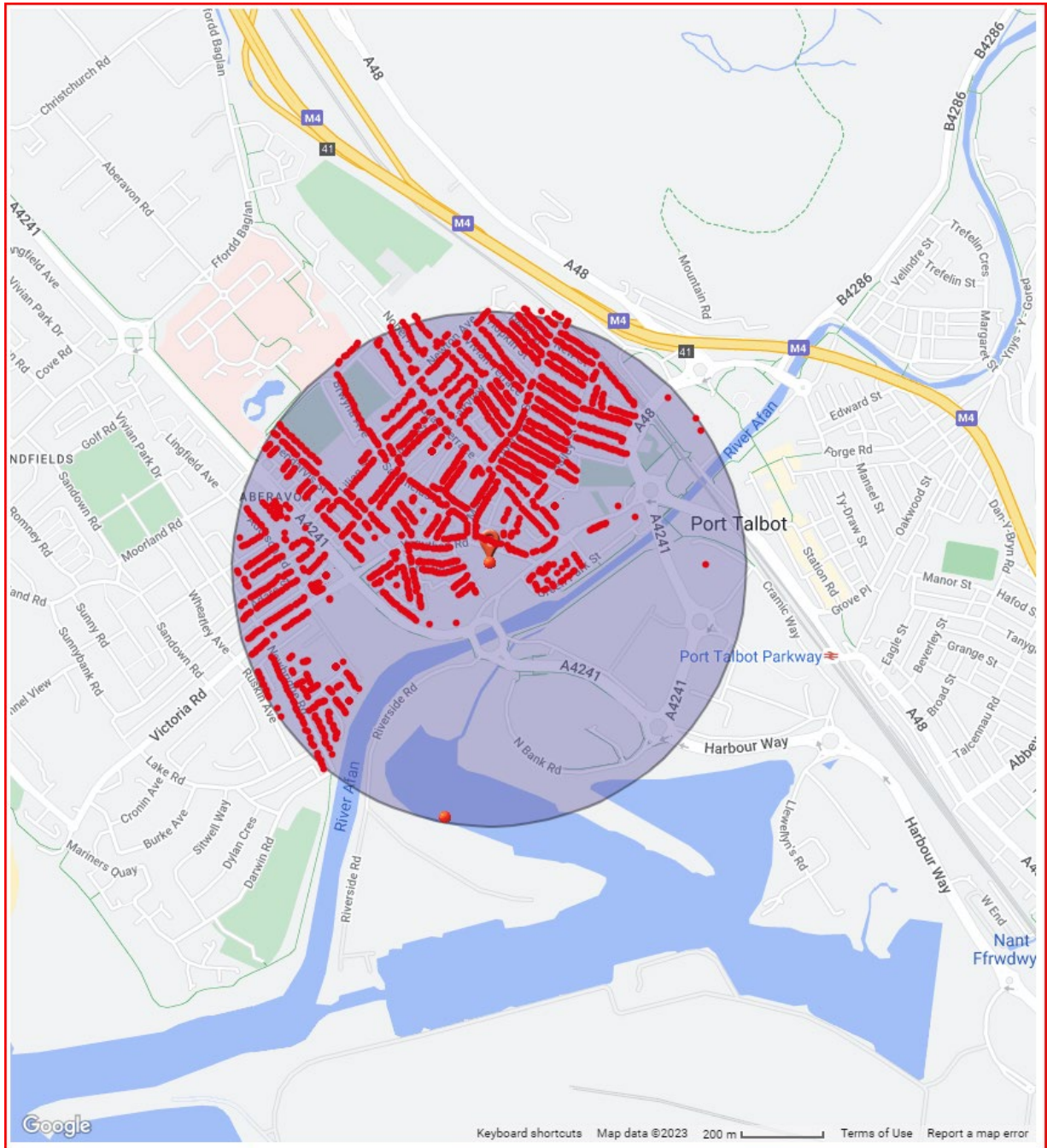
Site Notice

- 3.2 In accordance with Article 2C of the Order, the proposed application must be publicised by giving requisite notice by site display on or near the application site for not less than 28 days.
- 3.3 A site notice (included at Appendix II) was duly displayed on the lamp posts directly in front of the application site on Afan Way, as well as on Water Street and Enfield Street/Isaac's Place. The specific locations of these notices are shown on the map below. The notice remained in situ for the full consultation period. Photographs of the displayed site notice are included at Appendix III.



Adjoining Land Owners

- 3.4 Article 2C of the Order requires requisite notice to be given in writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
- 3.5 Accordingly, letters (included at Appendix IV), enclosing a schedule 1B notice (included at Appendix V), a newsletter (included at Appendix VI) and Pre-Application Consultation Reply Card (included at Appendix VII), were issued to each of the following owners/occupiers of adjoining land to notify them of the proposals and their opportunity to comment:
- Neath Port Talbot County Borough Council (Estates);
 - Neath Port Talbot County Borough Council (Highways);
 - Owner/occupiers of No. 144 – 192 Water Street;
 - Owner/occupiers of No. 1 – 18 Ysguthan Road;
 - Owner/occupiers of all properties along Isaac's Place;
 - Owner/occupiers of all properties along Borough Street;
 - Owner/occupiers of all properties along Enfield Street;
 - Owner/occupiers of all properties along Wellington Place;
 - Owner/occupiers of all properties along Pembroke Terrace, and
 - Owner/occupiers of all properties along Green Park Street.
- 3.6 In addition, letters (accompanied by a bilingual newsletter, a reply card in English and Welsh and a freepost envelope) were sent to the nearest 2,016 residents to notify them of the proposed development. The plan below shows the catchment of residents notified by letter:



Specialist Consultees

- 3.7 As required by Article 2D of the Order, requisite notice is required to be given in writing to 'specialist consultees' allowing a minimum of 28 days to provide a substantive response.
- 3.8 The following list of specialist consultees were defined having regard to Schedule 4 of the Order and were each sent a letter (included at Appendix VIII) given written notice (included at Appendix IX) of the proposals and their opportunity to comment:

- Mid and West Wales Fire and Rescue Authority;

- Welsh Government Transport Network Management Division (Trunk Roads);
- Dwr Cymru / Welsh Water;
- Health and Safety Executive;
- CADW;
- Natural Resources Wales;
- Glamorgan-Gwent Archaeological Trust;
- The Council's Planning Department, and
- The Council's Highways Department.

Community Consultees

3.9 Article 2D of the Order also requires 'community consultees' to be given written notice of the proposals. Accordingly, the following community consultees were sent letters (included at Appendix X) enclosing the requisite notice (included at Appendix IX) of the application:

- Ward Councillor Andrew Dacey (Aberavon Ward);
- Ward Councillor Stephanie Grimshaw (Aberavon Ward);
- Councillor Matthew Crowley (neighbouring ward councillor);
- Councillor Edward Latham (neighbouring ward councillor);
- Councillor Sean Pursey (neighbouring ward councillor);
- Councillor Rob Jones (neighbouring ward councillor);
- Councillor Laura Williams (neighbouring ward councillor)
- Councillor Dennis Keogh (neighbouring ward councillor);
- Councillor Steve Hunt (Cabinet Member);
- Councillor Alun Llewellyn (Cabinet Member);
- Councillor Wyndham Griffiths (Cabinet Member);
- Councillor Jeremy Hurley (Cabinet Member);
- Mr David Rees MS (Welsh Labour Member of Senedd Cymru);
- Mr Stephen Kinnock MP (Labour Member of Parliament for Aberavon), and

- NSA Afan.

3.10 Following a request to meet, a positive virtual meeting was held with the Welsh Labour Member of Senedd Cymru and the Labour Member of Parliament for Aberavon on the below dates:

- Mr Stephen Kinnock MP – Friday 11th August 2023
- Mr David Rees MS – Thursday 17th August 2023

3.11 As stated on the site notice and schedule 1B & 1C notices issued to the relevant land owners / occupiers, specialist and community consultees, the draft planning application was made available for inspection online at Cavendish's purpose-built website, subdomain name: <https://aldiconsultation.co.uk/port-talbot>. A copy of the virtual exhibition room mockup and exhibition boards is included at Appendix XI.

3.12 These notices detailed the addresses and opening hours of the publically available locations at which computer facilities are provided to enable this information to be viewed online. The following addresses were specified:

- Port Talbot Library, First Floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB, and
- Sandfields Library, 8 Morrison Road, Port Talbot, SA12 6TG.

3.13 Cavendish's purpose-built website included a 'Pre-Application Consultation Reply Card' (included at Appendix VII), which could be completed online to assist members of the public in making representations about the proposed development.

4. Consultation Feedback

Statutory and Community Consultees

4.1 During the consultation process responses were received from the following parties; each of their responses has been summarised for ease of reference, although the original responses are included at Appendix XII.

- **Mid and West Wales Fire and Rescue Authority** – no objection to the proposed development. They have no comment to make on access for fire appliances or water supplies.
- **Welsh Government Transport Network Management Division (Trunk Roads)** – the Welsh Government as the motorway and trunk road highway authority in Wales have no objections or comments to make on the proposed development.
- **Natural Resources Wales (NRW)** – raise concerns with the application as proposed due to inadequate information having been provided. In terms of flood risk, they are concerned that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level. In terms of land contamination, they recommend further borehole testing to ensure that there is adequate coverage of the high-risk areas due to concerns about the risk to controlled waters. They will require further sampling of groundwater in the vicinity of the former petrol filling station in order to be able to demonstrate that there is not a risk from this former activity to the river Afan. They have also recommended that the Construction Environmental Management Plan (CEMP) be updated to ensure more detail is given on the site, including identification of pathways for silt pollution to leave site and enter the river. Also, more detail on where the silt protection methods will be placed.
- **Stephen Kinnock MP (Labour Member of Parliament for Aberavon)** – supportive. Burrows Yard has been derelict for a number of years and has become an eyesore for local residents on one of the main routes into Port Talbot town centre. This proposal would see major investment in the land, transforming and improving the area. It's welcome that this site would be developed and used for something that would benefit the local community. The proposal would also create employment opportunities, both during the construction phase and in the long term through jobs in both businesses and in the supply chain. This is an exciting development, and it will be good to see the land used in such a positive way. However, it is important that concerns around

the impact this development may have on local convenience stores in the vicinity and any traffic flow issues that might arise, are taken into account.

- **Dwr Cymru / Welsh Water** – no objection. In terms of surface water drainage, the proposed development will be subject to a SAB application and DCWW will be a statutory consulted on the proposals for SuDS features. In terms of foul water drainage, they have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system – they advise that the flows should be connected to the combined sewer at or downstream of manholes SS75898806. In terms of sewage treatment, no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. In terms of water supply, there is currently capacity available in the water supply system to accommodate the development – initial indications are that a connection can be made from the 6 inch diameter watermain in 275886, 189987 location.
- **Glamorgan Gwent Archaeological Trust** – no objection to the proposed development. They have consulted the regional Historic Environment Record (HER) and note the submission of an Archaeological Impact Assessment by Foundations Heritage (Report no. 1577, dated May 2023). They raise no objection to the proposed development, subject to a condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) detailing a programme of archaeological works be attached to any consent. The programme of works would likely take the form of a watching brief during any requisite ground intrusion works. However, as noted in the Impact Assessment, there have been several phases of later development including demolition works and piling for buildings consented in 2004, but never completed. Such modern activities are likely to have had an adverse effect on any archaeological remains that may be present. Nevertheless, there is the possibility that truncated structures associated with the Tin Plate Works may be encountered during the proposed development.
- **CADW** – no objection to the proposed development. Their records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.
- **Health & Safety Executive** – HSE's pre-application advice with respect to land use planning is only required where a development lays wholly or partially within a HSE consultation distance.
- **Council's Highways Department** – no objection but concerns raised to the proposed development. In compliance with TAN18, the current speed limit requires the vehicular visibility splays for the primary junction on to Afan Way to be 2.4 metres by 90 metres in both directions.

With the vehicular visibility splays at the secondary junction leading to the proposed service yard area on Water Street, of 2.4 metres by 43 metres in both directions. Any future full planning submission shall have the visibility splays at both proposed access points clearly annotated on plan to the speed limit applicable at the time of submission. Concerns raised that the proposed ghost island right turn lane proposals at the access from Afan Way will cause conflict with vehicles accessing the ATS Store access and that stacking capacity may not be achievable in addition to the existing ghost island right turn lane onto Green Park Road, and the spacing of the junctions on Afan Way may exacerbate the situation. Therefore, it is necessary to provide an alternative access/egress scheme for consideration off Afan Way.

- **Council’s Planning Department** – no response received.

Adjoining and Neighbouring Landowners

- 4.2 During the consultation process, no written responses were received from any of the adjoining or neighbouring landowners.

Local Residents

- 4.3 As noted earlier, newsletters were sent to some 2,016 local residents notifying them of the proposed development.
- 4.4 The report included as Appendix XII summarises the feedback received via the online exhibition and reply cards, which is overwhelmingly positive. The report contains information on whether people support the store, views on the design, whether a new store would benefit the area, and a list of supermarkets typically used by respondents. People could provide additional feedback to question 2 (proposed design of the store) and question 5 (general observations) of the feedback form. Some 54 respondents provided views on the design of the store (question 2) and 65 people provided general observations (question 5). These are also included as Appendix XII.
- 4.5 The table below provides a summary of the number of responses received via each method of response.

Feedback Method	Support	Opposed	Unsure	Total
Online responses	x	x	x	X

Reply cards	X	0	0	x
Email	2	1	1	4
Telephone	1	1	0	2
Total	x	x	X	215

4.6 In summary, it is clear to see that there is overwhelming support for the proposed development.

5. The Applicant’s Response

5.1 As outlined in section 4 of this report, a number of key headlines emerged from the consultation exercise. These, along with the applicant’s response / commentary, are set out in the table below.

Key Messages	Applicant’s Response
Pollution Prevention	The consultation response from the Council’s Environmental Health Officer raised no objection on pollution grounds subject to a suitably worded planning condition being imposed on any planning permission regarding the construction phase of the development, including hours of working and the management of noise, dust and waste from site. This can be covered in a Construction Environmental Management Plan (CEMP) which will be prepared and submitted by the applicant to the LPA for approval at the appropriate time and shall be implemented as approved during the site preparation and construction. This is to protect the environment during construction. NRW recommended that the Construction Environmental Management Plan (CEMP) be updated to ensure more detail is given on the site, including identification of pathways for silt pollution to leave site and enter the river. Also, more detail on where the silt protection methods will be placed. A Construction Environmental Management Plan (CEMP) has been prepared and is submitted in support of the planning application. This has been updated to take on board the comments from NRW.
Flood Risk	The consultation response from Natural Resources Wales (NRW) raised concerns to that the Flood Consequences Assessment (FCA) fails to demonstrate that the risks and

Key Messages	Applicant's Response
	consequences of flooding can be managed to an acceptable level. As the site is within Zone C2 of the Development Advice Map (DAM) contained in TAN15, a Flood Consequences Assessment (FCA) has been prepared by Craddys and is submitted in support of the planning application. The FCA has been updated to take on board the comments from NRW and includes details of the proposed flood risk mitigation. It concludes that the risks and consequences of flooding are manageable to an acceptable level and that the development will not displace any flood water and will therefore not cause flood risk elsewhere. As such, the FCA concludes that the criteria of A1.14 and A1.15 of TAN 15 are satisfied.
Highways / Parking	The Council's Highways Department did not object but raised concerns to the proposed development. In compliance with TAN18, the current speed limit requires the vehicular visibility splays for the primary junction on to Afan Way to be 2.4 metres by 90 metres in both directions. With the vehicular visibility splays at the secondary junction leading to the proposed service yard area on Water Street, of 2.4 metres by 43 metres in both directions. Concerns were raised regarding the proposed ghost island right turn lane at the access from Afan Way, as this may cause conflict with vehicles accessing the ATS Store access and that stacking capacity may not be achievable in addition to the existing ghost island right turn lane onto

Key Messages	Applicant's Response
	Green Park Road, and the spacing of the junctions on Afan Way may exacerbate the situation. In response, the submitted plans have been annotated to show the visibility splays at both proposed access points. The planning application is supported by an updated Transport Assessment, Travel Plan. In order to understand the impact of the proposals on the local highway network, in highway safety terms, and to address concerns raised by the Council's Highways Officers, two new Road Safety Audit were undertaken as follows, including an all movement junction and a left in – left out only access. These Road Safety Audits have concluded that, subject to some minor access design alterations, the all movement junction was acceptable, and that the restricted movement was unacceptable on highway safety grounds. These Road Safety Audits on the access proposals included as appendices in the updated Transport Assessment. In addition, the scheme has been amended to include a new widened pedestrian / cycle route from Water Street (at 3.5m wide) together with a widened footway along Water Street's southern flank to 3.2m wide.
Health & Safety Executive (HSE)	The HSE's pre-application advice with respect to land use planning is only required where a development lays wholly or partially within a HSE consultation distance. The HSE Phase 1 Application Consultation Report confirms that the proposed development site does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline. Therefore, at

Key Messages	Applicant's Response
	present, the HSE does not need to be consulted on any developments on this site.

6. Conclusion

- 6.1 This PAC report has been prepared by Avison Young, on behalf of Aldi Stores Limited, in accordance with Article 2F of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), to document the consultation process associated with a proposed full planning application for the proposed mixed-use development comprising a discount retail foodstore and coffee shop with drive thru together with associated access, car parking, external lighting, drainage, landscaping, and other associated site works on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.
- 6.2 The site falls within the settlement boundary, as defined by the proposals map accompanying the Neath Port Talbot Local Development Plan (LDP) 2011-2026 (adopted January 2016) and is not allocated for any specific land use.
- 6.3 The proposal provides the opportunity to deliver a modern discount foodstore and a coffee shop with drive thru on brownfield land within the settlement boundary. The proposal will bring with it economic benefits, including job creation, and ultimately contribute to the area's regeneration.
- 6.4 The provision of a discount foodstore and coffee shop with drive thru will also provide a valuable service to the local community. Added to that, the site benefits from a good means of access for the public and deliveries alike which makes it a good location for a retail foodstore and coffee shop and it is accessible by a choice of means of transport.
- 6.5 The site benefits from a historic planning permission (LPA Reference P/2004/1778) for a retail development which was granted in December 2005. We understand that this approved retail development was commenced before the developer pulled out mid-build leaving some part-built steel framed structures on the site. The land has remained vacant and boarded up for well over a decade.
- 6.6 Prior to undertaking this mandatory pre-application consultation exercise, the applicant submitted a pre-application enquiry to Neath Port Talbot County Borough Council on 12th December 2022 for the proposed development. The enquiry was accompanied by a series of proposed plans and drawings, together with a Retail Assessment Scoping Note and sought the Council's views of the proposals in respect of: the principle of the proposed development; the scope of the technical documents required in support of the planning application, and the form and content of the Retail Assessment, including key aspects of the sequential approach to site selection and the assessment of impact. Pre-application meetings were held with the Council on 8th March 2023 and 14th February 2024, and a written response (LPA Reference: Q2022/0257) was received on 21st February 2024. The comments and recommendations received have informed the design proposals.

6.7 Overall, the pre-application consultation process has identified overwhelming support for the proposed development scheme. The proposed development site will realise a number of benefits, including the following:

- The redevelopment will represent an improvement to the visual amenity of the area as a whole.
- The development will address a quantitative and qualitative need in a part of Port Talbot that suffers from high levels of deprivation, offering a local discount foodstore that can provide more affordable shopping to the local community.
- The proposals represent a multi-million pound investment in the area, deliverable in the short-term and which would regenerate a prominent, and long standing, vacant brownfield site.
- There will be an improved level of car parking and access arrangements to the site with potential to enhance the sustainability of shopping trips to reach a discount foodstore.
- The location is close to Port Talbot Town Centre and can help to generate linked trips with this destination to assist its vitality and viability.
- The landscape proposals will enable significant biodiversity enhancements.
- A number of sustainable enhancement measures are proposed to be included in the Travel Plan, including the provision of cycle parking, electric vehicle charging points, provision of a Travel Plan Co-ordinator etc.
- Once complete, the new foodstore and coffee shop with drive thru will generate increased employment opportunities in Port Talbot, offering a requirement for full and part-time staff who will be sourced from the local area (jobs will also be created during construction and in the supply chain).

6.8 We have carried out an assessment of potential impacts arising from the provision of a new store and the associated increase in convenience goods floorspace. We have not done the same for the increase in comparison goods floorspace given its very small scale and turnover, and that Aldi's non-food offer varies from week to week so that any impacts are transient. We have concluded that there will be no significant adverse impacts on any centre.

