

30th June 2025

Neath Port Talbot County Borough Council
Development Management
The Quays
Brunel Way
Neath
SA11 2HZ
For the attention of: Ms Chantalle Lamnea

BY EMAIL: C.Lamnea@npt.gov.uk

Dear Chantalle,

Land at Burrows Yard, Afan Way, Aberavon, Port Talbot, SA12 6LL
**APPLICATION FOR DISCHARGE OF CONDITIONS NO. 5, 8, 9, 14, 19 & 20
ATTACHED TO PLANNING PERMISSION P2024/0339**

We are pleased to submit an application on behalf of our client, Aldi Stores Ltd, to discharge conditions No. 5, 8, 9, 14, 19 and 20 attached to the full planning permission (LPA Reference P2024/0339), granted on 11th June 2025, for the proposed mixed use development comprising of a food store (use class A1) and a separate coffee shop with drive thru (use class A3) together with associated access onto Afan Way and Water Street, car parking and servicing, external lighting, landscaping, drainage, and other associated site works on land at Burrows Yard, Afan Way, Aberavon, Port Talbot.

In line with national and local validation requirements, the following documentation has been enclosed in order to assist the Authority in determining this discharge of condition application:

- Completed and dated application form;
- Copy of the certificate of Planning Permission (LPA Reference 2024/0339);
- Site Location Plan, indicating the site's location in red (Drawing Number: 170466-1100 Rev P01), at a scale of 1:1250 @ A4;
- Construction and Environmental Management Plan (Document Reference: 003 - Rev B, dated 23rd June 2025), prepared by Soben;
- Project Design for a Programme of Archaeological Monitoring and Recording (Document Reference: BYW25/fa.doc1.1, 20th June 2025), prepared by Foundations Archaeology;
- Assessment of Noise from Proposed Fixed Plant Equipment (Document Reference: R2(final)-25.6.25-Aldi Port Talbot plant noise assessment 2321696-AJM.doc, dated 25th June 2025), prepared by Sharps Redmore Acoustic Consultants;
- Acoustic Fence (Drawing Number: 170466 AD5305 Rev P02), at a scale of 1:20 @ A3;
- Service Yard Management Plan and Store Waste Management Plan, prepared by Entran;

- External Lighting Plan (Drawing Number: P186-897-F Rev 1), prepared by Holophane, and
- Landscape and Ecological Management Plan (Document Reference: 15539_R03_SC, dated 23rd June 2025), prepared by Tyler Grange.

The application has been submitted electronically via the Planning Portal and has been given the Planning Portal Reference PP-14128716.

With respect to the fee for the application, the sum of £115 has been paid to Neath Port Talbot County Borough Council via the planning portal.

...

Condition No.5 states

"Notwithstanding the submitted Construction Environmental Management Plan (CEMP), ref: CEMP Revision A, dated 09/05/24 as prepared by Arc Bauen, prior to the commencement of any development or site clearance on site a revised CEMP shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

- i. **The parking of vehicles of site operatives and visitors;**
- ii. **Loading and unloading of plant and materials;**
- iii. **Storage of plant and materials used in constructing the development, including any temporary or construction lighting;**
- iv. **The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. **Wheel washing facilities to prevent deposition of material onto any hard surface road;**
- vi. **Measures to monitor and control the emission of dust and dirt during material removal and construction;**
- vii. **Measures to prevent stacking of vehicles onto the public highway;**
- viii. **Details of any highways/footway closures;**
- ix. **A scheme for the recycling/disposing of any waste resulting from the removal of materials and arising from construction works;**
- x. **Identification of the significant construction noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures.**
- xi. **A plan showing the frequency, size and routes for vehicles undertaking material removal, construction, and operational activity and the destination of any material removal. No routes through residential areas will be permitted;**

- xii. **Hours of working on site, and specified hours for deliveries and any elements of the demolition or construction that could lead to amenity issues from noise and disturbance to adjoining properties;**
- xiii. **A list of on-site contacts and their responsibilities;**
- xiv. **Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person;**
- xv. **A Construction Drainage Scheme indicating how surface water and land drainage flows (inc. Silt/Slurry/Run off will be dealt with during construction) will be controlled to prevent contamination, nuisance, subsidence or flooding to land, buildings, watercourses or highways within that phase (or part thereof) or adjacent land, buildings, watercourses and highways during the construction period;**
- xvi. **Details of any interceptor to be installed in addition to any proposed SuDS, to mitigate any potential fuel/oil/chemical spills on site given the nature of the proposed use of the site and as a safeguard for any potential flooding; and**
- xvii. **The removal and disposal method for any Invasive Non-Native plant species encountered on site.**

Reason: In the interest of highway safety and to control pollution and to protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies SP16, EN8, SP20 and TR2 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016."

The submitted Construction and Environmental Management Plan (Document Reference: 003 - Rev B, dated 23rd June 2025) has been prepared by Soben. We trust these details satisfy the requirements of Condition No.5.

...

Condition No. 8 states:

"No development or site clearance shall commence until a watching brief method has been submitted to and approved in writing by the Local Planning Authority. This shall include the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that the approved watching brief can be conducted. A copy of the watching brief report (detailing the findings of the watching brief) shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.

Reason: In the interests of protecting potential archaeological remains at the site, as required by Planning Policy Wales and Policy SP21 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016."

The submitted Project Design for a Programme of Archaeological Monitoring and Recording (Document Reference: BYW25/fa.doc1.1, dated 20th June 2025) has been prepared by Foundations Archaeology following discussion with Henneb and the local planning authority. We trust these details satisfy the requirements of Condition No.8.

...

