

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

Mr P Humphries
Motor Park Ltd
Corner Park Garage
Llantrisant Road
Pontyclun
CF72 8YR

Name and address of the agent

Mr Griffiths
Kennedy James Griffiths
Second Floor
7 Herbert Terrace
Penarth
Cardiff
CF64 2AH

DATE REGISTERED: 2 June 2025

APPLICATION NO: P2025/0294

LOCATION: Baldwins Crescent, Crymlyn Burrows, Swansea, SA1 8PT

PROPOSAL: The erection of 8 industrial/storage units (B2 use) and associated parking, bicycle storage and external areas.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Conditions: -

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

1632-PL2-Drainage Note received 20/10/2025.
1632PL1-03A - GA Plans received 05/09/2025.
16263_900_r03 - VT Layout received 27/05/2025.
1632-PL2-DAS-rev 1 received 23/05/2025.
1632PL206A - Visibility Splays received 23/05/2025.
REP01-P01 Noise Impact Assessment - Baldwins Crescent received 15/05/2025.
1632PL202A - Site Plan received 14/05/2025.
OMI-JBA-XX-XX-RP-Z-0001-D3-C01-Baldwins_Crescent_FCA received 08/05/2025.
1632PL201A - Location Plan received 01/05/2025.
1632-PL2-GIS received 28/04/2025.
1632PL203 - GA Floor Plan received 28/04/2025.
1632PL204 - Elevations received 28/04/2025.
1632PL205 - Existing Site Plan received 28/04/2025.
14398 Baldwins Crescent Swansea Desk Study Report - Apr 2025 rev A-Optimized received 28/04/2025.

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan 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:
 - a. Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - b. Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
 - c. General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. Relevant Pollution prevention guidance can be found here, storage of oils, waste management and the use and design of oil separators in surface water drainage systems.
 - D. Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
 - E. Traffic Management: details of site deliveries including routes of vehicles, plus delivery and construction times, details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of

vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;

F. Hours of working on site: including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.

G. 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.

H. Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.

I. Soil Management: details of topsoil strip, storage and amelioration for re-use.

J. CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.

K. Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use

L. Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan. Please refer to GPP 19; the Service and Repair of Vehicles which covers all guidance relevant to the business.

M. Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan

- 4 Prior to work commencing on the development, construction details for the internal access routes through the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in its entirety prior to the occupation of the first unit and retained as such thereafter

Reason: In the interest of highway and pedestrian safety, and to ensure accordance with Policy TR2 of the adopted Neath Port Talbot Local Development Plan.

- 5 Prior to the commencement of work on site a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document: - Land Contamination: Development of Land Affected by Contamination Developers Guide 2023 and shall be submitted as a written report which shall include:
 - (i) a comprehensive intrusive site investigation of the extent, scale and nature of contamination.
 - (ii) an assessment of the potential risks to: human health, ground waters and surface waters, adjoining land, property (existing or proposed) including buildings, crops,

livestock, pets, woodland and service lines and pipes, ecological systems, archaeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

- 6 No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No other development pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewerage system and avoid damage thereto.

- 7 Prior to first beneficial use of the development, a scheme detailing a refuse and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority, including full details of bin storage provisions (inc. siting, design, and finishes), recycling point locations and collection details. The scheme, as approved, shall be implemented prior to occupation of the approved industrial units in accordance with the agreed details and retained as such thereafter.

Reason: In the interest of safeguarding visual amenity, and to ensure adequate bin storage is provided for future residents to ensure compliance with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan (2011-2026), adopted January 2016.

- 8 No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Action Conditions

- 9 Prior to the first beneficial occupation of the units hereby approved, an artificial nesting site for birds and bats shall be erected in accordance with '1632-PL2-GIS' received 28/04/2025 and retained as such thereafter.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 10 Prior to occupation of any of the units, 2.4 metres by 25 metres visibility splays shall be provided in either direction at the point of access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.

Reason: In the interest of highway and pedestrian safety, and to ensure accordance with Policy TR2 of the adopted Neath Port Talbot Local Development Plan.

- 11 Prior to occupation of each unit, its corresponding parking area shall be surfaced in porous material, to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.

Reason: In the interest of highway and pedestrian safety, and to ensure accordance with Policy TR2 of the adopted Neath Port Talbot Local Development Plan.