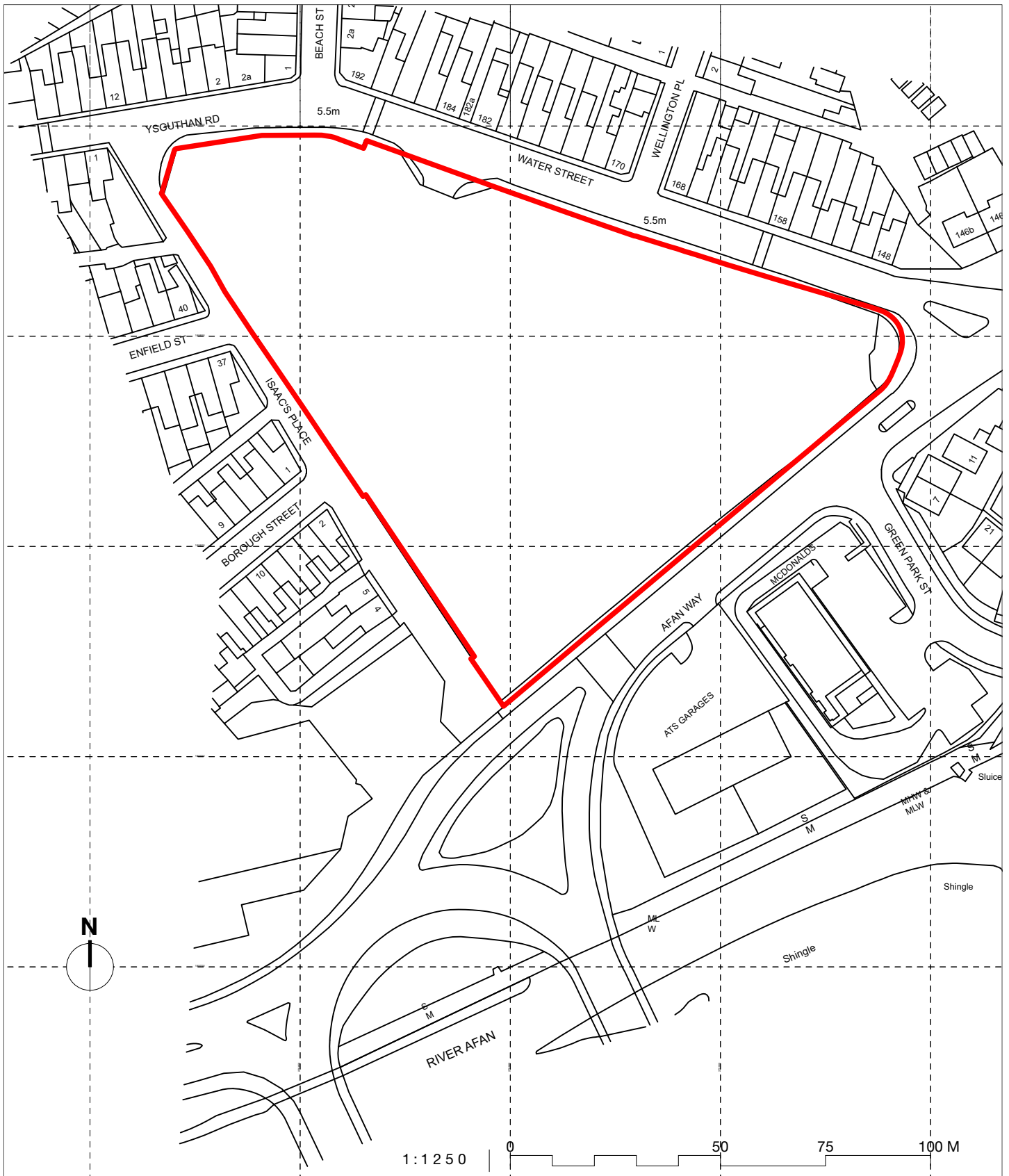
6.9 We have considered whether there are any more centrally located sites or premises that may be suitable and available to accommodate the development that is proposed, taking into account Aldi's

business model, which legitimately limits the extent to which Aldi may be 'flexible' in the application of the sequential approach.

- 6.10 The proposals will not result in any detrimental harm to the visual amenity of the area or the amenity of nearby occupiers and neither would they harm matters of highway safety, flood risk, ecology, noise, archaeology, or air quality. The proposed landscaping scheme, including native planting, as well as the proposed ecological enhancements proposed will contribute positively to the biodiversity of the area. Indeed, the proposed regeneration of this vacant previously developed site is considered to be a positive addition to the visual appearance of the area and represents a significant investment in the locality.
- 6.11 The feedback to the consultation exercise has been given due consideration in finalising the development proposals for submission as part of the planning application to Neath Port Talbot County Borough Council.
- 6.12 Overall, we conclude that the relevant retail policy tests in the development plan and national policy are met fully by the proposal. Need is demonstrable, no harmful impact will arise, and there are no more centrally located opportunities to accommodate the development that is proposed. The proposed development comprises sustainable development which meets all relevant policy tests set out in the development plan, PPW and its accompanying Technical Advice Notes. It is therefore concluded that the application should be granted planning permission.

Appendix I

Site Location Plan



Kendall Kingscott



Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

Glentworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
+44 (0)117 931 2062
www.kendallkingscott.co.uk

Project

Burrows Yard, Afan Way, Port Talbot

Client

Aldi Stores Ltd

Scale Paper Size Filename

1:1250 ISO A4 170466 PORT TALBOT_PLANNING.vwx

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Do not scale this drawing

P01 20/03/23 JS GS First Issue
Rev Date By Ap Note

Drawing Title

SITE LOCATION PLAN

Project Number

170466-1100

Date
20/03/23

Drawing Number

170466-1100

Drawn
JS

Checked
GS

Revision

P01

Purpose/Status
PLANNING

Check all dimensions and levels on site

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Appendix II

Site Notice

SITE NOTICE

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice provides an opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I give notice that Aldi Stores Ltd and Neath Port Talbot County Borough Council (NPTCBC) is intending to apply for full planning permission for a proposed mixed use development comprising of an Aldi food store and Starbucks coffee shop with drive-thru together with associated access, car parking, drainage, landscaping and other associated site works on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

You may view copies of the proposed application, plans, and other supporting documents online at aldiconsultation.co.uk/port-talbot. For those without access to the internet, computer facilities are available to view this information at Port Talbot Library, First Floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB, between the hours of:

- Monday: 9:00am to 5:30pm
- Tuesday: 9:00am to 5:0pm
- Wednesday: 9:00am to 5:30pm
- Thursday: 9:00am to 5:30pm
- Friday: 9:00am to 5:30pm
- Saturday: 9:00am to 4:30pm
- Sunday: Closed

(or) you may view this information online at Sandfields Library, 8 Morrison Road, Port Talbot, SA12 6TG between the hours or:

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- Friday: 09:30am to 12:30pm and 2:00pm to 5:30pm.
- Saturday: 09:30am to 12:30pm
- Sunday: Closed

If you are unable to access the documents electronically you may request hardcopies of this information, by writing to us: **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.**

Anyone who wishes to make representations about this proposed development must write to the application/agent at feedback@consultation-online.co.uk or **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** by **Friday 25 August 2023.**

Signed:

Date: Friday 28 July 2023

(ALEXANDER MAGEE, ON BEHALF OF ROB JONES, REAL ESTATE DIRECTOR, ALDI STORES LTD)

HYSBYSIAD SAFLE
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO

HYSBYSIAD DAN ERTHYGLAU 2C A 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad defnydd cymysg arfaethedig ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rhoddaf hysbysiad bod Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot (CBSCNPT) yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer datblygiad defnydd cymysg arfaethedig sy'n cynnwys siop fwyd Aldi a siop goffi Starbucks a gwasanaeth trwy ffenestr y car ynghyd â mynediad cysylltiedig, meysydd parcio, draenio, tirlunio a gwaith safle cysylltiedig arall ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Gallwch weld copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn aldiconsultation.co.uk/port-talbot. I'r rhai nad oes ganddynt fynediad i'r rhyngrwyd, mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB, rhwng yr oriau canlynol:

- Dydd Llun: 9:00am i 5:30pm
- Dydd Mawrth: 9:00am i 5:0pm
- Dydd Mercher: 9:00am i 5:30pm
- Dydd Iau: 9:00am i 5:30pm
- Dydd Gwener: 9:00am i 5:30pm
- Dydd Sadwrn: 9:00am i 4:30pm
- Dydd Sul: Ar gau

(neu) gallwch weld yr wybodaeth hon ar-lein yn Llyfrgell Sandfields, 8 Heol Morrison, Port Talbot, SA12 6TG rhwng yr oriau neu:

- Dydd Llun: 09:30am i 12:30pm a 2:00pm i 5:00pm.
- Dydd Mawrth: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Mercher: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Iau: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Gwener: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Sadwrn: 09:30am i 12:30pm
- Dydd Sul: Ar gau

Os nad ydych yn gallu cyrchu'r dogfennau'n electronig gallwch ofyn am gopïau caled o'r wybodaeth hon, drwy ysgrifennu atom: **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.**

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at y cais/asiant yn feedback@consultation-online.co.uk neu **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** erbyn **dydd Gwener 25 Awst 2023.**

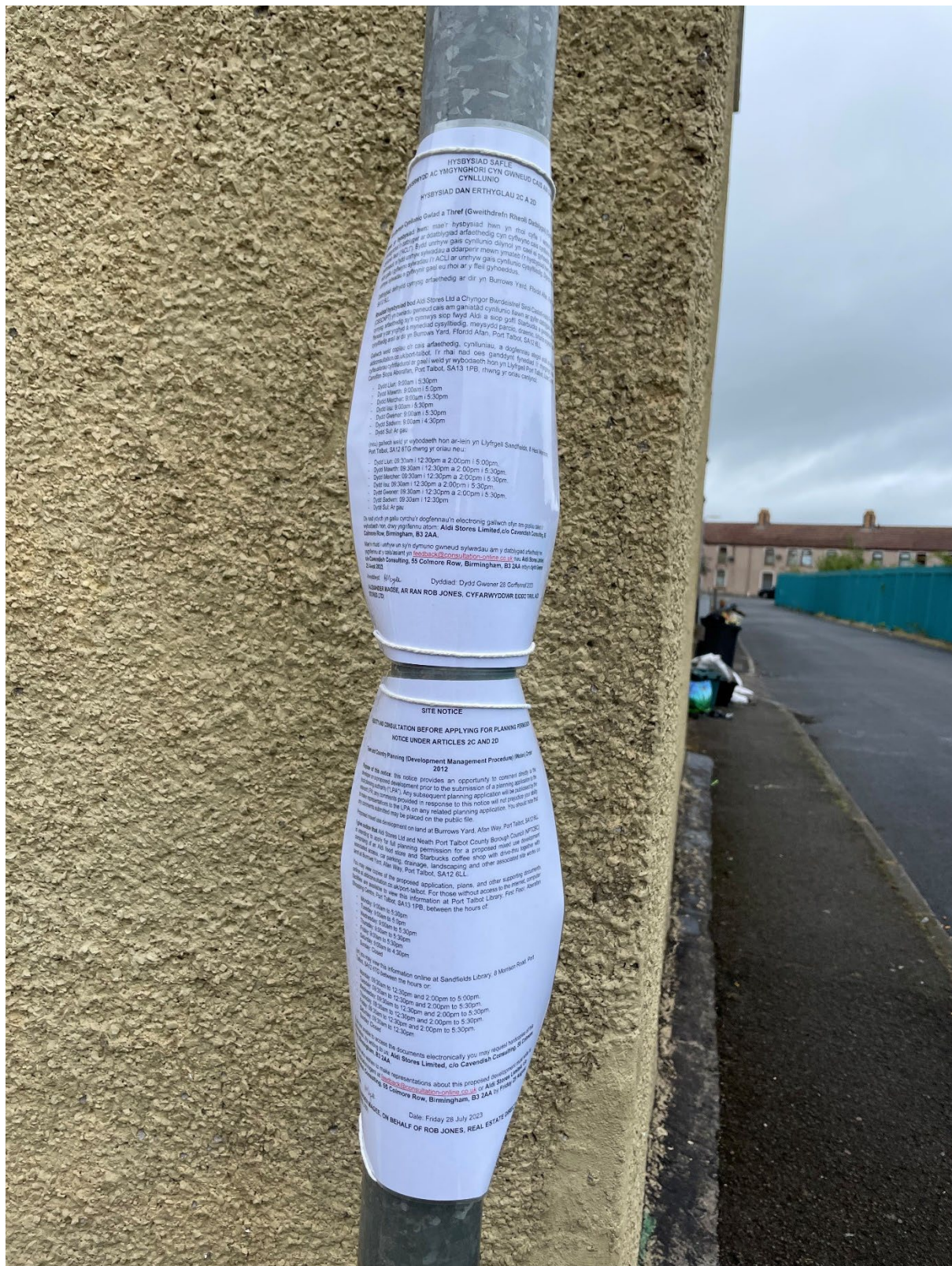
Arwyddwyd:

Dyddiad: Dydd Gwener 28 Gorffennaf 2023

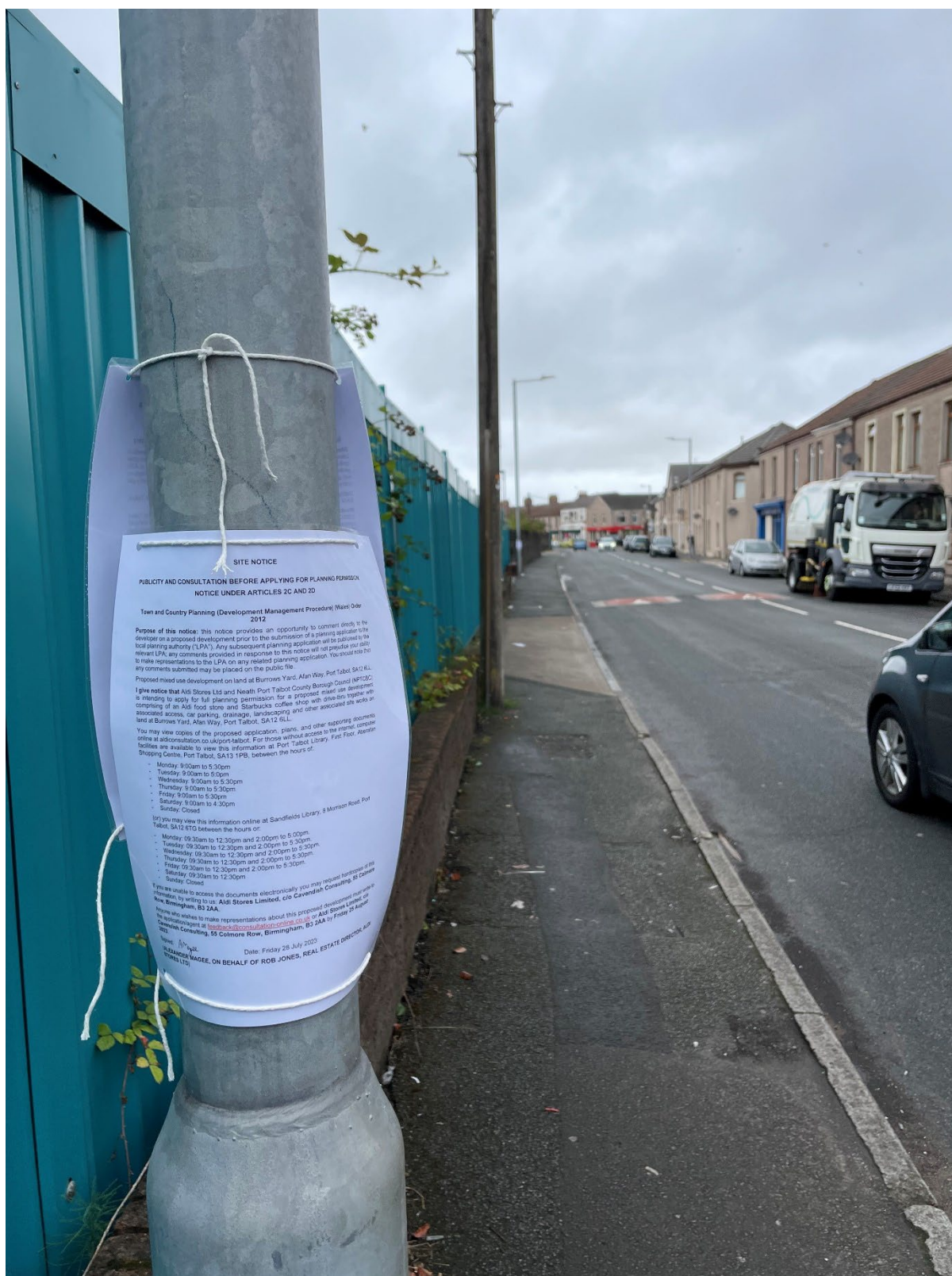
(ALEXANDER MAGEE, AR RAN ROB JONES, CYFARWYDDWR EIDDO TIROL, ALDI STORES LTD)

Appendix III

Photographs of the Site Notice in Situ



Location of Site Notice on corner of Enfield Street and Isaac's Place



Location of Site Notice on Water Street

Appendix IV

Letters to Adjoining Land Owners



Friday 28 July 2023

Dear Owner/Occupier,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Together the proposed Aldi and Starbucks will regenerate the site known as Burrows Yard, which has long been vacant and described as an 'eye-sore' by local residents. Redeveloping the site into an Aldi store and coffee shop with drive-thru will improve the local retail offering and reduce the need for residents to travel further afield or having to shop at expensive alternatives.

The site will become a thriving economic hub with dozens of jobs created for local people and further opportunities created during construction and throughout the supply chain. This new store and coffee shop with drive-thru will revitalise the site, creating a vibrant destination that caters to the diverse needs of shoppers. A local Aldi will also provide a low-cost, high-quality option for families, helping many during the cost-of-living crisis.

Statutory pre-application consultation

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd and Neath Port Talbot County Borough Council) triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

Virtual public exhibition and further information

We are holding a virtual public exhibition to display our draft proposals between **Friday 28 July 2023 and Friday 25 August 2023** via our dedicated consultation website aldiconsultation.co.uk/port-talbot.

The enclosed newsletter outlines the plan for the site in more detail. The feedback reply card and postage-paid envelope enables you to have your say on the plans.

If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or by writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director



Ddydd Gwener 28 Gorffennaf 2023

Annwyl Berchennog/Deiliad,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Gyda'i gilydd bydd yr Aldi a Starbucks arfaethedig yn adfywio'r safle a elwir yn Burrows Yard, sydd wedi bod yn wag ers amser maith ac a ddisgrifiwyd fel 'dolor llygad' gan drigolion lleol. Bydd ailddatblygu'r safle yn siop Aldi a siop goffi â gwasanaeth trwy ffenestr y car yn gwella'r arlwy manwerthu lleol ac yn lleihau'r angen i drigolion deithio ymhellach neu orfod siopa mewn siopau drud.

Bydd y safle'n dod yn ganolbwynt economaidd ffyniannus â dwsinau o swyddi'n cael eu creu ar gyfer pobl leol a chyfluoedd ychwanegol yn cael eu creu yn ystod y gwaith adeiladu a thrwy gydol y gadwyn gyflenwi. Bydd y siop a'r siop goffi newydd hon â gwasanaeth trwy ffenestr y car yn adfywio'r safle, gan greu cyrchfan fywiog sy'n darparu ar gyfer anghenion amrywiol siopwyr. Bydd Aldi lleol hefyd yn darparu opsiwn cost isel o ansawdd uchel i deuluoedd, gan helpu llawer yn ystod yr argyfwng costau byw.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd yr ymgeisydd (Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot) y cyfnod ymgynghori statudol o 28 diwrnod **ddydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Arddangosfa gyhoeddus rithwir a gwybodaeth ychwanegol

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **dydd Gwener 28 Gorffennaf 2023 a dydd Gwener 25 Awst 2023** drwy ein gwefan ymgynghori bwrpasol aldiconsultation.co.uk/port-talbot.

Mae'r cylchlythyr amgaeedig yn amlinellu'r cynllun ar gyfer y safle yn fwy manwl. Mae'r cerdyn ymateb adborth a'r amlen â thâl postio yn eich galluogi i ddweud eich dweud ar y cynlluniau.

Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, e-bost, neu drwy ysgrifennu gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tiro

Appendix V

Schedule 1B Notice to Adjoining Land Owners

SITE NOTICE

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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I give notice that Aldi Stores Ltd and Neath Port Talbot County Borough Council (NPTCBC) is intending to apply for full planning permission for a proposed mixed use development comprising of an Aldi food store and Starbucks coffee shop with drive-thru together with associated access, car parking, drainage, landscaping and other associated site works on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

You may view copies of the proposed application, plans, and other supporting documents online at aldiconsultation.co.uk/port-talbot. For those without access to the internet, computer facilities are available to view this information at Port Talbot Library, First Floor, Aberafan Shopping Centre, Port Talbot, SA13 1PB, between the hours of:

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If you are unable to access the documents electronically you may request hardcopies of this information, by writing to us: **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.**

Anyone who wishes to make representations about this proposed development must write to the application/agent at feedback@consultation-online.co.uk or **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** by **Friday 25 August 2023.**

Signed:

Date: Friday 28 July 2023

(ALEXANDER MAGEE, ON BEHALF OF ROB JONES, REAL ESTATE DIRECTOR, ALDI STORES LTD)

HYSBYSIAD SAFLE
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO

HYSBYSIAD DAN ERTHYGLAU 2C A 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad defnydd cymysg arfaethedig ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rhoddaf hysbysiad bod Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot (CBSCNPT) yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer datblygiad defnydd cymysg arfaethedig sy'n cynnwys siop fwyd Aldi a siop goffi Starbucks a gwasanaeth trwy ffenestr y car ynghyd â mynediad cysylltiedig, meysydd parcio, draenio, tirlunio a gwaith safle cysylltiedig arall ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Gallwch weld copïau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn aldiconsultation.co.uk/port-talbot. I'r rhai nad oes ganddynt fynediad i'r rhyngwrdd, mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon yn Llyfrgell Port Talbot, Llawr Cyntaf, Canolfan Siopa Aberafan, Port Talbot, SA13 1PB, rhwng yr oriau canlynol:

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- Dydd Mercher: 9:00am i 5:30pm
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- Dydd Gwener: 9:00am i 5:30pm
- Dydd Sadwrn: 9:00am i 4:30pm
- Dydd Sul: Ar gau

(neu) gallwch weld yr wybodaeth hon ar-lein yn Llyfrgell Sandfields, 8 Heol Morrison, Port Talbot, SA12 6TG rhwng yr oriau neu:

- Dydd Llun: 09:30am i 12:30pm a 2:00pm i 5:00pm.
- Dydd Mawrth: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Mercher: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Iau: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Gwener: 09:30am i 12:30pm a 2:00pm i 5:30pm.
- Dydd Sadwrn: 09:30am i 12:30pm
- Dydd Sul: Ar gau

Os nad ydych yn gallu cyrchu'r dogfennau'n electronig gallwch ofyn am gopïau caled o'r wybodaeth hon, drwy ysgrifennu atom: **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.**

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at y cais/asiant yn feedback@consultation-online.co.uk neu **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** erbyn **dydd Gwener 25 Awst 2023.**

Arwyddwyd:

Dyddiad: Dydd Gwener 28 Gorffennaf 2023

(ALEXANDER MAGEE, AR RAN ROB JONES, CYFARWYDDWR EIDDO TIROL, ALDI STORES LTD)

Appendix VI

Newsletter



Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Port Talbot



Site Plan

Award-winning discount food retailer Aldi and Neath Port Talbot County Borough Council are bringing forward a planning application for a mixed use development comprising a new Aldi food store and a Starbucks coffee shop with drive thru on land at Burrows Yard, Afan Way, Port Talbot.

Together Aldi and Starbucks would develop Burrows Yard into an attractive, modern site that would provide local jobs, economic investment, associated parking, and landscaping on a currently dilapidated site. Situated in a convenient location for the residents of Port Talbot the new store will provide easy access to low-cost high-quality goods.

The proposals represent an investment of over £7 million into the local economy and will create between 30 and 50 jobs at the Aldi store and up to 20 jobs at Starbucks, with further opportunities via construction and in the supply chain.

About the proposal

- A new Aldi food store and Starbucks coffee shop with drive-thru.
- Access in and out of the site for motorists will be available through a new purpose-built entrance off Afan Way.
- Between **30 and 50 new jobs** at the Aldi store, paid at Aldi's industry-leading rate and up to **20 at Starbucks**.
- 90 minutes free customer parking** for 145 cars, including 8 accessible bays, 9 parent-and-child spaces, cycle spaces, and 18 EVC spaces with capacity for a further 12.
- Additional employment opportunities** provided during construction and in the supply chain.
- Attractive landscaping** around the site to enhance its appearance and the planting of **24 trees**.

Aldi and Starbucks are aware there is a lack of discount supermarket options and Starbucks coffee shops in Port Talbot. As customers continue to look for better-value products to help make their money go further, it is important that residents have access to a wide range of shopping facilities. Aldi's proposal would provide an attractive, modern Aldi food store in an accessible location for the residents of Port Talbot, improving customer choice and enhancing customer experience.

As part of the statutory consultation process, the applicant (Aldi and Neath Port Talbot County Borough Council) triggered the pre-application consultation period on **Friday 28 July 2023** and this will end on **Friday 25 August 2023**.

The planning application will be submitted to Neath Port Talbot County Borough Council in **September 2023**. We look forward to hearing your thoughts and feedback on our proposals.

Join our virtual public exhibition:

By visiting: aldiconsultation.co.uk/port-talbot
Between: **Friday 28 July 2023 and Friday 25 August 2023**
You will be able to view the plans, draft planning documents, and provide your feedback via an online feedback form. Alternatively, you can email your views to feedback@consultation-online.co.uk

You can also contact us via our free phone **0800 298 7040**.

Your view matters

We want to hear the views of the local community before we submit a planning application. We would encourage residents to view our virtual public exhibition and let us know their opinion about the proposals.

Unable to get online?

If you are unable to access the internet, please contact us via our free phone **0800 298 7040**, and you'll be able to speak with a member of the project team. They will arrange for copies of the virtual exhibition display material and a printed feedback form to be sent in the post.



Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn **Burrows Yard, Port Talbot**



Cynllun safle

Mae'r adwerthwr bwyd disgownt arobryn Aldi a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot yn cyflwyno cais cynllunio ar gyfer datblygiad defnydd cymysg yn cynnwys siop fwyd newydd Aldi a siop goffi Starbucks a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot.

Gyda'i gilydd byddai Aldi a Starbucks yn datblygu Burrows Yard yn safle deniadol, modern a fyddai'n darparu swyddi lleol, buddsoddiad economaidd, parcio cysylltiedig, a thirlunio ar safle adeiliedig ar hyn o bryd. Wedi'i lleoli mewn lleoliad cyfleus i drigolion Port Talbot bydd y siop newydd yn darparu mynediad hawdd at nwyddau cost isel o ansawdd uchel.

Mae'r cynigion yn cynrychioli buddsoddiad o dros £7 miliwn yn yr economi leol a bydd yn creu rhwng 30 a 50 o swyddi yn siop Aldi a hyd at 20 o swyddi yn Starbucks, â chyfleoedd ychwanegol drwy adeiladu ac yn y gadwyn gyflenwi.

Mae Aldi a Starbucks yn ymwybodol bod diffyg opsiynau ar gyfer archfarchnadoedd disgownt a siopau coffi Starbucks ym Mhort Talbot. Wrth i gwsmeriaid barhau i chwilio am gynnyrch o werth gwell i helpu i wneud i'w harian fynd ymhellach, mae'n bwysig bod gan drigolion fynediad at amrediad eang o gyfleoedd siopa. Byddai cynnig Aldi yn darparu siop fwyd Aldi fodern, ddeniadol mewn lleoliad hygrych i drigolion Port Talbot, gan wella dewis cwsmeriaid a gwella profiad cwsmeriaid.

Fel rhan o'r broses ymgynghori statudol, cychwynnodd yr ymgeisydd (Aldi a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot) y cyfnod ymgynghori cyn ymgeisio ddydd Gwener 28 Gorffennaf 2023 a bydd hwn yn dod i ben ddydd Gwener 25 Awst 2023.

Bydd y cais cynllunio yn cael ei gyflwyno i Gyngor Bwrdeistref Sirol Castell-nedd Port Talbot ym mis Medi 2023. Edrychwn ymlaen at glywed eich barn a'ch adborth ar ein cynigion.

Ynglŷn â'r cynnig



Siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car.



Mi fydd mynediad i'r safle i geir yn dod o mynediad newydd o Ffordd Afan.



Rhwng 30 a 50 o swyddi newydd yn yr archfarchnad Aldi, gyda chyflogau sydd ar flaenllaw y diwydiant, a hyd at 20 yn Starbucks.



90 munud o barcio am-ddim am hyd at 145 o heir, gan gynnwys 8 o safleoedd hygrych, 9 safle i rhieni a phlant, cyfleoeddau i feiciau, ac 18 o safleoedd EVC gyda'r gallu am 12 pellach.



Cyfleoedd cyflogaeth ychwanegol yn cael eu darparu yn ystod y gwaith adeiladu ac yn y gadwyn gyflenwi.



Tirlunio deniadol o amgylch y safle er mwyn gwella ei apêl a phlannu 24 o goed.

Ymunwch â'n harddangosfa gyhoeddus rithwir:

Trwy ymweld â: aldiconsultation.co.uk/port-talbot

Rhwng: **Dydd Gwener 28 Gorffennaf a dydd Gwener 25 Awst 2023**

Byddwch yn gallu gweld y cynlluniau, y dogfennau cynllunio drafft, a rhoi eich adborth trwy ffurflen adborth ar-lein. Fel arall, gallwch e-bostio eich barn i feedback@consultation-online.co.uk

Gallwch hefyd gysylltu â ni drwy ein **0800 298 7040**.

Mae eich barn yn bwysig

Rydym am glywed barn y gymuned leol cyn i ni gyflwyno cais cynllunio. Byddem yn annog trigolion i weld ein harddangosfa gyhoeddus rithwir a rhoi gwybod i ni am eu barn am y cynigion.

methu mynd ar-lein?

Os nad ydych yn gallu cyrchu'r rhyngwrdd, cysylltwch â ni drwy ein rhadffôn **0800 298 7040**, a byddwch yn gallu siarad ag aelod o dîm y prosiect. Byddant yn trefnu i gofïau o ddeunydd arddangos yr arddangosfa rithwir a ffurflen adborth argraffedig gael eu hanfon yn y post.

Appendix VII

Pre-Application Consultation Reply Card

Privacy statement

By filling in and returning this form to us, you agree that we can hold and process your personal data concerning this public consultation exercise.

- We will share your personal data with the ALDI planning team for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

We will use your data to:

- Send you updates about the project (where you provide us with your contact details).

Develop a Pre-application Consultation Report (PAC) about this public consultation that will be submitted to the local planning authority; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission. If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

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About the Consultation

We welcome feedback from local residents and stakeholders on our proposal to develop a new Aldi food store and Starbucks at Burrows Yard, Afan Way, Port Talbot. Aldi believes that the local community's views are important, along with conservation and economic factors, when developing sites.

Your Details

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process. Please provide a contact detail for us to update you on the proposals in the future.

Title (Miss/Mrs/Ms/Mr/Other)

First Name or Initial

Surname

Address

Postcode Telephone

Email

Age Group (please circle)

Over 13 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+

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Over 13 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+

Feedback

Do you support this proposal in principle?

Yes ☐ No ☐ Not Sure ☐

What do you think about the proposals? *Tick all that apply*

I love it ☐ Great for the community ☐
Investment in Port Talbot is very much welcome ☐
Aldi's high-quality low cost products are vital with the cost of living crisis ☐
Proposals will not benefit the area ☐ Aldi isn't needed ☐

Please expand on your answer:

What do you think about the designs?

Great ☐ Ok ☐ Could be better ☐
Dislike ☐ Indifferent ☐

Feedback

Do you support this proposal in principle?

Yes ☐ No ☐ Not Sure ☐

What do you think about the proposals? *Tick all that apply*

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Please expand on your answer:

What do you think about the designs?

Great ☐ Ok ☐ Could be better ☐
Dislike ☐ Indifferent ☐

Do you feel a new Aldi store would benefit the area?

Yes ☐ No ☐ Not Sure ☐

Do you feel a new Starbucks would benefit the area?

Yes ☐ No ☐ Not Sure ☐

Do you have any general comments or observations about the proposals?

Please tell us the retailer(s) and location of where you currently shop.

Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address cavendishconsulting.com/dp or by contacting us on 01962 893 893 / dataprotection@cavendishconsulting.com

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Do you feel a new Aldi store would benefit the area?

Yes ☐ No ☐ Not Sure ☐

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Yes ☐ No ☐ Not Sure ☐

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Datganiad Preifatrwydd

Drwy lenwi a dychwelyd y ffurflen hon atom, rydych yn cytuno y gallwn gadw a phrosesu eich data personol ynghylch yr ymgynghoriad cyhoeddus hwn.

- Byddwn yn rhannu eich data personol â thîm cynllunio ALDI at ddibenion gwerthuso cynllunio yn unig.
- Ni fydd eich data personol, adnabyddadwy yn cael eu defnyddio at unrhyw ddibenion eraill heb eich caniatâd.

Byddwn yn defnyddio eich data i:

- Anfon diweddariadau am y prosiect atoch (lle rydych yn rhoi eich manylion cyswllt).
- Datblygu Adroddiad Ymgynghori Cyn Ymgeisio (PAC) am yr ymgynghoriad cyhoeddus hwn a fydd yn cael ei gyflwyno i'r awdurdod cynllunio lleol; bydd hon yn ddogfen sydd ar gael i'r cyhoedd. Bydd eich sylwadau'n ddienw, a dim ond â'ch caniatâd penodol y byddwn yn eich adnabod yn yr adroddiadau hyn. Os byddwch yn rhoi eich manylion cyswllt i ni, gallem hefyd gysylltu â chi i ofyn mwy am y sylwadau a wnaethoch.

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Am yr Ymgynghori

Rydym yn croesawu adborth gan drigolion lleol a rhanddeiliaid ar ein cynnig i ddatblygu siop fwyd Aldi newydd a Starbucks yn Burrows Yard, Ffordd Afan, Port Talbot. Mae Aldi yn credu bod barn y gymuned leol yn bwysig, ynghyd â ffactorau cadwraeth ac economaidd, wrth ddatblygu safleoedd.

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Teitl (Miss/Mrs/Ms/Mr/Arall)*

Enw cyntaf neu lythrennau blaen*

Cyfenw*

Cyfeiriad

Cod post* Teleffon*

E-bost*

Grŵp Oedran (rhowch gylch)

Dros 13 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+

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Adborth

A ydych yn cefnogi'r cynnig hwn mewn egwyddor?

Ydw ☐ Nac ydw ☐ Ddim yn siŵr ☐

Beth yw eich barn am y cynigion? *Ticiwch bopeth sy'n gymwys*

Rwyf wrth fy modd ☐ Gwych i'r gymuned ☐

Mae buddsoddiad ym Mhort Talbot i'w groesawu'n fawr ☐

Mae cynhyrchion cost isel o ansawdd uchel Aldi yn hanfodol gyda'r argyfwng cost-byw ☐

Mae diffyg amlwg o Aldi a Starbucks ym Mhort Talbot, byddai'r datblygiad hwn yn cywiro'r ddau ☐

Ni fydd y cynigion o fudd i'r ardal ☐ Nid oes angen Aldi a Starbucks ☐

Ymhelaethwch ar eich ateb:

Beth yw eich barn am y dyluniadau?

Gwych ☐ lawn ☐ Gallent fod yn well ☐

Ddim yn eu hoffi ☐ Difater ☐

Adborth

A ydych yn cefnogi'r cynnig hwn mewn egwyddor?

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A oes gennych unrhyw sylwadau neu arsylwadau cyffredinol am y cynigion?

Dywedwch wrthym am yr adwerthwr(wyr) a lleoliad lle rydych yn siopa ar hyn o bryd.

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21190/0723

Ydych chi'n teimlo y byddai siop Aldi newydd o fudd i'r ardal?

Ydw ☐ Nac ydw ☐ Ddim yn siŵr ☐

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21190/0723

Appendix VIII

Letters to Specialist Consultees

From: Alexander Magee <alexander.magee@cavendishconsulting.com>
Sent: 28 July 2023 15:04
To: CADW
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

TY'R AFON
BEDWAS ROAD
CAERPHILLY
UNITED KINGDOM
CF83 8WT



Friday 28 July 2023
Ddydd Gwener 28 Gorffennaf 2023

Dear Sir/Madam,

Statutory pre-application consultation for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

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Yours sincerely,

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Annwyl Syr/Madam,

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Yr eiddoch yn ddiffuant,

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Cyfarwyddwr Eiddo Tirol



Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



Alexander Magee | Senior Account Executive
e. Alexander.Magee@cavendishconsulting.com
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

From: Alexander Magee <alexander.magee@cavendishconsulting.com>
Sent: 28 July 2023 15:04
To: Welsh Water/Dwr Cymru
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

DEVELOPER SERVICES
DŴR CYMRU WELSH WATER
LINEA
FORTRAN ROAD
UNITED KINGDOM
CF30 0EH



Friday 28 July 2023
Ddydd Gwener 28 Gorffennaf 2023

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Alexander Magee | Senior Account Executive
e. Alexander.Magee@cavendishconsulting.com
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

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Sent: 28 July 2023 15:04
To: Glamorgan-Gwent Archaeological Trust
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

SEAWAY PARADE INDUSTRIAL ESTATE
BUSINESS CENTRE
BAGLAN
PORT TALBOT
UNITED KINGDOM
SA12 8BR



Friday 28 July 2023
Ddydd Gwener 28 Gorffennaf 2023

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Alexander Magee | Senior Account Executive
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From: Alexander Magee <alexander.magee@cavendishconsulting.com>
Sent: 28 July 2023 15:04
To: Health & Safety Executive Wales
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

HSE CARDIFF
TY WILLIAM MORGAN,
6 CENTRAL SQUARE
CENTRAL SQUARE
UNITED KINGDOM
CF10 1EP



Friday 28 July 2023
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To: Alexander Magee
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Port Talbot Statutory Notice.pdf

Mid & West Wales Fire & Rescue Service
Service Headquarters
Lime Grove Avenue
Carmarthen
Carmarthenshire
UNITED KINGDOM
SA31 1SP



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O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd Aldi a Starbucks y cyfnod ymgynghori statudol o 28 diwrnod ar **dydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Mae hysbysiad cyn ymgeisio ar gefn y llythyr hwn. Mae'r hysbysiad yn rhoi'r wybodaeth i chi allu gweld a gwneud sylwadau ar y datblygiad arfaethedig a grybwyllwyd uchod erbyn **dydd Gwener 28 Awst 2023**.

Rydym yn aros yn eiddgar am eich ymateb. Os hoffech gyflwyno eich sylwadau yn ysgrifenedig, anfonwch nhw i'n cyfeiriad Rhadbost isod. Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn neu drwy e-bost gan ddefnyddio'r manylion isod.

Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040

Email: feedback@consultation-online.co.uk

Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

CAVENDISH

Insight. Influence. Creativity.

Alexander Magee | **Senior Account Executive**

e. Alexander.Magee@cavendishconsulting.com

t. +44 (0) 121 728 3877

w. cavendishconsulting.com



choice without delay.

From: Alexander Magee <alexander.magee@cavendishconsulting.com>
Sent: 28 July 2023 15:04
To: Natural Resources Wales
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

MAES Y FFYNNON
PENRHOSGARNEDD
BANGOR
UNITED KINGDOM
LL57 2DW



Friday 28 July 2023
Ddydd Gwener 28 Gorffennaf 2023

Dear Sir/Madam,

Statutory pre-application consultation for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I am writing to you regarding the pre-application consultation being held by Aldi Stores Ltd and Neath Port Talbot County Borough Council in relation to their proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi and Starbucks will be redeveloping a site in the Aberavon ward which has sat vacant and rundown for some time with local residents describing it as an ‘eye-sore’. The proposed mixed use development will see a modern retail store and coffee shop with drive-thru built, creating a welcoming environment with tree planting and low-level shrubs as part of the landscaping plans. In addition, up to 70 jobs will be created between the two organisations plus those created during construction and through the supply chain.

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, Aldi and Starbucks triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

A pre-application notice can be found on the back of this letter. The notice provides you with the information to be able to view and comment on the proposed development mentioned above by **Friday 25 August 2023**.

We eagerly await your response. Should you wish to submit your comments in writing, please send them to our Freepost address below. If you have any questions at this stage, please do not hesitate to contact us via telephone or email using the details below.

You can also visit our website at aldiconsultation.co.uk/port-talbot

Yours sincerely,

Rob Jones
Real Estate Director

Annwyl Syr/Madam,

Ymgynghoriad cyn ymgeisio statudol ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Mae hysbysiad cyn ymgeisio ar gefn y llythyr hwn. Mae'r hysbysiad yn rhoi'r wybodaeth i chi allu gweld a gwneud sylwadau ar y datblygiad arfaethedig a grybwyllwyd uchod erbyn **dydd Gwener 28 Awst 2023**.

