

Land at Seaway Parade Baglan

Port Talbot

Retention of use of land as Scaffolders Yard

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1.0 Introduction

- 1.1 This application has been prepared to support a planning application to retain the use of land as a scaffolders yard.

2.0 Planning History - Planning Context

2.1. Planning History

- 2.2 P2020/0471 - Proposed industrial unit with office accommodation, hard landscaping & associated works - Withdrawn¹

2.3 Planning Context

- 2.4 The development plan for the site is the Neath Port Talbot Local Development (LDP). The Council adopted the plan on 27th January 2016

¹ <https://planningonline.npt.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

2.5 Policy

LDP Policy

Policy Criteria

Strategic Policies

Policy SP3 - Sustainable communities

Policy SP10 - Open Space

Policy SP1 - Climate Change

Policy SP4 – Infrastructure

Policy SP5 - Development in the Coastal Corridor Strategy Area

Policy SP11 - Employment Growth

Policy SP15 - Biodiversity and Geodiversity

Policy SP16 - Environmental Protection

Policy SP19 - Waste Management

Policy SP20 - Transport Network

Topic based Policies

Policy I1 - Infrastructure Requirements

Policy OS1 - Open Space Requirements

Policy EC2 - Existing Employment Areas

Policy EC3 - Employment Area Uses

Policy EN7 - Important Natural Features

Policy EN8 - Pollution and land stability

Policy RE2 - Renewable and Low Carbon Energy in New Developments

Policy W3 - Waste Management in New Development

Policy BE1 – Design

The following SPG is of relevance to this application:

Planning Obligations (October 2016)

Parking Standards (October 2016)

Baglan Energy Park Development Framework (October 2016)

Pollution (October 2016)

Open Space & Greenspace (July 2017)

Renewable and Low Carbon Energy (July 2017)

Design (July 2017)

Development and the Welsh Language (July 2017)

3.0 **Application**

- 3.1 This application seeks consent to retain the use of land as a scaffolders yard. The proposal also includes the retention of two portacabins and racking for the storage of scaffolding.
- 3.2 The application site consist of a small area of open land previously used for open storage

4.0 **Appraisal**

4.1 It is considered that the main issues for determination in this application are the principle of the development, flooding, visual amenity, pedestrian and highway safety and ecology.

4.2 **The principle of the development**

4.3 The application site is located within an existing allocated industrial site EC2/6 as defined by the LDP. There is therefore a general presumption in favour of the development of the site.

4.4 **Flooding**

4.5 The supporting FCA demonstrates that the proposal will not give rise to additional unacceptable flood risk.

4.6 **Visual amenity**

4.7 The proposed structures are low level, well-screened and set within an industrial area. As such it is considered that the proposal does not have a detrimental effect on the appearance of the area.

4.8 **Pedestrian and highway safety**

- 4.9 The application site is within an existing industrial area. The business employees for members of staff and has two vehicles. Vehicle movements associated with the proposal at approximately six per day and there is adequate space within the site for vehicles to enter and leave forward gear. As such a is considered, but the proposal does not have a detrimental effect on highway pedestrian safety.

4.10 **Ecology**

- 4.11 There are no important ecological features on the site. In support of the application infrastructure assessment has been submitted which demonstrates net ecological gain in accordance with current adopted vice.

5.0 **Summary**

- 5.1 There is a general presumption in favour of the development of the site.
- 5.2 The proposal will not give rise to additional unacceptable flood risk.
- 5.3 The proposal does not have a detrimental effect on the appearance of the area
- 5.4 The proposal does not have a detrimental effect on highway pedestrian safety.
- 5.5 The application demonstrates net ecological gain in accordance with current adopted vice.

