

PLANNING STATEMENT

Press Glass Ltd, Baglan Way, Port Talbot

Prepared by LRM Planning Limited on behalf of Press Glass Ltd

October 2024



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1 Introduction

- 1.1 This Planning Statement accompanies a retrospective planning application submitted on behalf of Press Glass Ltd for a canopy on the goods-out service area on the north-western end of the substantially complete glass processing factory on the corner of Baglan Way and Moor Road.
- 1.2 This statement forms part of a suite of drawings and documents submitted with the application, which together demonstrate the acceptability of the proposal. The full list of documents submitted as part of this application therefore comprises:

DOCUMENT	PREPARED BY	REFERENCE (IF APPLICABLE)
Site Location Plan	Lawray Architects	GSB-LAW-EX-XX-DR-A-6902-C01
Proposed Site Plan	Lawray Architects	GSB-LAW-EX-XX-DR-A-6901-C03
Proposed Roof Plan	Lawray Architects	GSB-LAW-01-RF-DR-A-6103-P11
Ground Floor Plan	Lawray Architects	GSB-LAW-ZZ-00-DR-A-6101-P13
First Floor Plan	Lawray Architects	GSB-LAW-ZZ-01-DR-A-6102-P9
Proposed Elevations	Lawray Architects	GSB-LAW-ZZ-XX-DR-A-6201-C04
Green Infrastructure Statement	EDP	edp7017_r010-A

- 1.3 The following sections discuss the site and its context; the proposed development; a summary of pre-application discussions; planning policy context; an appraisal of the development; and a conclusion in respect of the application submitted herein.

2 Site description and context

PLANNING CONTEXT

- 2.1 The site benefits from full planning consent for “*Erection of an industrial unit (use class B2) (GIA 25,545sqm) with associated works including sustainable drainage, car parking, cycle storage and landscaping*” referenced P2022/0470. Works on site commenced in August 2023, and the structure of the building is now substantially complete, with the area around the building comprising hardstanding and construction compound.

SITE LOCATION AND DESCRIPTION

- 2.2 The site location is tightly scoped around the area of the proposed canopy, which is proposed on the north-western end of a new glass processing factory sited off Baglan Way, on its corner with Moor Road. The approved building will include a new processing unit, storage building and welfare facilities for staff. It will also incorporate an office block. The elevations comprise typically industrial materials, which prioritise functionality and longevity. In this regard, the structure comprises of steel frame cladding with composite 1m wide panel cladding and a small brickwork plinth, planar glazing to the office and administrative quarters, insulated sectional doors, steel personnel doors and single ply roof membrane.
- 2.3 In terms of the wider site context, the surrounding area is predominantly industrial in nature, with Baglan Industrial Park to the south, supporting a mix of warehousing and industrial uses. These include a variety of scale and form. The character of the industrial park is influenced by wide single carriage roads that accommodate HGV traffic related to the surrounding industrial uses. Neighbouring units are conventional in appearance but with some emphasis on design and landscaping.

DESIGNATIONS AND CONTEXT CONSIDERATIONS

- 2.4 **Flooding** – The Welsh Government Development Advice Maps show the site to be within Flood Zone C1 which signifies areas served by significant infrastructure, including flood defences. A new Technical Advice Note 15, which may be adopted during 2024 according to recent reports, shows that the site remains in the equivalent of Flood Zone C1, which is defended zones within Flood Zone 3.
- 2.5 **Ecology** – The area proposed for the canopy is part of the wider development site which includes the factory building and a construction site and is thus of minimal ecological value.
- 2.6 Prior to its development, the site was designated as a Site of Importance for Nature Conservation (SINC) with the main interest being the post-industrial habitat. As part of the application for the wider site, 41% of the SINC was developed to accommodate the glass processing unit, and a Biodiversity Management Plan (secured for at least 50 years) ensured that the habitat quality of the remaining part of the SINC will be preserved and enhanced.
- 2.7 **Trees** – There are no trees located within the area proposed for the canopy.
- 2.8 **Heritage** – There are no registered historic parks and gardens, listed buildings, or Scheduled Monuments in proximity to the site.

PLANNING HISTORY

- 2.9 The table below summarises the planning history relating to the wider site aside from discharge of conditions relating to application referenced P2022/0470.