Rydym yn aros yn eiddgar am eich ymateb. Os hoffech gyflwyno eich sylwadau yn ysgrifenedig, anfonwch nhw i'n cyfeiriad Rhadbost isod. Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn neu drwy e-bost gan ddefnyddio'r manylion isod.

Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



Alexander Magee | Senior Account Executive
e. Alexander.Magee@cavendishconsulting.com
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

From: Alexander Magee <alexander.magee@cavendishconsulting.com>
Sent: 28 July 2023 15:04
To: Neath Port Talbot County Borough Council Planning Department
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

BRUNEL WAY
BRITON FERRY
NEATH
UNITED KINGDOM
SA11 2GG



Friday 28 July 2023
Ddydd Gwener 28 Gorffennaf 2023

Dear Sir/Madam,

Statutory pre-application consultation for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I am writing to you regarding the pre-application consultation being held by Aldi Stores Ltd and Neath Port Talbot County Borough Council in relation to their proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

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You can also visit our website at aldiconsultation.co.uk/port-talbot

Yours sincerely,

Rob Jones
Real Estate Director

Annwyl Syr/Madam,

Ymgynghoriad cyn ymgeisio statudol ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rwy'n ysgrifennu atoch ynghylch yr ymgynghoriad cyn ymgeisio sy'n cael ei gynnal gan Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot mewn perthynas â'u datblygiad defnydd cymysg arfaethedig ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



Alexander Magee | Senior Account Executive
e. Alexander.Magee@cavendishconsulting.com
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

From: Alexander Magee <alexander.magee@cavendishconsulting.com>
Sent: 28 July 2023 15:04
To: Welsh Ministers (Trunk Roads)
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

TRAFFIC WALES
NORTH WALES TRAFFIC MANAGEMENT CENTRE
FFORD SAM PARI
MORFA
UNITED KINGDOM
LL32 8HH



Friday 28 July 2023
Ddydd Gwener 28 Gorffennaf 2023

Dear Sir/Madam,

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Yours sincerely,

Rob Jones
Real Estate Director

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Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



Alexander Magee | Senior Account Executive
e. Alexander.Magee@cavendishconsulting.com
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

Appendix IX

Schedule 1C Notice to Specialist and Community Consultees

SCHEDULE 1C ARTICLE 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I give notice that Aldi Stores Ltd and Neath Port Talbot County Borough Council (NPTCBC) is intending to apply for full planning permission for a proposed mixed use development comprising of an Aldi food store and Starbucks coffee shop with drive-thru together with associated access, car parking, drainage, landscaping and other associated site works on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

A copy of the proposed application, plans, and other supporting documents can be viewed online at aldiconsultation.co.uk/port-talbot.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to feedback@consultation-online.co.uk by Friday 25 August 2023 or by post:

Aldi Stores Limited,
c/o Cavendish Consulting,
55 Colmore Row,
Birmingham,
B3 2AA

Signed:

Date: Friday 28 July 2023

**(ALEXANDER MAGEE, ON BEHALF OF ROB JONES REAL ESTATE
DIRECTOR, ALDI STORES LTD)**

ATODLEN 1C ERTHYGL 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD DAN ERTHYGL 2D

Pwrrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad defnydd cymysg arfaethedig ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rhoddaf hysbysiad bod Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot (CBSCNPT) yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer datblygiad defnydd cymysg arfaethedig sy'n cynnwys siop fwyd Aldi a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ynghyd â mynediad cysylltiedig, meysydd parcio, draenio, tirlunio a gwaith safle cysylltiedig arall ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Gellir gweld copi o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein yn aldiconsultation.co.uk/port-talbot.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, mae'n rhaid anfon ymateb i'r ymgynghoriad i feedback@consultation-online.co.uk erbyn dydd Gwener 25 Awst 2023 neu drwy'r post:

Aldi Stores Limited,
c/o Cavendish Consulting,
55 Colmore Row,
Birmingham,
B3 2AA

Arwyddwyd:

Dyddiad: Dydd Gwener 28 Gorffennaf 2023

**(ALEXANDER MAGEE, AR RAN ROB JONES CYFARWYDDWR
EIDDO TIROL, ALDI STORES LTD)**

Appendix X

Letters to Community Consultees



Friday 28 July 2023

Dear Councillor Llewelyn,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

The proposed mixed use development would regenerate a site in the Aberavon ward at Burrows Yard, which has been described by residents as an 'eye-sore' and fallen into disrepair. The proposed Aldi food store and a Starbucks coffee shop will improve the site, providing a modern, thriving, economically active hub, and creating dozens of well-paying jobs for Port Talbot residents.

Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

Statutory pre-application consultation

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd and Neath Port Talbot County Borough Council) triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

Virtual public exhibition and further information

We are holding a virtual public exhibition to display our draft proposals between **Friday 28 July 2023** and **Friday 25 August 2023** via our dedicated consultation website aldiconsultation.co.uk/port-talbot.

The enclosed newsletter outlines the plan for the site in more detail and has been sent to approximately 2,000 residents, businesses, and stakeholders. Additional enclosed items include a feedback reply card and postage-paid envelope enabling residents to have their say on Aldi and Starbucks' proposals.

If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or in writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Llewelyn,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Byddai'r datblygiad defnydd cymysg arfaethedig yn adfywio safle yn ward Aberafan yn Burrows Yard, sydd wedi'i ddisgrifio gan drigolion fel 'dolur llygad' ac sydd wedi mynd â'i ben iddo. Bydd siop fwyd Aldi arfaethedig a siop goffi Starbucks yn gwella'r safle, gan ddarparu canolbwynt modern, ffyniannus, economaidd weithgar, a chreu dwsinau o swyddi sy'n talu'n dda i drigolion Port Talbot.

Byddai cyflwyno siop fwyd a siop goffi newydd â gwasanaeth trwy ffenestr y car yn cael effeithiau pellgyrhaeddol, nid yn unig fel buddsoddiad sylweddol o filiynau o bunnoedd ond hefyd trwy ddarparu cymorth hanfodol i deuluoedd yng nghanol yr argyfwng costau byw parhaus. Bydd siop fwyd yma yn lleihau'r angen i deithio ymhellach ac yn darparu mynediad hawdd at gynhyrchion cost isel o ansawdd uchel yn lle dewisiadau drud.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd yr ymgeisydd (Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot) y cyfnod ymgynghori statudol o 28 diwrnod **dydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Arddangosfa gyhoeddus rithwir a gwybodaeth bellach

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **dydd Gwener 28 Gorffennaf 2023 a dydd Gwener 25 Awst 2023** drwy ein gwefan ymgynghori bwrpasol aldiconsultation.co.uk/port-talbot.

Mae'r cylchlythyr amgaeedig yn amlinellu'r cynllun ar gyfer y safle yn fwy manwl ac mae wedi'i anfon at tua 2,000 o drigolion, busnesau a rhanddeiliaid. Mae eitemau amgaeedig ychwanegol yn cynnwys cerdyn ymateb ac amlen â thâl postio sy'n galluogi trigolion i ddweud eu dweud ar gynigion Aldi a Starbucks.

Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, drwy e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Dacey,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

The proposed mixed use development would regenerate a site in the Aberavon ward at Burrows Yard, which has been described by residents as an 'eye-sore' and fallen into disrepair. The proposed Aldi food store and a Starbucks coffee shop will improve the site, providing a modern, thriving, economically active hub, and creating dozens of well-paying jobs for Port Talbot residents.

Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

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As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd and Neath Port Talbot County Borough Council) triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Dacey,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Byddai cyflwyno siop fwyd a siop goffi newydd â gwasanaeth trwy ffenestr y car yn cael effeithiau pellgyrhaeddol, nid yn unig fel buddsoddiad sylweddol o filiynau o bunnoedd ond hefyd trwy ddarparu cymorth hanfodol i deuluoedd yng nghanol yr argyfwng costau byw parhaus. Bydd siop fwyd yma yn lleihau'r angen i deithio ymhellach ac yn darparu mynediad hawdd at gynhyrchion cost isel o ansawdd uchel yn lle dewisiadau drud.

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Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, drwy e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones

Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Keogh,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

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Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Keogh,

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Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Latham,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Latham,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Yr eiddoch yn ddiffuant,

Rob Jones

Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Hurley,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

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Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Byddai cyflwyno siop fwyd a siop goffi newydd â gwasanaeth trwy ffenestr y car yn cael effeithiau pellgyrhaeddol, nid yn unig fel buddsoddiad sylweddol o filiynau o bunnoedd ond hefyd trwy ddarparu cymorth hanfodol i deuluoedd yng nghanol yr argyfwng costau byw parhaus. Bydd siop fwyd yma yn lleihau'r angen i deithio ymhellach ac yn darparu mynediad hawdd at gynhyrchion cost isel o ansawdd uchel yn lle dewisiadau drud.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd yr ymgeisydd (Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot) y cyfnod ymgynghori statudol o 28 diwrnod **dydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Arddangosfa gyhoeddus rithwir a gwybodaeth bellach

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **dydd Gwener 28 Gorffennaf 2023 a dydd Gwener 25 Awst 2023** drwy ein gwefan ymgynghori bwrpasol aldiconsultation.co.uk/port-talbot.

Mae'r cylchlythyr amgaeedig yn amlinellu'r cynllun ar gyfer y safle yn fwy manwl ac mae wedi'i anfon at tua 2,000 o drigolion, busnesau a rhanddeiliaid. Mae eitemau amgaeedig ychwanegol yn cynnwys cerdyn ymateb ac amlen â thâl postio sy'n galluogi trigolion i ddweud eu dweud ar gynigion Aldi a Starbucks.

Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, drwy e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Williams,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

The proposed mixed use development would regenerate a site in the Aberavon ward at Burrows Yard, which has been described by residents as an 'eye-sore' and fallen into disrepair. The proposed Aldi food store and a Starbucks coffee shop will improve the site, providing a modern, thriving, economically active hub, and creating dozens of well-paying jobs for Port Talbot residents.

Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

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If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or in writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Williams,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Ymgynghoriad cyn ymgeisio statudol

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Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Crowley,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

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Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Crowley,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, drwy e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Jones,

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Gyngorydd Jones,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Pursey,

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

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Arddangosfa gyhoeddus rithwir a gwybodaeth bellach

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **dydd Gwener 28 Gorffennaf 2023 a dydd Gwener 25 Awst 2023** drwy ein gwefan ymgynghori bwrpasol aldiconsultation.co.uk/port-talbot.

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Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Councillor Grimshaw,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

The proposed mixed use development would regenerate a site in the Aberavon ward at Burrows Yard, which has been described by residents as an 'eye-sore' and fallen into disrepair. The proposed Aldi food store and a Starbucks coffee shop will improve the site, providing a modern, thriving, economically active hub, and creating dozens of well-paying jobs for Port Talbot residents.

Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

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Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

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Friday 28 July 2023

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Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, drwy e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Friday 28 July 2023

Dear Mr Kinnock MP,

Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi, the award-winning discount food retailer and Starbucks, the premier roaster and retailer of speciality coffee, are bringing forward proposals to open a new high-quality food store and coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

The proposed mixed use development would regenerate a site in the Aberavon ward at Burrows Yard, which has been described by residents as an 'eye-sore' and fallen into disrepair. The proposed Aldi food store and a Starbucks coffee shop will improve the site, providing a modern, thriving, economically active hub, and creating dozens of well-paying jobs for Port Talbot residents.

Introducing a new food store and coffee shop with drive-thru would have far-reaching impacts, not only as a significant multi-million-pound investment but also by providing essential support to families amid the ongoing cost-of-living crisis. A food store here will minimise the need for traveling further afield and provide easy access to high-quality, low-cost products instead of expensive alternatives.

Statutory pre-application consultation

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd and Neath Port Talbot County Borough Council) triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

Virtual public exhibition and further information

We are holding a virtual public exhibition to display our draft proposals between **Friday 28 July 2023** and **Friday 25 August 2023** via our dedicated consultation website aldiconsultation.co.uk/port-talbot.

The enclosed newsletter outlines the plan for the site in more detail and has been sent to approximately 2,000 residents, businesses, and stakeholders. Additional enclosed items include a feedback reply card and postage-paid envelope enabling residents to have their say on Aldi and Starbucks' proposals.

If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or in writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director



Dydd Gwener 28 Gorffennaf 2023

Annwyl Mr Kinnock MP,

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Mae Aldi, yr adwerthwr bwyd disgownt arobryn a Starbucks, y prif rostiwr a manwerthwr coffi arbenigol, yn cyflwyno cynigion i agor siop fwyd a siop goffi newydd o ansawdd uchel a gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Byddai'r datblygiad defnydd cymysg arfaethedig yn adfywio safle yn ward Aberafan yn Burrows Yard, sydd wedi'i ddisgrifio gan drigolion fel 'dolur llygad' ac sydd wedi mynd â'i ben iddo. Bydd siop fwyd Aldi arfaethedig a siop goffi Starbucks yn gwella'r safle, gan ddarparu canolbwynt modern, ffyniannus, economaidd weithgar, a chreu dwsinau o swyddi sy'n talu'n dda i drigolion Port Talbot.

Byddai cyflwyno siop fwyd a siop goffi newydd â gwasanaeth trwy ffenestr y car yn cael effeithiau pellgyrhaeddol, nid yn unig fel buddsoddiad sylweddol o filiynau o bunnoedd ond hefyd trwy ddarparu cymorth hanfodol i deuluoedd yng nghanol yr argyfwng costau byw parhaus. Bydd siop fwyd yma yn lleihau'r angen i deithio ymhellach ac yn darparu mynediad hawdd at gynhyrchion cost isel o ansawdd uchel yn lle dewisiadau drud.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd yr ymgeisydd (Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot) y cyfnod ymgynghori statudol o 28 diwrnod **dydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Arddangosfa gyhoeddus rithwir a gwybodaeth bellach

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **dydd Gwener 28 Gorffennaf 2023 a dydd Gwener 25 Awst 2023** drwy ein gwefan ymgynghori bwrpasol aldiconsultation.co.uk/port-talbot.

Mae'r cylchlythyr amgaeedig yn amlinellu'r cynllun ar gyfer y safle yn fwy manwl ac mae wedi'i anfon at tua 2,000 o drigolion, busnesau a rhanddeiliaid. Mae eitemau amgaeedig ychwanegol yn cynnwys cerdyn ymateb ac amlen â thâl postio sy'n galluogi trigolion i ddweud eu dweud ar gynigion Aldi a Starbucks.

Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, drwy e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol

Alexander Magee

From: Alexander Magee
Sent: 01 August 2023 17:16
To: info@nsaafan.co.uk
Subject: Aldi Port Talbot Meeting Request

NSA Afan Development Centre
Bevin Avenue
Sandfields
Port Talbot
SA12 6JW



Tuesday 1 August 2023
Ddydd Mawrth 1 Awst 2023

Dear Sir/Madam,

Meeting request to discuss a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I am writing to request a meeting to discuss the proposed mixed use development comprising of an Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, off Afan Way, Port Talbot, SA12 6LL.

A new food store and coffee shop with drive-thru in this location would improve the immediate retail offering for local residents, ensure access to high-quality low-cost products, and represent a multi-million-pound investment in Port Talbot. Creating dozens of jobs, the site will be a thriving economically active area with up to 70 roles created for local people plus opportunities created during construction and throughout the supply chain.

Before submitting our planning application to Neath Port Talbot County Borough Council, we will undertake a pre-application consultation programme due to begin on Friday 28 July 2023. To coincide with the pre-application consultation, we are holding a virtual public exhibition to encourage members of the public to view the plans and provide their feedback. This is being held from Friday 28 July 2023 to Friday 25 August 2023.

I would be available to meet on the following dates/times and hope something is suitable for you:

- Friday 4 August between 09:30 and 13:30.
- Tuesday 8 August between 11:00 and 17:30.
- Thursday 10 August between 13:00 and 17:30.
- Friday 11 August between 10:00 and 17:30.

My colleague, Alexander Magee, from our communications consultants, Cavendish, will be in touch to try and confirm a suitable time and date. You can also contact him directly on alexander.magee@cavendish.consulting.com.

If you have any questions in the meantime, please do not hesitate to contact Alexander.

I hope to meet with you soon.

Yours sincerely,

Rob Jones
Real Estate Director

Annwyl Syr/Madam,

Cais cyfarfod i drafod siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rwy'n ysgrifennu i ofyn am gyfarfod i drafod y datblygiad defnydd cymysg arfaethedig sy'n cynnwys siop fwyd Aldi a siop goffi Starbucks â gwasanaeth trwy ffenestr y car yn Burrows Yard, oddi ar Ffordd Afan, Port Talbot, SA12 6LL.

Byddai siop fwyd a siop goffi newydd â gwasanaeth trwy ffenestr y car yn y lleoliad hwn yn gwella'r arlwy manwerthu uniongyrchol i drigolion lleol, yn sicrhau mynediad at gynnyrch cost isel o ansawdd uchel, ac yn cynrychioli buddsoddiad gwerth miliynau o bunnoedd ym Mhort Talbot. Gan greu dwsinau o swyddi, bydd y safle'n ardal ffyniannus yn economaidd weithgar gyda hyd at 70 o rolau'n cael eu creu ar gyfer pobl leol ynghyd â chyfleoedd a grëir yn ystod y gwaith adeiladu a thrwy gydol y gadwyn gyflenwi.

Cyn cyflwyno ein cais cynllunio i Gyngor Bwrdeistref Sirol Castell-nedd Port Talbot, byddwn yn cynnal rhaglen ymgynghori cyn ymgeisio a fydd yn dechrau ddydd Gwener 28 Gorffennaf 2023. I gyd-fynd â'r ymgynghoriad cyn ymgeisio, rydym yn cynnal arddangosfa gyhoeddus rithwir i annog aelodau'r cyhoedd i weld y cynlluniau a rhoi eu hadborth. Mae hwn yn cael ei gynnal rhwng dydd Gwener 28 Gorffennaf 2023 a dydd Gwener 25 Awst 2023.

Byddwn ar gael i gyfarfod ar y dyddiadau/adegau canlynol a gobeithio bod rhywbeth yn addas i chi:

Dydd Gwener 4 Awst rhwng 09:30 ac 13:30.

Dydd Mawrth Awst rhwng 11:00 ac 17:30.
Dydd Lau Awst rhwng 13:00 ac 17:30.
Dydd Gwener Awst rhwng 10:00 ac 17:30.

Bydd fy nghydweithiwr, Alexander Magee, o’n hymgynghorwyr cyfathrebu, Cavendish, mewn cysylltiad i geisio cadarnhau amser a dyddiad addas. Gallwch hefyd gysylltu ag ef yn uniongyrchol ar alexander.magee@cavendish.consulting.com.

Os oes gennych unrhyw gwestiynau yn y cyfamser, mae croeso i chi gysylltu ag Alexander.

Rwy'n gobeithio cwrdd â chi yn fuan.

Yr eiddoch yn gywir,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

Appendix XI

Virtual Exhibition Room Mockup and Exhibition Boards



Improved choice for Port Talbot
As customers continue to look for better value products, it's important that residents have access to a range of quality products at the lowest prices possible. The immediate local retail offering, leaving more competition and improving choice for local communities.

Our Proposal

Our proposals for Port Talbot offers:

- A new Aldi food store
- A new Starbucks coffee shop
- A new drive-thru for both stores
- A new car park
- A new bus stop
- A new cycle path
- A new pedestrian crossing
- A new public art installation
- A new community facility

Highways and Car Parking

Parking
The new Aldi food store and Starbucks coffee shop will provide a new car park for both stores. The car park will be located on the site of the former Aldi food store and will provide a new car park for both stores. The car park will be located on the site of the former Aldi food store and will provide a new car park for both stores.

Highways & Traffic
The new Aldi food store and Starbucks coffee shop will provide a new drive-thru for both stores. The drive-thru will be located on the site of the former Aldi food store and will provide a new drive-thru for both stores.

Design & Landscaping

A contemporary design
Aldi and Starbucks stores are known for their contemporary design. The new Aldi food store and Starbucks coffee shop will provide a new contemporary design for both stores. The design will be located on the site of the former Aldi food store and will provide a new design for both stores.

Energy efficient
Aldi and Starbucks stores are known for their energy efficiency. The new Aldi food store and Starbucks coffee shop will provide a new energy efficient design for both stores. The design will be located on the site of the former Aldi food store and will provide a new design for both stores.

FEEDBACK



About us

Aldi are proud to be at the heart of local communities. We are committed to providing our customers with the best quality products at the lowest prices possible. We are committed to providing our customers with the best quality products at the lowest prices possible.

Local jobs
Aldi are proud to be at the heart of local communities. We are committed to providing our customers with the best quality products at the lowest prices possible. We are committed to providing our customers with the best quality products at the lowest prices possible.





Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at **Burrows Yard, Port Talbot**



Computer Generated Image of the proposed store

Welcome to our exhibition

Award-winning discount food retailer Aldi and Neath Port Talbot County Borough Council are bringing forward a planning application for a new Aldi food store alongside a Starbucks in, Port Talbot.

Burrows Yard has long sat vacant and been described as an 'eye-sore' by local residents. Together, Aldi and Starbucks will rejuvenate the site into a spacious, economically thriving, modern retail environment in a convenient location. In total the development will create over 70 full-time equivalent jobs, alongside further opportunities associated with construction and the supply chain. In total there will be 13 full-time roles, 37 part-time, and 35 full-time equivalent.

The applicant (Aldi Stores Ltd and Neath Port Talbot County Borough Council) triggered the 28-day pre-application consultation period on Friday 28 July 2023 and is looking to submit a full planning application for a mixed use development comprising a new Aldi food store and a Starbucks coffee shop with drive thru on land at Burrows Yard, Afan Way, Port Talbot to Neath Port Talbot Council in the coming months.

Thank you for visiting our virtual public exhibition today and we look forward to hearing your thoughts and feedback on our proposals.

Improved choice for Port Talbot

As customers continue to look for better-value brands to help make their money go further, it is important that residents have access to a wide range of shopping facilities. Port Talbot currently does not have a Starbucks. The introduction of a new Aldi food store in Port Talbot would complement our existing trading store at Commercial Road, Port Talbot and improve the immediate local retail offering, creating more competition and improving choice for the local community.

Aldi is well known for selling a variety of high-quality products at the lowest prices. Our customers can make significant savings on their shopping without compromising on quality, with everyday items available at unbeatable prices.

A food store in this location would provide easy access to a high-quality, low-price retailer.





Our Proposal



A local community facility

Aldi and Starbucks is proud to invest in local communities across the UK. We take our role seriously and understand the impact our work can have on people who need support.

Aldi plans to increase the amount we spend with British suppliers by £3.5bn a year by 2025. Starbucks sources all its milk from farms in England and Wales.

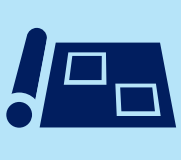
Starbucks, in partnership with NHS Charities Together, aims to provide vital funds to support our incredible NHS staff and emergency volunteers.

Aldi works with Community engagement platform Neighbourly to help combat hunger's devastating effects, as it continues to fight against child food poverty as no child should ever go hungry.

Aldi is proud to accept Free School Meal vouchers for the purchase of food and groceries.

To combat food waste Aldi has teamed up with Too Good To Go to help tackle food waste and help you save.

Our proposals for Port Talbot offers:

-  An investment of £7 million into the local economy.
-  A new, modestly sized Aldi food store with a sales area of 1,344m² and coffee shop with drive-thru.
-  Regeneration of a derelict site, considered an 'eye-sore' by many.
-  145 customer parking spaces at the Aldi food store free for 90 minutes, with eight accessible parking spaces, cycle spaces, and nine parent & child spaces included.
-  18 electric vehicle charging points and additional infrastructure installed so a further 12 charging points can be added in the future.
-  Creating up to 70 full-time equivalent jobs for the new Aldi store and Starbucks drive-thru. Aldi staff will be paid at Aldi's industry-leading rate, above the National Living Wage.
-  Additional employment opportunities during construction of the store and through the supply chain.
-  Attractive landscaping around the site to enhance its appearance and the planting of 24 trees to improve biodiversity.



Highways and Car Parking



Parking

The new Aldi store will provide free customer parking for 145 cars, including eight accessible bays, nine parent & child spaces, 18 electric vehicle charging spaces and additional infrastructure installed so further charging points can be added in the future.

Highways & Traffic

Aldi and Starbucks are undertaking a Transport Assessment as part of the planning application to ensure the proposed development does not have a significant impact on the local road network.

This assessment will look at the operation of local roads both with and without the proposed redevelopment in place.

The scope of this assessment has been agreed with Neath Port Talbot Highways Officer.

Access

Pedestrians and cyclists visiting the site will be able to access it from Water Street and via the main entrance off Afan Way.

A number of bus routes serve the site including, but not limited to, the 66, 83, 87, and 202, enabling residents from all parts of Port Talbot to access the proposed store.

For those traveling from further afield and arriving by car, access will be off Afan Way. The site is conveniently located near to the M4, A48, and A4241 providing quick connections to the wider area.

Delivery vehicles will access the site via a separate entrance to a service delivery yard off Water Street. This will ensure the safety of our customers during delivery periods. To minimise disturbance to residents surrounding the site, delivery vehicles will be able to temporarily switch off the back-up beeper.

Deliveries

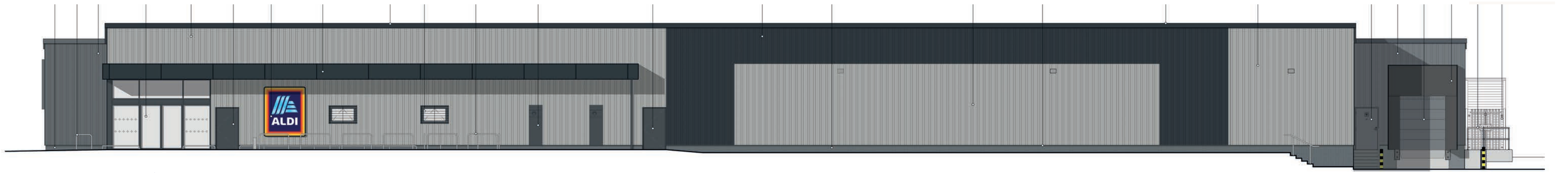
Aldi stocks a carefully selected range of approximately 1,800 exclusive products, compared with supermarkets such as Asda or Tesco that stock over 20,000 lines. As a result, an Aldi food store will require only three to four deliveries per day.

We operate store deliveries outside peak transport hours, where possible. All manoeuvring takes place within the site, and an efficient delivery ramp arrangement removes the need for external activity. This process not only saves time, but also reduces any potential noise disturbance to neighbouring businesses.

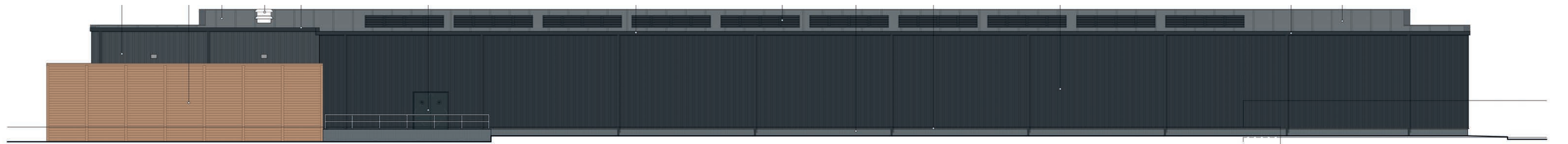




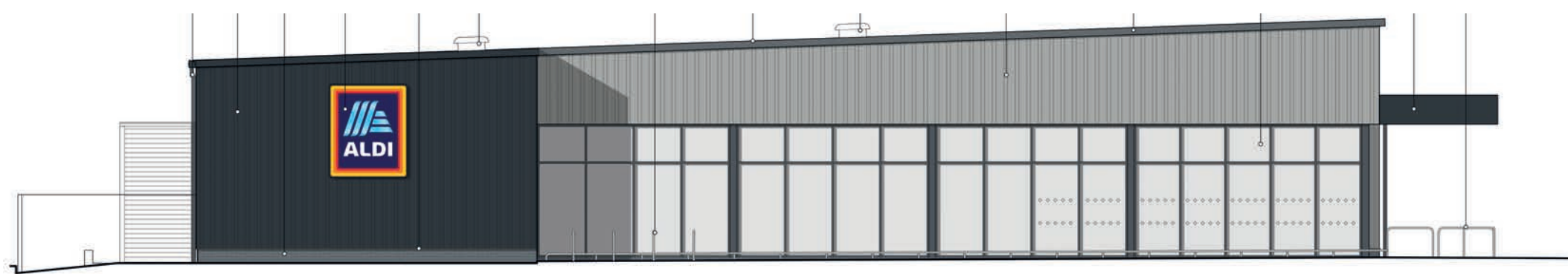
Design & Landscaping



East Elevation



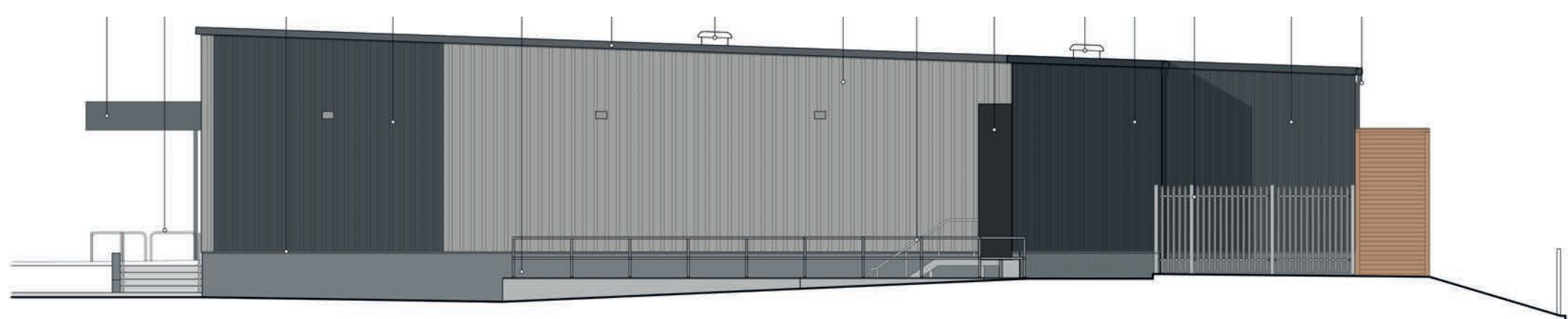
West Elevation



South Elevation



South West Elevation



North Elevation



South East Elevation

A contemporary design

Aldi and Starbucks plans to introduce a contemporary food store and coffee shop with drive-thru, designed to complement its setting within the local area. We have carefully designed our proposal to ensure the scheme would sit comfortably within its wider surroundings.

Our proposal for the Aldi store will provide a high-quality and attractive scheme. To ensure an excellent long-term appearance, Aldi uses high-quality materials both inside and outside its buildings.

Due to its size the site is well suited for retail and is ideally placed to serve Port Talbot residents.

Landscaping

Aldi and Starbucks takes great pride in the quality and design of its stores, with landscaping a key part of creating an appealing and welcoming environment.

Landscaping across the site would aim to deliver a mix of tree and shrub planting, complementing the attractive setting for the store.

Energy efficient

Starbucks has certified five 'Greener Stores' in the UK, which means they meet 25 required standards, across eight environmental impact areas such as energy efficiency, water stewardship, and waste diversion. These stores reduce Starbucks environmental impact.

Aldi is already meeting high standards of energy efficiency and is committed to responsible energy usage.

All new Aldi stores will have doors on their fridges as standard, reducing each store's energy consumption by about 20%. This is the equivalent to a carbon emissions saving of up to 20 tonnes per store each year. Additionally, all new Aldi stores will be built with solar panels as standard.

All Aldi stores use environmentally friendly, energy-efficient refrigeration and LED lighting both internally and externally. Lights are switched off an hour after the store closes.

All uses air source heat pumps that provides almost all the heating for our stores, re-using otherwise wasted machinery heat.



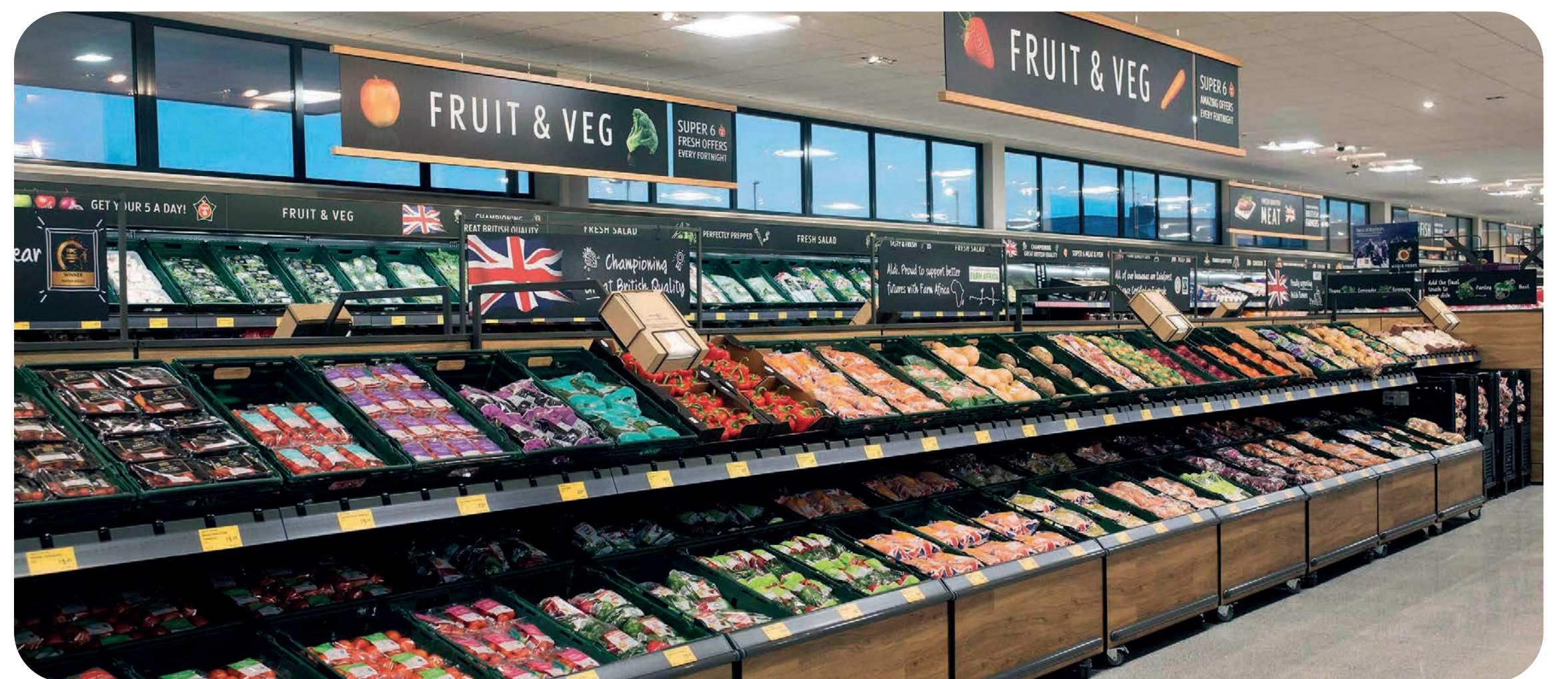


About us



Aldi are proud to be at the heart of local communities across the country. To continue our community-led culture, we have set out a number of “neighbour-friendly” practices:

- Aldi aims to recruit its store managers and store colleagues from the local area, which enables them to react quickly and sympathetically to any local issues.
- Unlike most supermarkets, which operate extended or 24-hour opening periods, our stores typically open between 8am and 10pm Monday to Saturday, and between 10am and 4pm on Sundays.
- Aldi only stocks around 1,800 exclusive products, compared to a typical supermarket which stocks 15,000 – 40,000. This means that customers to our stores often visit other nearby retailers to complete their shopping.
- Aldi’s unique delivery system enables products to be transferred from the vehicle straight to store, without the need for external movement – minimising the potential for any disruption.
- Aldi works with community engagement platform Neighbourly to pair local charities, community groups and food banks with its stores, to enable them to collect surplus food and perishable products up to seven days a week.



Local jobs

With up to 70 new full-time equivalent roles available at Burrows Yard, Aldi and Starbucks are committed to providing jobs for local people.

Aldi’s rates of pay are significantly higher than the Government’s National Living Wage and also above the Living Wage Foundation’s recommended national rates. Store Assistants receive a minimum hourly rate of £11.40 nationally (£12.85 within the M25).

It is Aldi’s aim to recruit store colleagues locally for its new stores and, as a result, most live close to the store where they work. More information on career opportunities can be found at www.aldirecruitment.co.uk.





Proposals for a new Aldi food store and Starbucks coffee shop with drive-thru on land at **Burrows Yard, Afan Way, Port Talbot**





Site Plan





Cynigion ar gyfer siop fwyd Aldi newydd
a siop goffi Starbucks â gwasanaeth
trwy ffenestr y car ar dir yn **Burrows
Yard, Ffordd Afan, Port Talbot**



Delwedd wedi'i Chynhyrchu gan Gyfrifiadur o'r siop arfaethedig

Croeso i'n harddangosfa

Mae Aldi, yr adwerthwr bwyd disgownt arobyn a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot yn cyflwyno cais cynllunio ar gyfer siop fwyd Aldi newydd ochr yn ochr â Starbucks ym Mhort Talbot.

Mae Burrows Yard wedi bod yn wag ers tro ac wedi cael ei ddisgrifio fel 'dolur llygad' gan drigolion lleol. Gyda'i gilydd, bydd Aldi a Starbucks yn adnewyddu'r safle yn amgylchedd manwerthu modern, eang sy'n ffynnu'n economaidd mewn lleoliad cyfleus. Bydd y datblygiad yn creu cyfanswm o dros 80 o swyddi cyfwerth ag amser llawn, ynghyd â chyfleoedd pellach sy'n gysylltiedig ag adeiladu a'r gadwyn gyflenwi. Bydd cyfanswm o 13 rôl amser llawn, 37 rhan amser, a 35 cyfwerth ag amser llawn.

Sbardunodd yr ymgeisydd (Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot) y cyfnod ymgynghori cyn ymgeisio o 28 diwrnod ar ddydd Gwener 28 Gorffennaf 2023 ac mae'n bwriadu cyflwyno cais cynllunio llawn ar gyfer datblygiad defnydd cymysg yn cynnwys siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot i Gyngor Castell-nedd Port Talbot yn y misoedd nesaf.

Diolch i chi am ymweld â'n harddangosfa gyhoeddus rithwir heddiw ac edrychwn ymlaen at glywed eich barn a'ch adborth ar ein cynigion.

Gwell dewis i Bort Talbot

Wrth i gwsmeriaid barhau i chwilio am frandiau gwerth gwell i helpu i wneud i'w harian fynd ymhellach, mae'n bwysig bod gan drigolion fynediad at amrediad eang o gyfleusterau siopa. Nid oes gan Bort Talbot Starbucks ar hyn o bryd. Byddai cyflwyno siop fwyd Aldi newydd ym Mhort Talbot yn ategu ein siop fasnachu bresennol yn Commercial Road, Port Talbot ac yn gwella'r arlwy manwerthu lleol uniongyrchol, gan greu mwy o gystadleuaeth a gwella dewis i'rgymuned leol.

Mae Aldi yn adnabyddus am werthu amrywiaeth o gynhyrchion o ansawdd uchel am y prisiau isaf. Gall ein cwsmeriaid wneud arbedion sylweddol ar eu siopa heb gyfaddawdu ar ansawdd, gydag eitemau bob dydd ar gael am brisiau diguro.

Byddai siop fwyd yn y lleoliad hwn yn darparu mynediad hawdd i fanwerthwr o ansawdd uchel, am bris isel.

Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar Ffordd Afan, Port Talbot





Ein Cynnig



Cyfleuster cymunedol lleol

Mae Aldi a Starbucks yn falch o fuddsoddi mewn cymunedau lleol ledled y DU. Rydym yn cymryd ein rôl o ddifrif ac yn deall yr effaith y gall ein gwaith ei chael ar bobl sydd ag angen cymorth.

Mae Aldi yn bwriadu cynyddu'r swm rydym yn ei wario â chyflenwyr Prydeinig o £3.5bn y flwyddyn erbyn 2025. Mae Starbucks yn cael ei holl laeth o ffermydd yng Nghymru a Lloegr.

Nod Starbucks, mewn partneriaeth â NHS Charities Together, yw darparu cyllid hanfodol i gynorthwyo ein staff GIG anhygoel a gwirfoddolwyr brys.

Mae Aldi yn gweithio gyda llwyfan ymgysylltu Cymunedol Neighbourly i helpu i frwydro yn erbyn effeithiau dinistriol newyn, wrth iddo barhau i ymladd yn erbyn tlodi bwyd plant gan na ddylai unrhyw blentyn fyth fynd yn newynog.

Mae Aldi yn falch o dderbyn talebau Cinio Ysgol Am Ddim i brynu bwyd a nwyddau.

I frwydro yn erbyn gwastraff bwyd mae Aldi wedi ymuno â Too Good To Go i helpu i fynd i'r afael â gwastraff bwyd a'ch helpu i gynilo.

