

12th November 2024

Neath Port Talbot Planning Department

Our Ref: 1240

To whom it may concern,

**Re: - Erection of a steel frame unit to provide secure storage and workshop at
E M Edwards Works, LLandarcy, Neath. SA10 6JY**

This statement has been prepared to provide additional information in of a full plans application for a new steel frame storage and workshop building.

Tony M. Rees Bulk Haulage Ltd. has been working from the application site for several years, mainly to provide a secure place to store trucks when not in use but also to undertake washing, inspecting, and carrying out minor maintenance before the vehicles leave to make deliveries.

The proposed building will allow equipment, including a forklift truck, to be kept in a secure building and out of site when not in use. At present, these are left in the yard, and there have been break-ins in the past with equipment lost to theft.

The building will also allow the minor repairs to be carried out undercover rather than in the yard, which will keep the staff dry and provide a safer environment, as they will not be working in the yard with vehicles coming and going.

The proposed development will not increase the number of vehicles stored at the site or the amount of traffic entering on a daily basis. The number of staff on site will not increase as a result of this building being granted.

Whilst the applicant has not experienced any flooding during their time operating from the application site the proposed development maps indicate the site is at risk of flooding, and as such, a Level 3 Flood Consequence Assessment has been commissioned.

The report confirms the site is in a flood zone C2 and is suitable for less vulnerable development, such as industrial or warehousing. No persons will be sleeping at the site.



Cont.

Currently Tony M. Rees Bulk Haulage Ltd. are receiving automatic warnings of potential floodings from National Resources Wales, who send out alerts to persons who have registered on their site. NRW service runs 24 hours a day, 7 days a week, and 365 days a year. The applicant is also able to view the flood warnings at the NRW website below.

<https://flood-warning.naturalresources.wales/>

The nature of the building materials proposed are relatively flood resistant and will allow for an easier clean up post any flooding.

All staff are familiar with the access routes to and from the site, and as such can evacuate quickly once notified of a possible floor risking up to the main road (B4290) which is at a higher elevation and outside the floor risk area.

If you have any queries, regarding the above or the application in general please do not hesitate to contact me.

Yours sincerely,

Gary Seymour