PLANNING REFERENCE	PROPOSAL	DECISION
P2022/0470	Erection of an industrial unit (use class B2) (GIA 25,545sqm) with associated works including sustainable drainage, car parking, cycle storage and landscaping.	Granted 25/04/2024
P2002/0290	Advertisement application to erect 6no. signs to be located around area being used as temporary lapwing reserve.	Granted 16/04/2002
P1987/6154	Erection of buildings for the retail sale of gardening materials building and DIY goods motor vehicles and components accessories.	Unknown 30/10/1988

3 Proposed development

- 3.1 The proposals adds a canopy on the goods-out service area on the north-western end of the building. The canopy will be formed of a metal profiled sheet to match the roof of the building. It extends 6m, projecting above the first-floor level on the north-western elevation of the building at a 2° slope. It is essential to the operations of Glass Systems that lorries can be loaded in a dry location under the canopy and not exposed to rain which can cause damage to newly processed glass.
- 3.2 There are no other changes proposed to the building as part of this proposal.
- 3.3 Informal pre-application advice was received from the Local Authority on the 5th December 2023. The applicant suggested that the canopy could be considered a non-material amendment (NMA). However, the Authority suggested that an NMA would only be acceptable if it sought to amend some aspect of the original planning permission, rather than seek to introduce new development. As such, it was considered that the proposal would not be acceptable as an NMA. It was therefore suggested that new planning application is submitted for the canopy once the exterior of the building is substantially completed.

4 Planning policy framework

- 4.1 The planning policy context for the determination of this application is provided by national and local planning policy guidance. National guidance is set out within Future Wales, Planning Policy Wales and its accompanying Technical Advice Notes. Local policy comprises the adopted Neath Port Talbot Council Local Development Plan (adopted 2016), and its supporting Supplementary Planning Guidance (SPG) documents.

FUTURE WALES: THE NATIONAL PLAN 2040

- 4.2 Future Wales is the top-tier national development framework, produced by Welsh Government. It is a strategy for addressing key national priorities through the planning system over the next two decades, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems, and improving the health and well-being of our Planning Policy Wales

PLANNING POLICY WALES

- 4.3 Planning Policy Wales (PPW) is the principal national planning policy document which sets out the land use policies of the Welsh Government (WG) against which development proposals should be assessed. The latest version is the twelfth edition, published in February 2024.
- 4.4 The main thrust of PPW is to ensure that the planning system contributes towards sustainable development and improves the social, economic, environmental, and cultural well-being of Wales. Placemaking lies at the heart of PPW, with policy and development management decisions required to seek to deliver development that adheres to these principles.
- 4.5 PPW guides that productive and enterprising places are those which promote economic, social, environmental and cultural well-being by *“providing well-connected employment and sustainable economic development”*. Further, it is indicated that *“increased economic activity across all sectors and at all scales”* will contribute to prosperity of settlements.
- 4.6 The Productive and Enterprising Places chapter of PPW goes on to indicate that by *“building on the existing economic strengths of places”* and *“promoting sufficient employment and enterprise opportunities”*, places can become more equal and deliver prosperity for all.
- 4.7 Section 6 of PPW sets out green infrastructure and how it can be integrated into developments, which should be protected and enhanced due to the multi-functional roles. A proactive approach to green infrastructure and biodiversity should be adopted to help reverse the decline in biodiversity and increase the resilience of ecosystems.
- 4.8 Paragraph 6.2 relates to Green Infrastructure and notes that *“at a local scale, [green infrastructure] might comprise parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks.”* Green infrastructure provides multiple benefits for social, economic, and cultural as well as environmental resilience. These benefits are important in domestic environments where they can facilitate health and well-being related benefits.

TECHNICAL ADVICE NOTES

- 4.9 The following Technical Advice Notes (TANs) are of relevance in the consideration of these proposals.
- TAN 12 – Design (2016)

- TAN 15 – Development and Flood Risk (2004)
 - TAN 23 – Economic Development (2014)
- 4.10 TAN 12 relates to Design and was updated in March 2016. It provides advice and information on a number of related areas including the definition of design for planning purposes; design considerations in planning decisions; and local planning authority design policy and advice.
- 4.11 TAN 15 covers Flood Risk and was published in July 2004. The TAN governs on the acceptability of various types of development within the defined flood zones in Wales.
- 4.12 TAN 23 focuses on economic development, which by definition of the Note, includes any form of development that generates wealth, jobs and income.

WELL-BEING OF FUTURE GENERATIONS ACT

- 4.13 The Well-being of Future Generations Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principles, and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Its content is sought to be delivered through the planning system via the intertwining of the Act through the new PPW.

