

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2024/0640

Date: 29/05/2025

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

RE: Land at Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot, SA12 7AX

Section 73 application to vary condition 28 of planning application P2024/0640 to include uses within Class B1

Dear Sir,

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

The submitted information is as follows.

1. Application Forms
2. Fee £230

In December 2024 planning permission was granted for Section 73 application to remove condition 13 (Gas Protection) of Planning Permission P2023/0785 for a detached industrial building (use class B8 - storage and distribution) with associated parking, drainage and landscaping.

The wording of the development was revised by an NMA application, reference P2025/0102 approved on the 27th May 2025

As you are aware WAG, who are funding the project, have suggested obtaining consent for uses to include B1 and B2.

PHONE

MOB PHONE

EMAIL

I have advised that my client that there are unlikely to be issues with B1 uses but further detail may be required in relation to the specific nature of any B2 uses given their potential for causing nuisance.

This application therefore seeks to revise condition 28 to include uses within Class B1.

Existing wording

The premises shall be used for use Class B8 Storage or distribution, as defined by the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in materials any statutory instrument revoking and re-enacting that order with or without modification).

Proposed Wording

The premises shall be used for use B1 & Class B8 Storage or distribution, as defined by the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in materials any statutory instrument revoking and re-enacting that order with or without modification).

Appraisal

The application is located within an allocated Industrial site with numerous uses including those with class B1. As such it is considered that the principle of the development is acceptable.

Yours faithfully,

Robert Bowen.