- 12 Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 8 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 13 Prior to the first beneficial occupation of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the provision of Electric Vehicle (EV) Charging Points to serve the development. The scheme shall include a minimum of 10% of the overall spaces and shall also include details of how future electric charging points can be delivered. The scheme shall be fully implemented prior to occupation of the units in accordance with the agreed details and thereafter, EV charging facilities shall be retained and maintained for the beneficial use by occupants of the premises and their visitors and for no other purpose.

Reason: In the interests of meeting Welsh Governments Electric Vehicle charging strategy and action plan (2021), the objectives of Future Wales: The National Plan 2040, Planning Policy Wales 12 (February 2024), and policies BE1 and TR1 of the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

- 14 The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with '1632PL202A - Site Plan' received 14/05/2025, and such facilities shall thereafter be retained as approved at all times.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 15 Notwithstanding the submitted details and prior to the occupation of the units hereby approved a scheme indicating the position, height, design, materials and type of boundary treatment to be erected to all boundaries shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed, as approved, prior the first beneficial use of each unit and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 16 The hard and soft landscaping shall be provided in accordance with '1632PL202A - Site Plan' received 14/05/2025. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 17 Should any springs or ground water seepage be encountered, the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.

- 18 No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the Highway Drainage system unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.

- 19 Adequate provisions shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.

- 20 All turning facilities as annotated on drawing No.16263_900 shall be kept free of any vehicles to enable all vehicle facilitating the development to enter and egress from the site in a forward gear.

Reason: In the interest of highway and pedestrian safety, and to ensure accordance with Policy TR2 of the adopted Neath Port Talbot Local Development Plan.

- 21 Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.

Reason: In the interest of highway and pedestrian safety, and to ensure accordance with Policy TR2 of the adopted Neath Port Talbot Local Development Plan.

- 22 No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.

Reason: In the interest of highway and pedestrian safety, and to ensure accordance with Policy TR2 of the adopted Neath Port Talbot Local Development Plan.

- 23 Planning B2 uses shall not take place anywhere on the site except within building(s) identified on the site plan submitted as part of the application (doc ref: 1632:PL2:02).

Reason: In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 24 Prior to the first beneficial use of the development hereby permitted, any equipment to control the emission of fumes and odour from the premises shall be submitted to and approved by the local authority. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues.

Reason: In the interests of public health and local amenity, and to ensure accordance with Policies BE1 and EN8 of the Neath Port Talbot Local Development Plan

Informatives:

- 1 Pollution Prevention: We advise that an interceptor be installed in addition to and prior to the proposed SuDS, to further mitigate any potential fuel/oil/chemical spill on site. This would also provide a safeguard for any potential flooding. A trade effluent consent

may also be required from the sewerage provider. Waste produced during construction: Waste produced during the construction phase of your development must be dealt with appropriately, and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- o before it is collected, disposed of or recovered
- o to identify the controls that apply to the movement of the waste
- o to complete waste documents and records
- o to identify suitably authorised waste management options
- o to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provided information on how to classify waste and register as a waste carrier or hazardous waste producer:<http://naturalresources.wales/permits-and-permissions/waste/?lang=en><http://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>Further guidance can be found on the GOV website here:<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>Environmental Permits/Exemptions: The activity proposed in this planning application may require an environmental permit or exemption under The Environmental Permitting (England and Wales) Regulations 2016. An environmental permit or exemption must be in place before any waste activity takes place on site. Advice regarding permits and exemptions can be found at the following link: Natural Resources Wales / Do you need to apply for a permit or register a waste exemption Please contact Natural Resources Wales for advice regarding an Environment Permit application on 0300 065 3000.Undertaking this proposed activity without the benefit of an Environmental Permit or exemption is an offence against Environmental Legislation and may result in enforcement action being taken against the operator. Obtaining planning permission does not necessarily ensure you will be issued an environmental permit.

2 SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab. You will not be allowed to start construction until both permissions have been approved.

3 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>

4 In line with the Welsh Governments decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy. We would encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- o One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces
- o A Standard Electric Vehicle Charging Point is one which is capable of providing a

continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.