LOCAL DEVELOPMENT PLAN

- 4.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The development plan for the site comprises the Neath Port Talbot Council Local Development Plan (2011-2026).
- 4.15 The site is within the settlement boundary as defined by the Neath Port Talbot Council Local Development Plan. This site is not subject to any designations. It can therefore be classed as 'white land', whereby the principle of development on this site is acceptable, subject to material planning considerations.
- 4.16 Policies with a prefix of SP (strategic policies) are overarching policies relating to development in the county borough. Policy SP11 (Employment Growth) aims to support new and expanding employment developments through encouraging employment uses within settlement limits, in principle.
- 4.17 Policy SC1 relates to settlement limits and states that development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle. The Settlement Hierarchy at table 3.1 of the LDP has identified communities that have sufficient capacity to accommodate new development within designated boundaries. Port Talbot is one of three settlements that lie at the top of the hierarchy as it is a regionally important settlement providing the widest and most diverse range of functions.
- 4.18 Policy EC3, Employment Area Uses, requires developments to demonstrate that proposals do not cause any adverse impacts on the overall function of the employment area and neighbouring commercial and residential properties. It also requires proposals to be sustainably justified in the location and appropriate in scale and form to the role and function of the employment area.
- 4.19 Policy BE1, Design, emphasises the importance that a new development achieves and creates attractive and safe places. It sets out a series of criteria that are sought to be achieved on new development proposals. This includes considerations of character, context, materials, highway safety, local features, security, transport connectivity, use of resources, drainage and layout.

4.20 A summary of the pertinent LDP policies is provided below, listed in the order they appear in the LDP.

LDP POLICY	RELATING TO
STRETEGIC POLICIES	
SP1	Climate Change
SP3	Sustainable Communities
SP4	Infrastructure
SP5	Development in the Coastal Corridor Strategy Area
SP11	Employment Growth
SP15	Biodiversity and Geodiversity
SP16	Environmental Protection
SP21	Built Environment and Historic Heritage
TOPIC BASED POLICIES	
SC1	Settlement Limits
I1	Infrastructure Requirements
EC3	Employment Area Uses
EN6	Important Biodiversity and Geodiversity Sites
EN7	Important Natural Features
TR2	Design and Access of New Development
BE1	Design

SUPPLEMENTARY PLANNING GUIDANCE

4.21 The Design (July 2017) SPG document is applicable in consideration of the proposed development.

5 Appraisal and conclusion

- 5.1 This Planning Statement is produced in support of proposals for the addition canopy on the goods-out service area on the north-western end of a glass processing factory on the corner of Baglan Way and Moor Road. Adding the canopy is essential to the operations of Glass Systems that lorries can be loaded in a dry location under the canopy and not exposed to rain which can cause damage to newly processed glass.
- 5.2 The principle of the proposal accords with guiding principles of both Planning Policy Wales (PPW) and the Local Development Plan through contributing to the delivery of a glass processing factory that will provide wide economic benefits both locally and nationally. The proposed canopy is appropriate in relation to the wider industrial context and the principle of the proposed development is therefore acceptable in land use policy terms.
- 5.3 A profiled sheet metal canopy matches the existing roof. Given the context, in respect of distance from visual receptors and the actual physical appearance of the addition, as well as the scale of the already approved building, the proposed canopy is not considered to cause an impact different to that caused by the original approved development scheme.
- 5.4 Welsh Government's TAN 15 Development Advice Maps, as hosted by Natural Resources Wales, demonstrate that the site is in Flood Zone C1, which signifies areas significant infrastructure, including flood defences. The canopy is supported by the existing building and will be open to the sides, therefore it will not have an impact different to the approved wider development nor will it increase the risk of flooding elsewhere.
- 5.5 The proposed development will have minimal ecological impact. The building is currently part of a construction site and thus does not provide suitable ecological habitat. No trees will be impacted by the proposed development. The accompanying Green Infrastructure Statement has identified that there is no requirement for avoidance, minimisation, mitigation or compensation. Net Benefit to Biodiversity is however achievable through the installation of bat boxes on the western elevation of the main building.
- 5.6 The approved drainage arrangements for the wider development will be maintained. Surface Drainage Approval Body (SAB) consent will not be required, as the proposals do not exceed 100sqm of new hardstanding.
- 5.7 Wellbeing goals of the Well-being of Future Generations Act are adhered to through this application in that there would be no significant or unacceptable impacts upon the achievement of wellbeing objectives as a result of the application being approved and development being carried out.
- 5.8 Accordingly, it is considered that the proposal represents a suitable and appropriate form of development, resulting in minor aesthetic changes to the building of no detriment to the building or the wider context. The proposals adhere to national and local policy and are therefore considered acceptable. It is respectfully recommended that Neath Port Talbot County Borough Council puts the application forward for approval.

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