Mae ein cynigion ar gyfer Port Talbot yn cynnig:

- Buddsoddiad o £7 miliwn yn yr economi leol.
- Siop fwyd Aldi newydd, o faint cymedrol, ag ardal werthu o 1,344m² a siop goffi â gwasanaeth trwy ffenestr y car.
- Adfywiad o safle adfeiliedig, a ystyrir yn 'ddolur llygad' gan lawer.
- 145 o leoedd parcio cwsmeriaid yn siop fwyd Aldi am ddim am 90 munud, gydag wyth lle parcio hygyrch, lle parcio beiciau, a naw lle rhieni a phlant yn gynwysedig.
- 18 pwynt gwefru cerbydau trydan a seilwaith ychwanegol wedi'u gosod fel y gellir ychwanegu 12 pwynt gwefru ychwanegol yn y dyfodol.
- Creu hyd at 70 o swyddi cyfwerth ag amser llawn ar gyfer y siop Aldi newydd a Starbucks â gwasanaeth trwy ffenestr y car. Bydd staff Aldi yn cael eu talu ar gyfradd Aldi sy'n arwain y diwydiant, uwchlaw'r Cyflog Byw Cenedlaethol.
- Cyfleoedd cyflogaeth ychwanegol yn ystod adeiladu'r siop a thrwy'r gadwyn gyflenwi.
- Tirlunio deniadol o amgylch y safle i gyfoethogi ei olwg a phlannu 24 o goed i wella bioamrywiaeth.





Priffyrdd a maes parcio



Parcio

Bydd siop newydd Aldi yn darparu parcio am ddim i gwsmeriaid ar gyfer 145 o geir, gan gynnwys wyth cilfach hygyrch, naw lle rhieni a phlant, 18 o leoedd gwefru cerbydau trydan a seilwaith ychwanegol wedi'i osod fel y gellir ychwanegu pwyntiau gwefru ychwanegol yn y dyfodol.

Priffyrdd a Thraffig

Mae Aldi a Starbucks yn cynnal Asesiad Trafnidiaeth fel rhan o'r cais cynllunio i sicrhau nad yw'r datblygiad arfaethedig yn cael effaith sylweddol ar y rhwydwaith ffyrdd lleol.

Bydd yr asesiad hwn yn edrych ar weithrediad ffyrdd lleol gyda a heb yr aildatblygiad arfaethedig yn ei le.

Cytunwyd ar gwmpas yr asesiad hwn â Swyddog Priffyrdd Castell-nedd Port Talbot.

Mynediad

Mae nifer o lwybrau bysiau yn gwasanaethu'r safle gan gynnwys, ond heb fod yn gyfyngedig i, y 66, 83, 87, a 202, gan alluogi trigolion o bob rhan o Bort Talbot i gael mynediad i'r siop arfaethedig.

I'r rhai sy'n teithio o bellach i ffwrdd ac yn cyrraedd mewn car, bydd mynediad oddi ar Ffordd Afan. Mae'r safle mewn lleoliad cyfleus ger yr M4, A48, a'r A4241 gan ddarparu cysylltiadau cyflym i'r ardal ehangach.

Bydd cerbydau danfon yn cael mynediad i'r safle trwy fynedfa ar wahân i iard darparu gwasanaeth oddi ar Stryd y Dŵr. Bydd hyn yn sicrhau diogelwch ein cwsmeriaid yn ystod cyfnodau dosbarthu. Er mwyn tarfu cyn lleied â phosibl ar drigolion o amgylch y safle, bydd cerbydau danfon yn gallu diffodd y bîp wrth gefn dros dro.

Dosbarthu

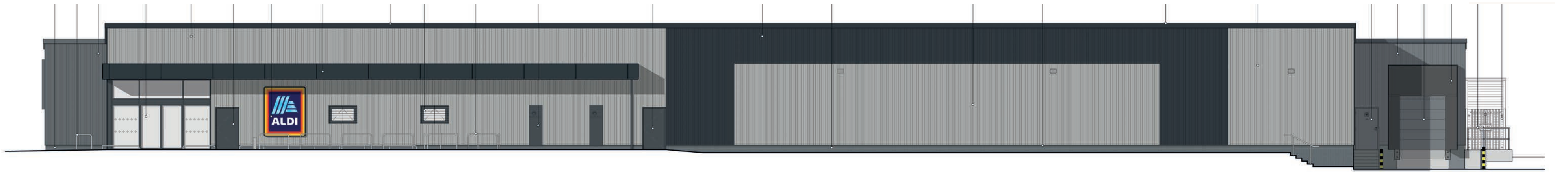
Mae Aldi yn stocio amrediad a ddewiswyd yn ofalus o tua 1,800 o gynhyrchion dethol, o gymharu ag archfarchnadoedd fel Asda neu Tesco sy'n stocio dros 20,000 o linellau. O ganlyniad, dim ond tri i bedwar danfoniad y dydd fydd eu hangen ar siop fwyd Aldi.

Rydym yn dosbarthu nwyddau i siopau y tu allan i oriau trafndiaeth brig, lle bo modd. Mae'r holl symudiadau yn digwydd o fewn y safle, ac mae trefniant ramp danfon effeithlon yn dileu'r angen am weithgaredd allanol. Mae'r broses hon nid yn unig yn arbed amser, ond hefyd yn lleihau unrhyw aflonyddwch sŵn posibl i fusnesau cyfagos.

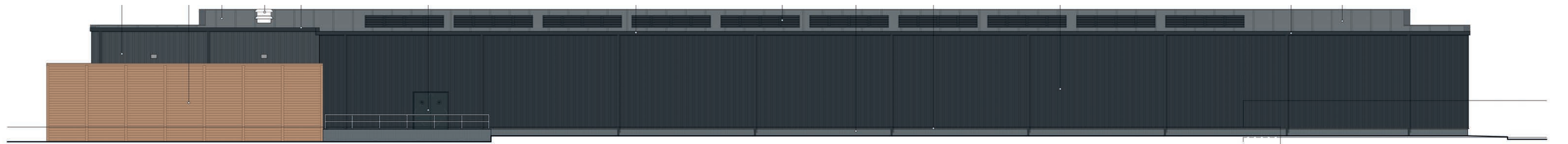




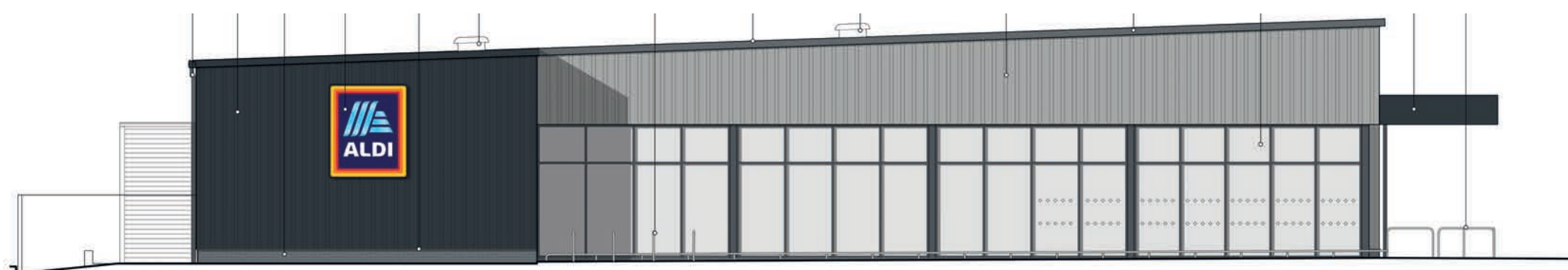
Dylunio a thirlunio



Gweddun dwyrain



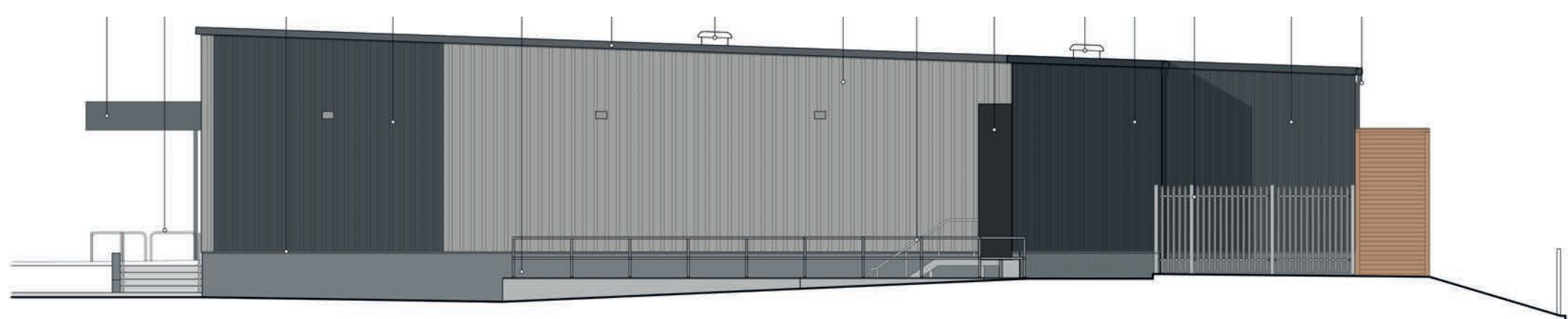
Gweddun gorllewin



Gweddun de



Gweddun de-orllewin



Gweddun gogledd



Drychiad de-ddwyrain

Dyluniad cyfoes

Mae Aldi a Starbucks yn bwriadu cyflwyno siop fwyd gyfoes a siop goffi â gwasanaeth trwy ffenestr y car, wedi'i dylunio i gyd-fynd â'i lleoliad yn yr ardal leol. Rydym wedi dylunio ein cynnig yn ofalus i sicrhau y byddai'r cynllun yn eistedd yn gyfforddus o fewn ei amgylchoedd ehangach.

Bydd ein cynnig ar gyfer siop Aldi yn darparu cynllun deniadol o ansawdd uchel. Er mwyn sicrhau gwedd hirdymor rhagorol, mae Aldi yn defnyddio deunyddiau o ansawdd uchel y tu mewn a'r tu allan i'w adeiladau.

Oherwydd ei faint mae'r safle'n addas iawn ar gyfer manwerthu ac mae mewn sefyllfa ddelfrydol i wasanaethu trigolion Port Talbot.

Tirlunio

Mae Aldi a Starbucks yn ymfalchïo'n fawr yn ansawdd a chynllun ei siopau, a thirlunio yn rhan allweddol o greu amgylchedd apelgar a chroesawgar.

Byddai tirlunio ar draws y safle yn anelu at gyflwyno cymysgedd o blannu coed a llwyni, gan ategu lleoliad deniadol y storfa.

Ynni effeithlon

Mae Starbucks wedi ardystio pum 'Stôr Gwyrddach' yn y DU, sy'n golygu eu bod yn bodloni 25 o safonau gofynnol, ar draws wyth maes effaith amgylcheddol megis effeithlonrwydd ynni, stiwardiaeth dŵr, a dargyfeirio gwastraff. Mae'r siopau hyn yn lleihau effaith amgylcheddol Starbucks.

Mae Aldi eisoes yn cyrraedd safonau uchel o ran effeithlonrwydd ynni ac mae wedi ymrwymo i ddefnyddio ynni'n gyfrifol.

Bydd gan bob siop Aldi newydd ddrysau ar eu hoergelloedd fel safon, ganleihau defnydd ynni pob siop o tua 20%. Mae hyn yn cyfateb i arbediad allyriadau carbon o hyd at 20 tonnelli fesul siop bob blwyddyn. Yn ogystal, bydd pob siop Aldi newydd yn cael ei hadeiladu â phaneli solar fel safon.

Mae pob siop Aldi yn defnyddio rhewyddio ecogyfeillgar, ynni-effeithlon a goleuadau LED yn fewnol ac yn allanol. Mae goleuadau'n cael eu diffodd awr ar ôl i'r siop gau.

Mae pob un yn defnyddio pypiau gwres ffynhonnell aer sy'n darparu bron yr holl wres ar gyfer ein siopau, gan aildefnyddio gwres peiriannau a wastrefir fel arall.





Amdanom ni



Mae Aldi yn falch o fod wrth galon cymunedau lleol ar draws y wlad. Er mwyn parhau ein diwylliant a arweinir gan y gymuned, rydym wedi nodi nifer o arferion “cymdogion-gyfeillgar”:

- Nod Aldi yw recriwtio ei reolwyr siopau a chydweithwyr siop o'r ardal leol, sy'n eu galluogi i ymateb yn gyflym ac â chydymdeimlad i unrhyw faterion lleol.
- Yn wahanol i'r rhan fwyaf o archfarchnadoedd, sy'n gweithredu cyfnodau agor estynedig neu 24 awr, mae ein siopau fel arfer yn agor rhwng 8am a 10pm o ddydd Llun i ddydd Sadwrn, a rhwng 10am a 4pm ar ddydd Sul.
- Dim ond tua 1,800 o gynhyrchion dethol y mae Aldi yn eu stocio, o'i gymharu ag archfarchnad arferol sy'n stocio 15,000 - 40,000. Mae hyn yn golygu bod cwsmeriaid i'n siopau yn aml yn ymweld â manwerthwyr cyfagos eraill i gwblhau eu siopa.
- Mae system ddosbarthu unigryw Aldi yn galluogi cynhyrchion i gael eu trosglwyddo o'r cerbyd yn syth i'w storio, heb fod angen symudiad allanol - gan leihau'r posibilrwydd o unrhyw amhariad.
- Mae Aldi yn gweithio gyda llwyfan ymgysylltu cymunedol Neighbourly i baru elusennau lleol, grwpiau cymunedol a banciau bwyd â'i siopau, i'w galluogi i gasglu bwyd dros ben a chynnyrch darfodus hyd at saith diwrnod yr wythnos.



Swyddi lleol

Gyda hyd at 70 o swyddi cyfwerth ag amser llawn newydd ar gael yn Burrows Yard, mae Aldi a Starbucks wedi ymrwymo i ddarparu swyddi i bobl lleol.

Mae cyfraddau cyflog Aldi yn sylweddol uwch na Chyflog Byw Cenedlaethol y Llywodraeth a hefyd yn uwch na chyfraddau cenedlaethol a argymhellir gan y Sefydliad Cyflog Byw. Mae Cynorthwyyr Siop yn derbyn isafswm cyfradd fesul awr o £11.40 yn genedlaethol (£12.85 o fewn yr M25).

Nod Aldi yw recriwtio cydweithwyr siop yn lleol ar gyfer ei siopau newydd ac, o ganlyniad, mae'r rhan fwyaf yn byw yn agos at y siop lle maent yn gweithio. Mae rhagor o wybodaeth am gyfleoedd gyrfa ar gael yn www.aldirecruitment.co.uk.





Cynigion ar gyfer siop fwyd Aldi newydd
a siop goffi Starbucks â gwasanaeth
trwy ffenestr y car ar dir yn **Burrows
Yard, Ffordd Afan, Port Talbot**



Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot



Cynllun Safle



Cynigion ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot

Appendix XII

Specialist & Community Consultee Responses



Llywodraeth Cymru
Welsh Government

Welsh Government
Ty'r Afon,
Heol Bedwas/ Bedwas Road
Caerffili/ Caerphilly
CF83 8WT
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

Alexander Magee

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

16 August 2023

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Mixed use development comprising of an Aldi food store and Starbucks coffee shop with drive-thru together with associated access, car parking, drainage, landscaping and other associated site works on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL

Thank you for your letter of 28 July inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM289 Cwm-Clais Castle Mound
GM358 Plas Baglan
GM428 Ruins of St Baglan's Church

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Registered Park and Gardens

PGW(Gm)45(NEP) Talbot Memorial Park, Port Talbot

This pre-planning application is for an Aldi food store and Starbucks Coffee Shop and associated works at Land at Burrows Yard, Port Talbot, SA12 6LL.

The above designated historic assets are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Casework Officer

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Mr Alexander Magee
Aldi Stores Ltd
Cavendish Consulting,
55 Colmore Row,
Birmingham
B3 2AA

Date: 01/08/2023
Our Ref: PPA0008120

Dear Mr Magee

Grid Ref: 275902 189842

Site Address: Burrows Yard, Afan Way, Port Talbot

Development: 2D - Mixed use development comprising foodstore and coffee shop with drive thru together with associated access, car parking, drainage, landscaping and other associated site works.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

Firstly, we note that the proposal relates to a proposed mixed use development at Burrows yard and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW).

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 7.5 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You are also advised that some public sewers and lateral drains may not be recorded on our 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 you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Neath Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manholes SS75898806.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, 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 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.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 6 inch diameter watermain in 275886, 189987 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.



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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

ENC. SEWER PLAN
WATER PLAN
PRE PLANNING NOTES

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

PPA0008120



LEGEND(Representative of most common features)

	Foul chamber		Outfall
	Surface water chamber		Lamp hole
	Combined chamber		Storm Overflow
	Combined sewer overflow		Rising main
	Special purpose chamber		Gravity sewer
	Treatment works		Private sewer
	Pumping station		Private sewer subject to Sect. 104 adoption agreement
	NB: Sewer symbol colour indicates the type.		Private Sewer Transfer
RED	- Combined		Lateral Drain
GREEN	- Surface Water		Inspection Chamber
BROWN	- Foul		
Purple	- Former S24 sewers (for indicative purposes only)		

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

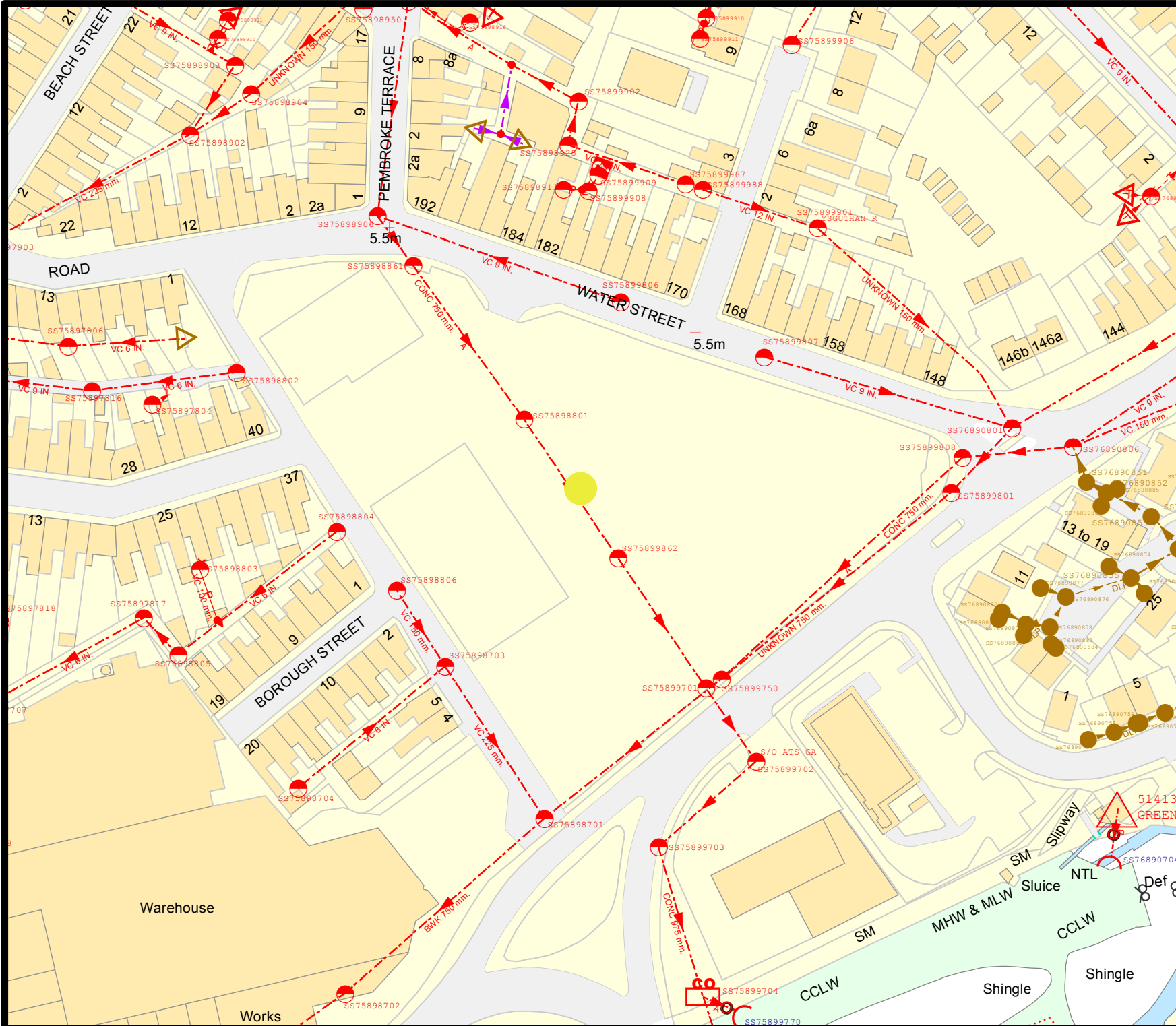
Dŵr Cymru Cyfngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in relation to the position of excavations or other works made in the vicinity of the company's apparatus. The error of locating apparatus before carrying out any excavations will be entirely on you. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 104 and 109 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not include the existence of water mains, surface water drains, lateral drains or other pipes and any excavations should be undertaken with caution. The Company's liability for this information is entirely without prejudice to the provisions of the New Roads and Street Works Act 1991 and the Company's liability is limited to the extent of the best information available to it at the time of recording.