- o For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the times that vehicles are allowed to be parked at these points then a lower number of charging points may be sufficient.

- o The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.

- o The installation must comply with all applicable electrical requirements in force at the time of installation

5 The developer's attention is drawn to the following 'secured by design' advice: CCTV and lighting Signs must be prominently sited advertising the fact that CCTV cameras are operating if CCTV is installed. All parking bays should be protected by CCTV. All parking bays should be lit during the hours of darkness, by effective lighting that meets the British Standard 5489. Lighting should be situated in elevated positions to prevent vandalism, and it should be protected in vandal proof housings. Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage, lighting, or CCTV, or provide a potential climbing aid onto the building. Building security, The building should be constructed of materials that are resistant to attack. The first two metres of the external walls should be brickwork or materials of a similar strength. The design of the building must take into account the need to prevent features that aid scaling or climbing, and hidden areas must be designed out. All external doors and internal doors protecting rooms where valuable property or information is stored, should as a minimum level of security, where possible, meet Secured by Design (SBD) standards e.g., PAS 24 2022, LPS 1175 SR2 or equivalent, or be manufactured to meet these standards. Ideally, they would be third party certificated. Consideration should be given to providing additional security to external doors by installing shutters or grilles that again meet SBD standards, if the premises are not open 24 hours per day, 365 days of the year. Glass in door panels or adjacent to door panels should be laminated the glass. Fire doors must not have external door furniture fitted and meet SBD standards. They must also be alarmed. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Doors must be protected against ram raiding. All external windows and roof lights should where possible meet SBD standards, e.g., LPS 1175 SR2, PAS 24 2022 or equivalent, or be manufactured to meet these standards. Ideally, they would be third party tested and certificated. Consideration should be given to providing additional window security to vulnerable windows by installing shutters or grilles that again meet SBD standards, if the premises are not open 24 hours per day, 365 days of the year. All glass in external windows should be laminated - at least 6.8 millimetres thick. Consideration should be given to providing an alarm system linked to a central monitoring station. All rooms where there is valuable equipment or information stored should be alarmed and any alarm wires should be protected. Panic buttons linked to the alarm system should be installed at appropriate locations for use when staff are under attack or are threatened by members of the public. Further detailed information can be found on the Secured by Design website: www.securedbydesign.com

6 We advise that the proposed development site is crossed by a combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

It may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991. The applicant will be responsible for notifying the Local Planning Authority of any amendments made through the Section 185 application process and we request that they contact us to discuss and consider possible solutions. In the first instance, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development. If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted. As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Neath Port Talbot County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

7 YOU WILL NOTE THE PRESENCE OF OUR INTERMEDIATE / HIGH PRESSURE GAS MAIN(S) IN PROXIMITY TO YOUR SITE. NO EXCAVATIONS ARE TO TAKE PLACE ABOVE OR WITHIN 10m OF THE CONFIRMED POSITION OF THESE MAINS WITHOUT PRIOR CONSULTATION WITH WALES & WEST UTILITIES. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. Please contact Wales and West Utilities to organise a site visit with an engineer. Additionally, if

you would like to view if there are any other affected assets in this area, please raise an enquiry with www.lsbud.co.uk

Reason for decision:

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the character and appearance of the area, residential amenity, highway and pedestrian safety or ecology. Accordingly, the proposed development is in accordance with Policies SP11, EC2, EC3, SP15, EN8, TR2, and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policy 8 (Flooding), and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 24 October 2025

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

(6) Welsh Water Dwr Cymru advise that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industry Act 1991.

Please note, in accordance with Construction and Design Management (CDM) Regulations, it is the applicant's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services and is recommended they review their land registry title deeds for any legal covenants. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether your proposed works will be acceptable as well as any consent required. Prior to commencing works, it is also recommend the applicant review the information and guidance on Building Over Sewers

available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

(7) Please be informed that your application may require approval from the SuDS Approving Body (SAB). The SAB consent may be necessary to ensure that your development proposals complies with the statutory requirements, relevant regulations, and standards under schedule 3 of the Flood and Water Management Act 2010. Please contact our Website: www.npt.gov.uk/SAB, Email: SAB-HDC@npt.gov.uk or Tel: 01639 686850

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

- (9) Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686820 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.