# ALDI, AFAN WAY, PORT TALBOT - APPLICATION NO: P2024/0339

## SERVICE YARD MANAGEMENT PLAN

**1.0 Introduction**

1.1 Condition 14 of planning application No. P2024/0339, for a **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, stated;

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.*

**2.0 ALDI Company Specific Servicing Arrangements**

2.1.1 The above points are responded to below:

1. Once the store is operational, expected time slots will be allocated, which of course are subject to traffic conditions. Each store manager will have an allotted time each day by which the main delivery will have taken place. Each driver is furnished with a mobile phone and is able to inform the distribution centre if any delay is likely. However, this is very rare and allocated delivery times are consistently met by the distribution teams. The daily HGV delivery arrival journey will normally take place outside peak highway network hours as well as peak store trading hours, with one delivery normally before the store opens and the other in the afternoon.

2. Timetabling of the two daily deliveries are normally before the store opens and the other in the afternoon, such that two vehicles will never arrive at the same time.
3. The store manager will be responsible for ensuring that the service yard is not used by staff or members of the public and will be covered by CCTV.
4. See attached Waste Management Plan
5. That will be the case.
6. See attached Waste Management Plan
7. Store Manager - to be advised once appointment made.
8. That will be the case.
9. An HGV has been tracked, and this shows that a vehicle can arrive and depart in a forward gear. Furthermore, each vehicle will have this tracking exercise in the cab and will be instructed to follow the proposed tracking