Sewer pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 275905,189836
Map scale: 1:1250
Printed by: Gillian Williams
Printed on: 01 Aug 2023





Dŵr Cymru
Welsh Water

PPA0008120



LEGEND

Clean network:

Sluice valve

Pressure reducing valve

Meter

Bulk meter

Hydrant

Cap end

Air valve

Stop tap

Water Treatment Works

Water Pumping Station

Existing main

Non-operational main

Raw Water

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the Company's apparatus. The error of locating apparatus liable for carrying out any excavations is not warranted on this. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 103 and 109 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of water mains, service pipes, sewer, surface drains or other pipes and any excavation should be undertaken in accordance with the provisions of the Health and Safety at Work Act 1974 and the Company's rights to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 275905,189836
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Printed by: Gillian Williams
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Planning and new development

What you should do, and how we can help





Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development





Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
 - Include 10 dwellings or larger
 - Have 1000sqm or larger non-residential floor space or
 - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.





Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via planandprotect@dwrcymru.com or 08009172652 to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

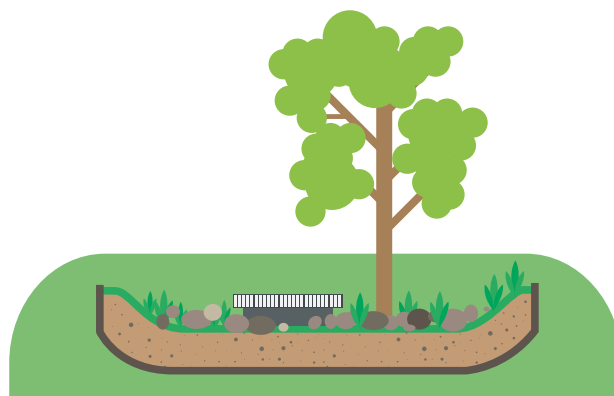
SUDS in Wales

All new development of more than one building or a construction area of 100m² or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

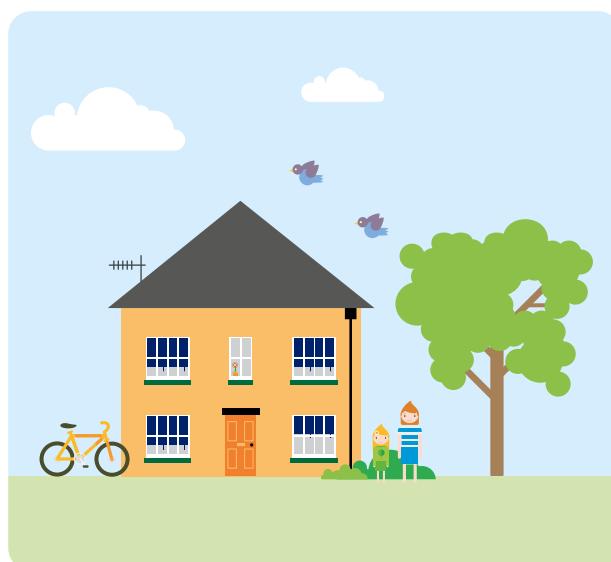
Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652





Contact Us:

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then feel free to contact us:

Call

0800 917 2652

Email

developer.services@dwrcymru.com

Visit

www.dwrcymru.com



@dwrcymru



/dwrcymruwelshwater

Alexander Magee

From: Rob Dunning <Rob@ggat.org.uk>
Sent: 15 August 2023 14:57
To: Alexander Magee
Subject: RE: Aldi Port Talbot - Statutory Consultation Notification

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alexander,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the submission of an Archaeological Impact Assessment by Foundations Heritage (Report no. 1577, dated May 2023). The proposed development is located on the site of the Burrows Tin Plate Works, the development of which is depicted on historic Ordnance Survey mapping. Similar Industrial sites in southeast Wales have shown high levels of preservation of below-ground structures and features.

However, as noted in the Impact Assessment, there have been several phases of later development including demolition works and piling for buildings consented in 2004, but never completed. Such modern activities are likely to have had an adverse effect on any archaeological remains that may be present. However, there is the possibility that truncated structures associated with the Tin Plate Works may be encountered during the proposed development.

As such, should a similar application to the one you have outlined be submitted, we would be likely to recommend a condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) detailing a programme of archaeological works be attached to any consent. The programme of works would likely take the form of a watching brief during any requisite ground intrusion works.

Also, if you could send any future pre-planning enquiries directly to planning@ggat.org.uk, that would be great.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

e-mail rob@ggat.org.uk
<https://ggat.org.uk/cms/>

If you are not the intended recipient or an employee or agent responsible for delivering the message any disclosure, copying, distribution or any action taken in reliance upon it is unauthorised and maybe unlawful.

If you have received this message in error, please contact us by return and delete any messages or attachments.

From: Enquiries <Enquiries@ggat.org.uk>
Sent: 14 August 2023 10:03
To: GGAT Planning <planning@ggat.org.uk>
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification

From: Alexander Magee <Alexander.Magee@cavendishconsulting.com>
Sent: 14 August 2023 09:21
To: Enquiries <Enquiries@ggat.org.uk>
Subject: RE: Aldi Port Talbot - Statutory Consultation Notification

Dear Sir/Madam,

I hope this email finds you well.

I am sending out a gentle reminder about the below email and if you have a preliminary response on the proposals.

Aldi intends to submit its application in September and it would be great to get a response before then.

Yours faithfully,

Alexander



Alexander Magee | Senior Account Executive

e. Alexander.Magee@cavendishconsulting.com

t. +44 (0) 121 728 3877

w. cavendishconsulting.com



From: Alexander Magee <alexander.magee@cavendishconsulting.com>

Sent: Friday, July 28, 2023 3:04 PM

To: Glamorgan-Gwent Archaeological Trust <enquiries@ggat.org.uk>

Subject: FW: Aldi Port Talbot - Statutory Consultation Notification

SEAWAY PARADE INDUSTRIAL ESTATE
BUSINESS CENTRE
BAGLAN
PORT TALBOT
UNITED KINGDOM
SA12 8BR



Friday 28 July 2023

Ddydd Gwener 28 Gorffennaf 2023

Dear Sir/Madam,

Statutory pre-application consultation for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I am writing to you regarding the pre-application consultation being held by Aldi Stores Ltd and Neath Port Talbot County Borough Council in relation to their proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi and Starbucks will be redeveloping a site in the Aberavon ward which has sat vacant and rundown for some time with local residents describing it as an 'eye-sore'. The proposed mixed use development will see a modern retail store and coffee shop with drive-thru built, creating a welcoming environment with tree planting and low-level shrubs as part of the landscaping plans. In addition, up to 70 jobs will be created between the two organisations plus those created during construction and through the supply chain.

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, Aldi and Starbucks triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

A pre-application notice can be found on the back of this letter. The notice provides you with the information to be able to view and comment on the proposed development mentioned above by **Friday 25 August 2023**.

We eagerly await your response. Should you wish to submit your comments in writing, please send them to our Freepost address below. If you have any questions at this stage, please do not hesitate to contact us via telephone or email using the details below.

You can also visit our website at aldiconsultation.co.uk/port-talbot

Yours sincerely,

Rob Jones
Real Estate Director

Annwyl Syr/Madam,

Ymgynghoriad cyn ymgeisio statudol ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rwy'n ysgrifennu atoch ynghylch yr ymgynghoriad cyn ymgeisio sy'n cael ei gynnal gan Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot mewn perthynas â'u datblygiad defnydd cymysg arfaethedig ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Bydd Aldi a Starbucks yn ailddatblygu safle yn ward Aberafan sydd wedi bod yn wag ers peth amser gyda thrigolion lleol yn ei ddisgrifio fel 'dolor llygad'. Bydd y datblygiad defnydd cymysg arfaethedig yn gweld siop adwerthu fodern a siop goffi â gwasanaeth trwy ffenestr y car yn cael eu hadeiladu, gan greu amgylchedd croesawgar gyda phlannu coed a llwyni lefel isel fel rhan o'r cynlluniau tirlunio. Yn ogystal, bydd hyd at 70 o swyddi'n cael eu creu rhwng y ddau sefydliad ynghyd â'r rhai sy'n cael eu creu yn ystod y gwaith adeiladu a thrwy'r gadwyn gyflenwi.

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd Aldi a Starbucks y cyfnod ymgynghori statudol o 28 diwrnod ar **ddydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Mae hysbysiad cyn ymgeisio ar gefn y llythyr hwn. Mae’r hysbysiad yn rhoi’r wybodaeth i chi allu gweld a gwneud sylwadau ar y datblygiad arfaethedig a grybwyllwyd uchod erbyn **dydd Gwener 28 Awst 2023**.

Rydym yn aros yn eiddgar am eich ymateb. Os hoffech gyflwyno eich sylwadau yn ysgrifenedig, anfonwch nhw i'n cyfeiriad Rhadbost isod. Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn neu drwy e-bost gan ddefnyddio'r manylion isod.

Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol



Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



Alexander Magee | **Senior Account Executive**
e. Alexander.Magee@cavendishconsulting.com
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

Alexander Magee

From: LUP enquiries <LUPenquiries@hse.gov.uk>
Sent: 31 July 2023 10:26
To: Alexander Magee
Subject: Re: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Image_20230726_114438_313.jpeg; Image_20230726_114438_313.jpeg; Image_20230726_114438_313.png; Image_20230726_114438_313.png; Image_20230726_114438_313.png; Image_20230726_114438_313.png

Dear Alexander

Thank you for your enquiry.

HSE's pre-application advice with respect to land use planning is only required where a development lays wholly or partially within a HSE consultation distance. HSE's Land Use Planning Web App can be used to establish if the proposed development site is within such a consultation distance. This element can be obtained with no cost.

The Land Use Planning web app can be found here: https://uk01.l.antigena.com/l/RRmQZMLwKan4MD75ZrifMbb4KR4D_Yb2rjqKD-o2r1qKK1tKr1Z0U57qbn4TM-p2mtZ026gLJV_5M2uRKABRRAM0aAqRug6_hsCvAVKOF9Ka16Kamusu

To register to use the web app you will need to reply to this email with the following information:

- Organisation name;
- Organisation address;
- Organisation telephone;
- Group Administrator Email address (main contact for use of the Web App);
- Group Administrator title;
- Group Administrator first name;
- Group Administrator surname;

We will then be able to set you up to use the web app. You will then be able to plot your development land to identify whether the site falls within a HSE consultation zone, if it does fall within a HSE consultation zone then forward the output pdf received and we will then provide you with a credit for each pre-application consultation required so that you may then obtain our formal pre-application advice, again via the web app i.e. Phase 2.

Regards

Sue Howe
HSE's Land Use Planning Support Team
Chemicals, Explosives and Microbiological Division 5
HSE, Harpur Hill, Buxton, Derbyshire, SK17 9JN

Find out how HSE is Helping Great Britain work well

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

From: Alexander Magee <alexander.magee@cavendishconsulting.com>

Sent: 28 July 2023 15:04

To: LUP enquiries <LUPenquiries@hse.gov.uk>

Subject: FW: Aldi Port Talbot - Statutory Consultation Notification

HSE CARDIFF
TY WILLIAM MORGAN,
6 CENTRAL SQUARE
CENTRAL SQUARE
UNITED KINGDOM
CF10 1EP



Friday 28 July
Ddydd Gwener 28 Gorffennaf

Dear Sir/Madam,

Statutory pre-application consultation for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I am writing to you regarding the pre-application consultation being held by Aldi Stores Ltd and Neath Port Talbot County Borough Council in relation to their proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi and Starbucks will be redeveloping a site in the Aberavon ward which has sat vacant and rundown for some time with local residents describing it as an 'eye-sore'. The proposed mixed use development will see a modern retail store and coffee shop with drive-thru built, creating a welcoming environment with tree planting and low-level shrubs as part of the landscaping plans. In addition, up to 70 jobs will be created between the two organisations plus those created during construction and through the supply chain.

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, Aldi and Starbucks triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of this. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

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We eagerly await your response. Should you wish to submit your comments in writing, please send them to our Freepost address below. If you have any questions at this stage, please do not hesitate to contact us via telephone or email using the details below.

You can also visit our website at aldiconsultation.co.uk/port-talbot

Yours sincerely,

Rob Jones
Real Estate Director

Annwyl Syr/Madam,

Ymgynghoriad cyn ymgeisio statudol ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

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O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad o ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd Aldi a Starbucks y cyfnod ymgynghori statudol diwrnod ar **dydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Mae hysbysiad cyn ymgeisio ar gefn y llythyr hwn. Mae'r hysbysiad yn rhoi'r wybodaeth i chi allu gweld a gwneud sylwadau ar y datblygiad arfaethedig a grybwyllwyd uchod erbyn **dydd Gwener 28 Awst 2023**.

Rydym yn aros yn eiddgar am eich ymateb. Os hoffech gyflwyno eich sylwadau yn ysgrifenedig, anfonwch nhw i'r cyfeiriad Rhadbost isod. Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffon neu drwy e-bost gan ddefnyddio'r manylion isod.

Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones
Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040

Email: feedback@consultation-online.co.uk

Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

CAVENDISH

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Alexander Magee | Senior Account Executive

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Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

Cavendish Consulting
55 Colmore Row
Birmingham
B3 2AA

*Gofynner am/
Please ask for:*

*Rhif Est/Extn.
No.*

E-bost/E-mail:

Watch Manager A Hall

6611

bregs@mawwfire.gov.uk

FAO: Alexander Magee

*Fy Nghyf/My
Ref:*

AH/CW/00346512

Dyddiad/Date:

31 July 2023

Dear Sir,

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

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

**RE: Proposed mix use development on land at Burrows Yard, Afan Way, Port Talbot
SA12 6LL**

APPLICATION NUMBER: N/A

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

<https://www.ukfrs.com/index.php/promos/16847>

Y Pencadlys, Heol Llwyn Pisgwydd, Caerfyrddin, Sir Gâr, SA31 1SP
Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP

post@tancgc.gov.uk
mail@mawwfire.gov.uk

0370 60 60 699

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adam J Hall'.

Watch Manager A Hall
Authorised Fire Safety Inspecting Officer
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Ein cyf/Our ref: CAS-234086-W6M7
Eich cyf/Your ref: Aldi PT

Aldi Stores Limited
c/o Cavendish Consulting
55 Colmore Row
Birmingham
B3 2AA

Dyddiad/Date: 23 August 2023

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS
AMENDED**

**BWRIAD / PROPOSAL: FULL PLANNING PERMISSION FOR A PROPOSED MIXED-
USE DEVELOPMENT COMPRISING OF AN ALDI FOOD
STORE AND STARBUCKS COFFEE SHOP WITH DRIVE-
THRU TOGETHER WITH ASSOCIATED ACCESS, CAR
PARKING, DRAINAGE, LANDSCAPING AND OTHER
ASSOCIATED SITE WORKS**

**LLEOLIAD / LOCATION: LAND AT BURROWS YARD, AFAN WAY, PORT TALBOT,
SA12 6LL**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 28 July 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding flood risk, land contamination and pollution prevention.

If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

Flood Risk

The planning application proposes less vulnerable development a mixed-use development comprising an Aldi food store and Starbucks coffee shop. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 (Rivers and Sea).

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by Craddy's, Flood Consequence Assessment, Aldi and Starbucks, Afan Way, Port Talbot dated 27 June 2023, Craddy's document reference 10985w0005a. Our advice to you is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

Section 5.3 – Reference is made to NRW Flood Risk Assessment Wales (FRAW) Maps, The Flood Risk Assessment Wales map has no official status for planning purposes. It should not be used to inform a Flood Consequences Assessment to support planning proposals. The [Flood Map for Planning / Development Advice Map](#) are the only maps that should be referred to for development planning purposes and informing a FCA.

Section 5.4 – There is no confirmation that 2017 tidal data is the most up to date information available, furthermore there is no mention of the impact of climate change when assessing tidal flood risk. It is however noted that Section 6 of the FCA refers to climate change and references Welsh Government guidance on climate change allowances for FCAs, dated September 2021, which should be used to assess climate change impacts over the lifetime of the proposed development. With regards to JBA's report which is referenced in the FCA it should be checked to ensure its findings are still appropriate.

Section 5.10 – Reference is made to the 0.5% flood when assessing the fluvial flood risk, 0.5% event relates to tidal flooding, for fluvial flooding the FCA should assess the 1%, 1%+climate change and 0.1%. Where the FCA states *"Site levels are generally to be raised across the majority of the site, in particular to form the platform for the ALDI. With respect to fluvial flooding, the areas where the greatest level build-ups are proposed are generally already higher than the threshold 0.5% probability flood level of 6.20m Above Ordnance Datum (AOD) therefore will not have any impact on flood storage in this scenario. In one area levels will be lowered significantly to form the service yard entrance from Water Street. Extensive use of permeable paving is proposed across the site, along with other below ground attenuation. Taken together, these features will provide compensation for the parts of the site that will be raised in at-risk areas."*

Even if the areas of the site where ground raising is proposed are above the 1% fluvial flood level the FCA needs to assess (modelling required) the impact in the 1%+climate change and 0.1% events and demonstrate any proposed mitigation in the post development scenario to ensure no 3rd party detriment to ensure compliance with A1.12 of TAN15.

The statement that *'In a tidal flooding scenario, flood volume compensation on site would have an immeasurably small effect on the flood level in the surrounding area...'* This needs further quantification. It cannot be assumed that the loss of flood storage and/or changes to conveyance routes will not increase flooding elsewhere in tidal flooding events. The tidal flood cell in which the site is located is not on the open coastline and therefore the effect of the development on flooding elsewhere needs to be assessed as it would be for fluvial flooding.

Section 5.11 (a) – *“Obstruction to the flow of water during a flood event – the flow of water during a flood event will not be significantly obstructed by the proposed buildings.”* There is no evidence within the FCA to support this claim.

Section 6.1 – *“For fluvial flood risk, the current guidance gives recommended allowances to be made for peak river flow increases from a 1961-1990 baseline. For the West Wales River basin district which includes the site, the guidance indicates that the appropriate change factor/central estimate to inform design levels is 30%. The detailed flood mapping for the 1.0% AEP + Climate Change event, extracted from the NRW Product 6 data and included in appendix F shows that food levels would be expected to reach a level of 5.50m AOD in this scenario and would not encroach on the site beyond the service yard entrance. In more extreme events flooding would occur within the site boundary, however mapping for these scenarios is not included in the Product 6 data.”* We would advise that just because information is not available from Natural Resources Wales, it is not justification for it not to be assessed and additional information provided.

Reliance is set on new tidal defences, which are not proposed as part of the development in order for the development to comply with Table A1.14 of TAN15. As the improvement of defences cannot be relied upon the FCA clearly indicates that, when assessing climate change over the lifetime of development as per Table 2, the flood free threshold required in Table A1.14 is not met however Table A1.15 flood depth tolerances would be satisfied.

Section 7 – There is no mention of A1.14 compliance when climate change is applied to the 1% fluvial flood. The FCA confirms that A1.15 compliance cannot be met in terms of depth of flooding, rate of rise or speed of inundation if new defences are not constructed.

Section 8 – The FCA states that raising development levels to comply with the requirements of TAN15 *‘is not considered practical due to the excessive gradients that would arise on access routes to meet the existing road network’*. If it is not deemed practical to enable the buildings to comply with the flood free threshold required by TAN15 then this must be highlighted as reason for refusal on the grounds of flood risk.

Section 11 (b) – Reference is made to 0.5% and 0.1% fluvial flooding, this should be 1%, 1%+climate change and 0.1%.

In summary the FCA clearly accepts that, over the lifetime of the development, the proposed development fails to demonstrate compliance with the flood free threshold required by Table A1.14 and the indicative guidance on acceptable flooding in Table A1.15 of TAN15. The FCA has also not provided appropriate evidence that the proposed development will not cause increased flooding elsewhere in all relevant flooding scenarios.