Condition No. 9 states:

"No fixed plant and/or machinery shall be brought into beneficial operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of the plant sound emitted from the site shall not exceed 42 dBA between 0700 hours to 2300 hours and 39 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014+A1:2019. The fixed plant and machinery on-site shall thereafter be operated in accordance with the approved details.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy EN8 and BE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016."

The submitted Noise Assessment (Document Reference: R2(final)-25.6.25-Aldi Port Talbot plant noise assessment 2321696-AJM.doc, dated 25th June 2025) has been prepared by Sharps Redmore Acoustic Consultants to assess the noise from the proposed fixed plant equipment. The location of the 2.4 metre high acoustic graded fence is clearly shown on the site location plan included within Appendix A of the report. The details of the fixed plant and machinery (i.e. plans and drawings) are included within Appendix B of the submitted report. In terms of mitigation, the assessment is based on a 2.4 metre high acoustic grade fence around the refrigeration plant, and attenuators being fitted to the HRU FAI and exhaust, and welfare area ventilation. The details of the proposed acoustic grade fence are shown on drawing number: 170466 AD5305 Rev P02, at a scale of 1:20 @ A3. We trust these details satisfy the requirements of Condition No. 9.

...

Condition No. 14 states:

"Notwithstanding the submitted details, prior to the occupation of any unit hereby approved, a detailed Service Yard Management Plan (SYMP) for each associated building, hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The SYMP shall include details of how the service yard will operate throughout the lifetime of the development. The submitted SYMP shall include the following:

- 1. Delivery time slots;**

- 2. How commercial deliveries will be managed to avoid any commercial delivery vehicle waiting on the public highway;**
- 3. Measures to ensure that no staff or customers are parking within the service yard;**
- 4. The location of all waste and storage areas, details of any enclosures and how they are to be managed within the service yard area;**
- 5. The service yard area must be kept clear of any bins/waste or storage containers, or other associated storage unless within an authorised area identified within point (d);**
- 6. Details of waste collections from the service yard;**
- 7. The nomination of the post responsible for the operation and control of the agreed Delivery Management Plan for the service yard area;**
- 8. No commercial delivery vehicles shall be permitted to park in the service area beyond their delivery time slot; and**
- 9. Measures to ensure that all vehicles can safely manoeuvre within the service yard to emerge onto the highway in a forward gear.**

The approved SYMP shall be adhered to throughout the operation of the hereby approved development and shall be implemented prior to the first beneficial use of the development and adhered to thereafter.

Reason: In the interest of highway and pedestrian safety and to ensure the service yard operates effectively and efficiently and to ensure compliance with Policies TR2 and BE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016."

We trust the submitted Service Yard Management Plan and Store Waste Management Plan, prepared by Entran, satisfy the requirements of Condition No.14.

...

Condition No. 19 states:

"Notwithstanding the approved details, prior to the installation of any permanent external lighting on the site, a detailed lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority detailing the location of all proposed lights, the specification, intensity of illumination, predicted lighting contours (lux plots), together with proposed hours of operation and any mitigation measures required (including measures to avoid light spill). The approved lighting scheme shall be fully implemented on site, and upon completion, an as-built survey of the lux levels and light spillage achieved on site shall be carried out and submitted to and approved in writing by

the Local Planning Authority to demonstrate that the completed scheme complies with the approved details. The scheme shall be retained as such thereafter.

Reason: In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP15, SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan (2011-2026)."

The submitted External Lighting Plan (Drawing Number: P186-897-F Rev 1) has been prepared by Holophane and provides details of the column locations, specification, intensity, predicted lighting contours, and hours of operation / control methods. We trust these details satisfy the requirements of Condition No.19.

...

Condition No. 20 states:

"A Landscape and Ecological Management Plan (LEMP), including management responsibilities and maintenance schedules for all landscaped areas as approved on drawing No. Drawing No. 15339/P02 Rev E 'Soft Landscaping Proposals Plan (Sheet 1 - 2)' and to include biodiversity enhancements as outlined within 'Ecological Impact Assessment' Ref: 15539_R01d_CS_PW, prepared by Tyler Grange (December 2024), 'Supplementary Environmental Appraisal' Ref: GRO-21252-5257, prepared by Groundtech (June 2024) and 'Green Infrastructure Statement' Ref: 15539_R02b_PW, prepared by Tyler Grange, shall be submitted to and approved in writing by the local planning authority prior to the occupation of either building, hereby permitted on the site. The landscape management plan shall be carried out as approved and retained as such thereafter.

Reason: In the interest of visual amenity and ecology, and to ensure the long term management and maintenance of all landscaped areas and to ensure the development complies with Policy BE1 and EN7 of the Neath Port Talbot Local Development Plan (2011-2026)."

We trust the submitted Landscape and Ecological Management Plan (LEMP) (Document Reference: 15539_R03_SC, dated 23rd June 2025), prepared by Tyler Grange Group Limited, satisfies the requirements of Condition No.20.

...

We trust you will agree that the information hereby submitted is considered sufficient to satisfy and discharge conditions No. 5, 8, 9, 14, 19 and 20 attached to the planning permission (LPA Reference P2024/0339).

We look forward to receiving confirmation of the registered application shortly. In the meantime, should you require any further information and/or clarification with respect to the information

Land at Burrows Yard, Afan Way, Aberavon, Port Talbot, SA12 6LL
30th June 2025

submitted, please do not hesitate to contact me on 029 2024 8920 / 07769 886 842 or by email at Owain.Griffiths@avisonyoung.com.

Yours sincerely,



Owain Griffiths MRICS MRTPI

Director

+44 02920 248 920

owain.griffiths@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Enclosures

cc

Mr Rob Jones – Aldi Stores Limited