If no further information is submitted, or a revised FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we object to this application.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures, and measures to address structural damage that may result from flooding. Please note, we do not normally

comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Land Contamination

We have reviewed the Phase II Geo-Environmental Report, Aldi Stores Ltd, dated December 2021, Report Reference GRO-21252-3003.

We are aware that there are multiple previous contamination uses on the site and that the site is in close proximity to the river Afon.

We note that the report supplied is referenced as a Phase II report, although the elements of a Preliminary Risk Assessment (Phase 1 report) are within this report. For future reference these should be supplied as separate documents.

We note that there have been earlier investigations on site. There is very little details about the removal of tanks associated with both the petrol station and the fuel within the council depot. We would expect to see further sampling in line with BSI: 101075 to ensure that there is adequate coverage of the high-risk areas.

We also note the visual and olfactory observations from the Quantum 2015 report "Visual and olfactory evidence of contamination was noted within the soils across the site. All cases of contamination related to strong to very strong hydrocarbon odours within both the sandy clay and gravel at depths ranging between 0.9m and 4.3m bgl. Sheens were also noted within the Gravel at depths between 3.5m and 4.3m bgl. Groundwater sheens were also observed in a number of trial pits and window sample boreholes." And extremely high concentration of hydrocarbons were recorded from the samples taken.

Whilst we note the comments from the Quantum report of 2017, state that the results from 2015 were errors, it is concerning that the evidence of very strong odours and samples have disappeared within 2 years.

The samples that were taken in 2021, we note the boreholes are not located within, or down gradient of the petrol filling station and we have concerns about the risk to controlled waters. Further sampling of groundwater in the vicinity of the petrol filling station is required in order to be able to demonstrate that there is not a risk from this former activity to the river Afan.

Pollution Prevention

We have reviewed the Construction Environmental Management Plan (CEMP) produced by Arc Bauen for the New Aldi Store and Starbucks, Afan Way, Aberavon, Port Talbot, SA12 6LL. We would advise that prior to submission of the full planning application the CEMP needs be updated to ensure more detail is given on the site, including identification of pathways for silt pollution to leave site and enter the river. Also, more detail on where the silt protection methods will be placed.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lisa Jones

Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Ffôn/Phone: 0300 065 3264

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Stephen Kinnock
Member of Parliament for Aberavon
House of Commons, London SW1A 0AA
Tel: 020 7219 8801

Our Ref: SNK/CM/asasdtbya
16 August 2023

Dear Sir,

Re: Aldi store and Starbucks drive-thru – Burrows Yard, Aberavon

I'm writing with regards to the proposal for a new Aldi store and drive-thru Starbucks at Burrows Yard in Aberavon, which is currently going through the statutory pre-application consultation.

Burrows Yard has been derelict for a number of years and has become an eyesore for local residents on one of the main routes into Port Talbot town centre. This proposal would see major investment in the land, transforming and improving the area. It's welcome that this site would be developed and used for something that would benefit the local community.

The proposal would also create employment opportunities, both during the construction phase and in the long term through jobs in both businesses and in the supply chain.

This is an exciting development, and it will be good to see the land used in such a positive way. However, it is important that concerns around the impact this development may have on local convenience stores in the vicinity and any traffic flow issues that might arise, are taken into account.

Yours sincerely,

Stephen Kinnock
Member of Parliament for Aberavon

Constituency Office:

Unit 2 Water Street Business Centre, Water Street, Port Talbot, SA12 6LF
Telephone: 01639 897660 Email: stephen.kinnock.mp@parliament.uk
Website: www.stephenkinnock.co.uk

Alexander Magee

From: Richard.Jones7@gov.wales
Sent: 31 July 2023 17:15
To: LGC_Development_Control-South@gov.wales; Consultation Online Feedback
Cc: Rhys.Ryland001@gov.wales; Rhodri.Thomas@wsp.com
Subject: FW: Aldi Port Talbot - Statutory Consultation Notification
Attachments: Aldi Port Talbot Statutory Notice.pdf; Aldi Port Talbot Statutory Site Notice.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FAO Aldi Stores Ltd,

Thank you for the consultation.

The Welsh Government as the motorway and trunk road highway authority in Wales have no objections or comments to make.

Mark - grateful if you can log and close, thanks.

Yours faithfully,

Richard Jones
Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Cathays Park
Caerdydd / Cardiff

Ffôn / Tel: 03000 256573

From: Contact <Contact@traffic.wales>
Sent: Friday, July 28, 2023 3:07 PM
To: ES&T - NMD Mailbox <EST-NMDMailbox@gov.wales>
Subject: Fw: Aldi Port Talbot - Statutory Consultation Notification

Please see below for your consideration.



☎ 0300 123 1213 | <https://traffic.wales> | <https://traffig.cymru>

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From: Alexander Magee <alexander.magee@cavendishconsulting.com>

Sent: 28 July 2023 15:04

To: Contact <contact@traffic.wales>

Subject: FW: Aldi Port Talbot - Statutory Consultation Notification

TRAFFIC WALES
NORTH WALES TRAFFIC MANAGEMENT CENTRE
FFORD SAM PARI
MORFA
UNITED KINGDOM
LL32 8HH



Friday 28 July
Ddydd Gwener 28 Gorffennaf

Dear Sir/Madam,

Statutory pre-application consultation for a new Aldi food store and Starbucks coffee shop with drive-thru on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

I am writing to you regarding the pre-application consultation being held by Aldi Stores Ltd and Neath Port Talbot County Borough Council in relation to their proposed mixed use development on land at Burrows Yard, Afan Way, Port Talbot, SA12 6LL.

Aldi and Starbucks will be redeveloping a site in the Aberavon ward which has sat vacant and rundown for some time with local residents describing it as an 'eye-sore'. The proposed mixed use development will see a modern retail store and coffee shop with drive-thru built, creating a welcoming environment with tree planting and low-level shrubs as part of the landscaping plans. In addition, up to 70 jobs will be created between the two organisations plus those created during construction and through the supply chain.

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, Aldi and Starbucks triggered the statutory 28-day consultation period on **Friday 28 July 2023**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Friday 25 August 2023**. Our application documents are now available to view on our website: aldiconsultation.co.uk/port-talbot.

A pre-application notice can be found on the back of this letter. The notice provides you with the information to be able to view and comment on the proposed development mentioned above by **Friday 25 August 2023**.

We eagerly await your response. Should you wish to submit your comments in writing, please send them to our Freepost address below. If you have any questions at this stage, please do not hesitate to contact us via telephone or email using the details below.

You can also visit our website at aldiconsultation.co.uk/port-talbot

Yours sincerely,

Rob Jones
Real Estate Director

Annwyl Syr/Madam,

Ymgynghoriad cyn ymgeisio statudol ar gyfer siop fwyd Aldi newydd a siop goffi Starbucks â gwasanaeth trwy ffenestr y car ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Rwy'n ysgrifennu atoch ynghylch yr ymgynghoriad cyn ymgeisio sy'n cael ei gynnal gan Aldi Stores Ltd a Chyngor Bwrdeistref Sirol Castell-nedd Port Talbot mewn perthynas â'u datblygiad defnydd cymysg arfaethedig ar dir yn Burrows Yard, Ffordd Afan, Port Talbot, SA12 6LL.

Bydd Aldi a Starbucks yn ailddatblygu safle yn ward Aberafan sydd wedi bod yn wag ers peth amser gyda thrigo lleol yn ei ddisgrifio fel 'dolor llygad'. Bydd y datblygiad defnydd cymysg arfaethedig yn gweld siop adwerthu foddiad, siop goffi â gwasanaeth trwy ffenestr y car yn cael eu hadeiladu, gan greu amgylchedd croesawgar gyda phlannu coed a llwyni lefel isel fel rhan o'r cynlluniau tirlunio. Yn ogystal, bydd hyd at 70 o swyddi'n cael eu creu rhwng y sefydliad ynghyd â'r rhai sy'n cael eu creu yn ystod y gwaith adeiladu a thrwy'r gadwyn gyflenwi.

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad o ymgeisio â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofynion Deddf Cynllunio (Cymru) 2015, cychwynnodd Aldi a Starbucks y cyfnod ymgynghori statudol diwrnod ar **dydd Gwener 28 Gorffennaf 2023**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi ei gweld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **dydd Gwener 25 Awst 2023**. Mae ein dogfennau cais nawr ar gael i'w gweld ar ein gwefan: aldiconsultation.co.uk/port-talbot.

Mae hysbysiad cyn ymgeisio ar gefn y llythyr hwn. Mae'r hysbysiad yn rhoi'r wybodaeth i chi allu gweld a gwneud sylwadau ar y datblygiad arfaethedig a grybwyllwyd uchod erbyn **dydd Gwener 25 Awst 2023**.

Rydym yn aros yn eiddgar am eich ymateb. Os hoffech gyflwyno eich sylwadau yn ysgrifenedig, anfonwch nhw i cyfeiriad Rhadbost isod. Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y neu drwy e-bost gan ddefnyddio'r manylion isod.

Gallwch hefyd ymweld â'n gwefan yn aldiconsultation.co.uk/port-talbot

Yr eiddoch yn ddiffuant,

Rob Jones

Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040

Email: feedback@consultation-online.co.uk

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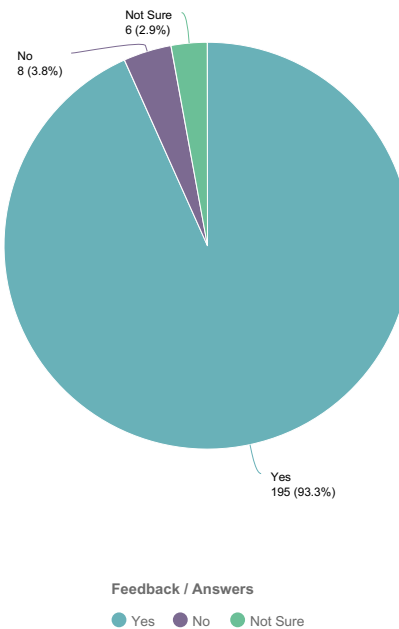


Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

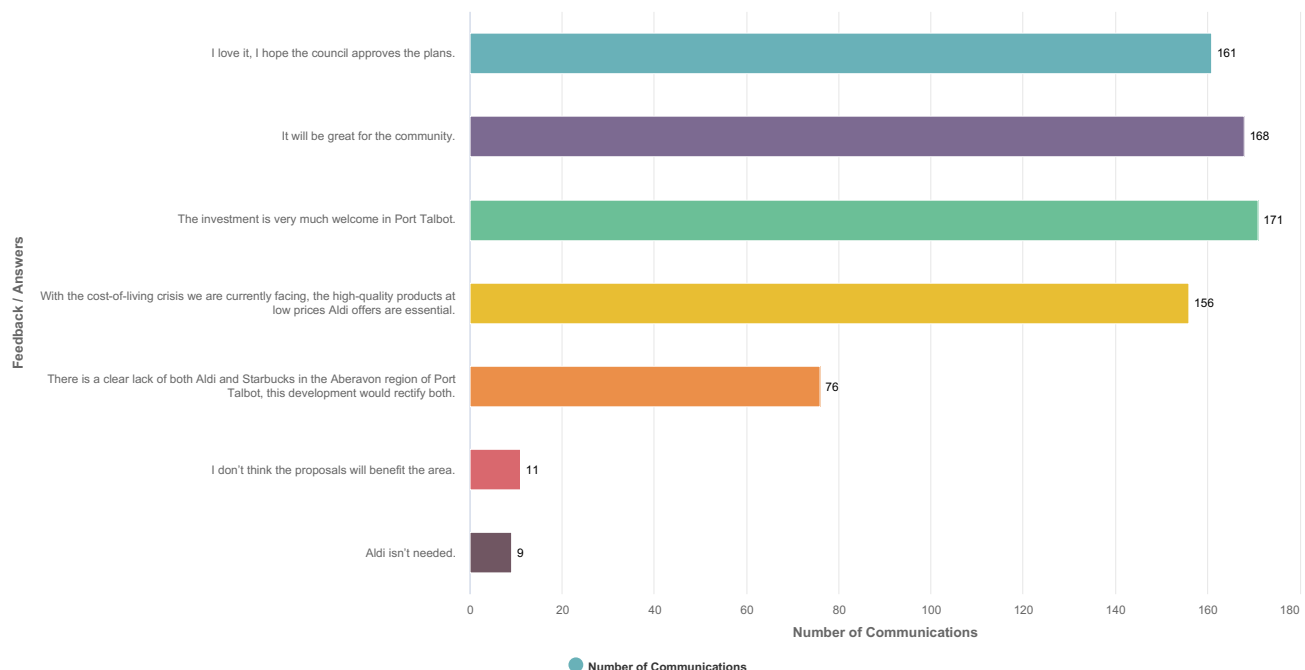
Appendix XIII

Consultation Feedback Report

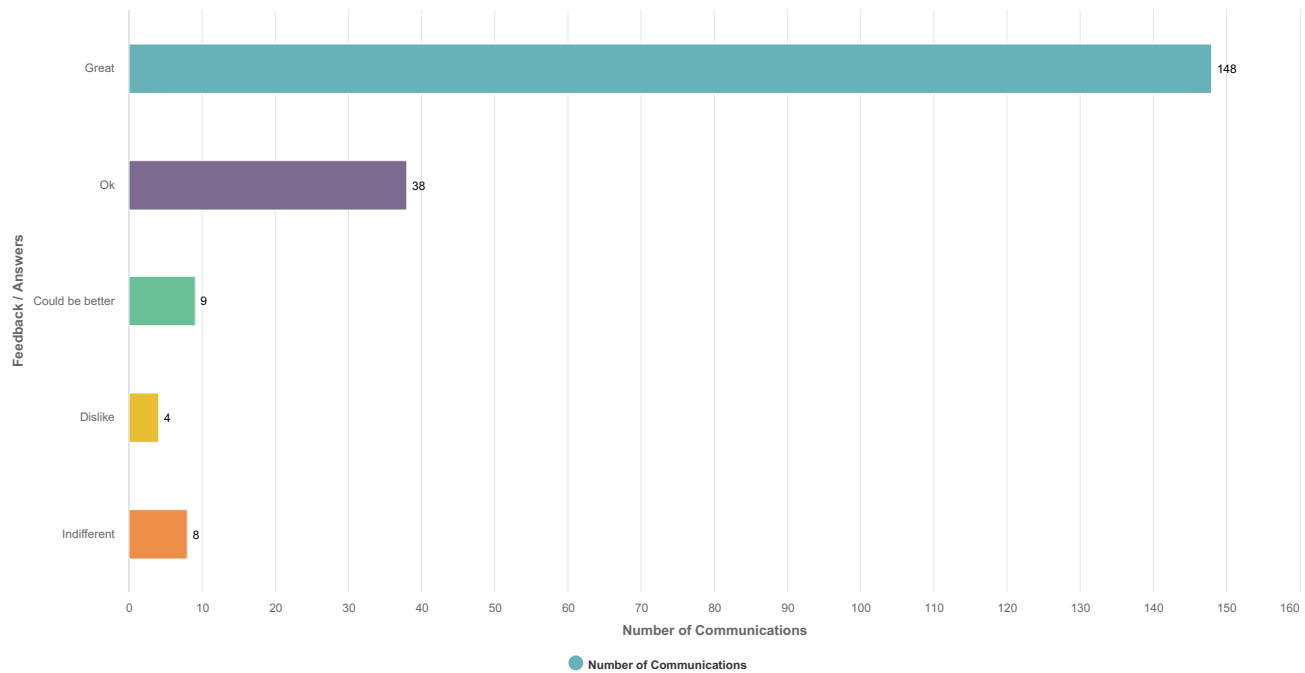
Aldi Port Talbot - Q1 - Do you support the proposals in principle? Copy



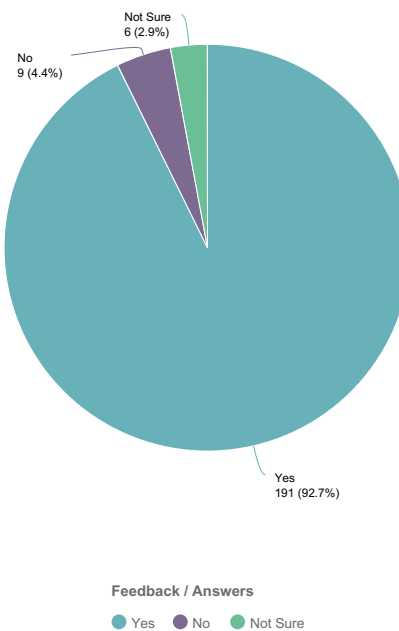
Aldi Port Talbot- Q2 - What do you think about the proposal?



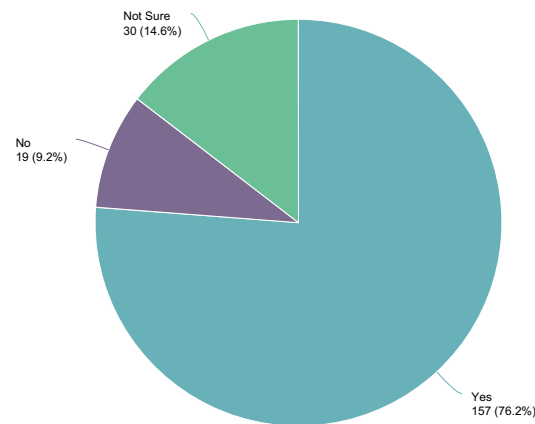
Aldi Port Talbot - Q3 - What do you think of the design?



Aldi Port Talbot - Q4 - Do you think a new store will benefit the area?



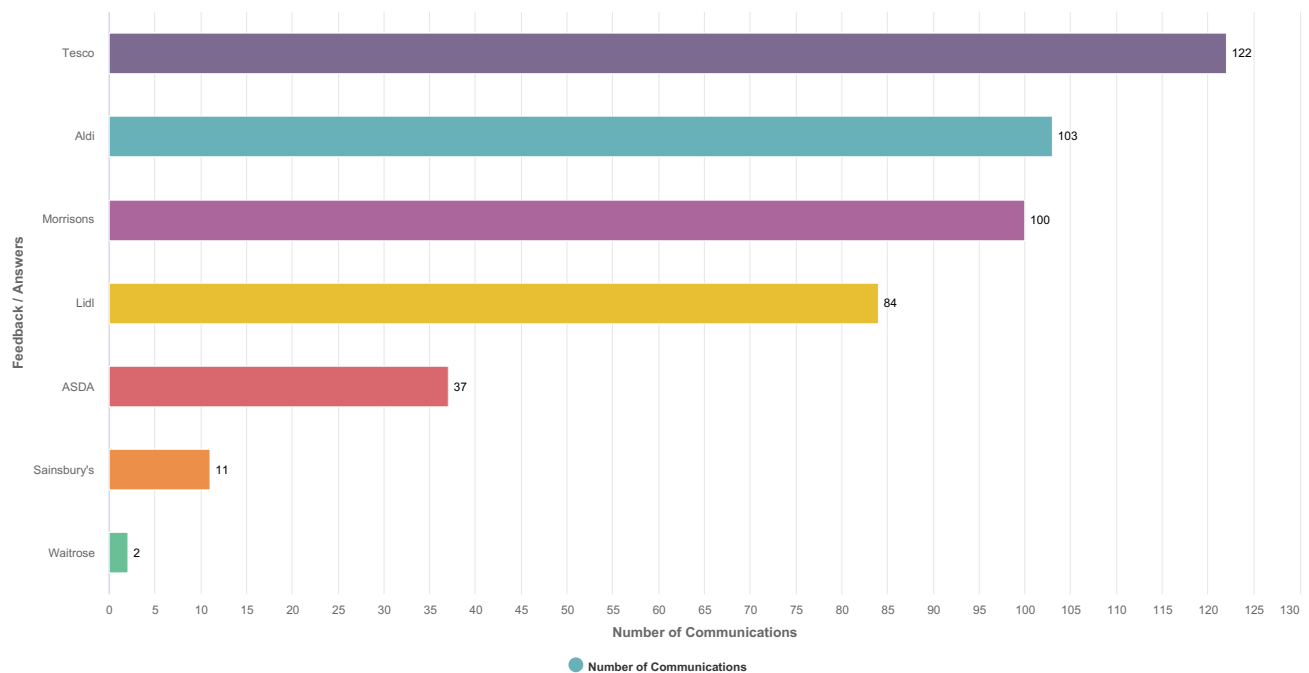
Aldi Port Talbot - Q5 - Do you feel a new Starbucks would benefit the area?



Feedback / Answers

● Yes ● No ● Not Sure

Aldi Port Talbot- Q7 - Please tell us the retailer(s) you currently shop at.



Contact Details

Enquiries

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