

The Granary Walnut Tree Lane Sudbury Suffolk CO10 1BD

Our ref: 400/1744

Planning Department
Neath Port Talbot CBC
Civic Centre
Port Talbot
SA13 1PJ

17 December 2025

Dear Sir/Madam,

Tesco Car Park, Gwyn's Pl, Alltwen, Pontardawe, SA8 3AZ

Planning permission, P2023/0101 was approved on the 16th August 2024 for the erection of a freestanding drive-thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD) and play frame.

This letter supports the submission of a Section 73 Variation of Condition application to include minor amendments to the scheme layout, drainage design and building elevations. Some conditions have been previously discharged, therefore this letter outlines a potential rewording to ensure all previously discharged conditions are reworded, in line with the previously approved information, or updated to reflect amended information as part of this submission. All previously approved reports and drawings have been updated, where necessary, to reflect the new layout. A suggested wording has been provided for each condition, all changes are underlined below.

An overlay sketch, 6682-SA-1744-L021, has been provided, to show the changes to the scheme. This picks up some detailed design changes, most notably the reconfiguration of the EV bays, some elevational changes and amendments to align with the approved SABs scheme, including a green roof. The foul drainage design is also amended, instead of connecting to the Tesco system, the new plans show the route to the site boundary in the access road, where it aligns with a new planning application for a new run, which are to be considered in parallel.

Originally worded **condition 1**:

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

Compliance condition, retain existing wording as no change required.

Originally worded **condition 2**:

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

- 6682-SA-1744-AL01C Site Location Plan – remains the same
- PNT-HYD-XX-XX-DR-C-1200 - Existing Site Plan P01 – remains the same
- 6682-SA-1744-AL03B Site Layout Plan - As Existing – remains the same
- 6682-SA-1744-P002N Block Plan (NG100) - 6682-SA-1744-P002Q
- 6682-SA-1744-P004N Site Layout Plan - As Proposed (NG100) - 6682-SA-1744-P004T
- 18634-VL-MCD- L01G - Landscape Plan - 18634-VL L01K
- 18634-VL-MCD- L02G - Landscape Plan - 18634-VL L02K
- 18634-VL-MCD- L03G - Landscape Plan - 18634-VL L03H
- 6682-SA-1744-P005B Building Elevations and Section (NG100) - 6682-SA-1744-P005D
- 6682-SA-1744-P006B GA and Roof Plan (NG100) - 6682-SA-1744-P006D GA and Roof Plan (NG100)
- Delivery and Servicing Management Plan:15297-HYD-XX-XX-RP-TP-0001-P04-S4 - 15297-HYD-XX-XX-RP-TP-0001-P05
- Technical Design Transport Note:15297-HYD-XX-XX-RP-TP-1004_P01 – remains the same
- 6682-SA-1744-SK30 Site Layout Plan showing Comparable Pedestrian Travel Distances as Proposed - 6682-SA-1744-SK30A
- 15297-HYD-XX-XX-M2-TP-0303 Large Refuse Vehicle Entry - 333701268-STN-XX-XX-DR-TP-0303 P08
- 15297-HYD-XX-XX-M2-TP-0304 Large Refuse Vehicle Exit - 333701268-STN-XX-XX-DR-TP-0304 P08
- 15297-HYD-XX-XX-M2-TP-0307 Car Park Tracking - 333701268-STN-XX-XX-DR-TP-0307 P02
- Transport Note 15297-HYD-XX-XX-RP-TP-1002 (25 September 2023) - 15297-HYD-XX-XX-RP-TP-1002-P04-S4 - Highways Comments Response (Appendices updated)
- Model Development & Forecasting Report 15297-HYD-XX-XX-RP-TP-8002_P01 (25 September 2023) - 15297-HYD-XX-XX-RP-TP-8002-P02 - Model Development and Forecast Report (Appendices updated)
- 15297-HYD-XX-XX-RP-TP-3002-P01 Model Scoping Report – remains the same
- 15297-HYD-XX-XX-DR-TP-0003-P02 Pedestrian Visibility Splays - 333701268-STN-XX-XX-DR-TP-0003 P05
- Supporting Statement v3 - Sept 2023 – remains the same
- D-534355 - Lighting Design & Schedule - 6550215_CALC_McDonalds Tesco, Pontardawe (R3)
- Biodiversity Enhancement Plan - Biodiversity Enhancement Plan v4
- Flood Consequences Assessment – remains the same
- Construction Environmental Management Plan - 15297-HYD-XX-XX-RP-GE-1003-S2-P8 - CEMP
- Phase 1 Ground Conditions Desk Study – remains the same
- Phase 2 Ground Investigation Report – remains the same
- Odour Control Assessment – remains the same
- Noise Assessment – remains the same
- Travel Plan - 15297-HYD-XX-XX-RP-TP-6001-P04-S4 TP - Travel Plan
- PNT-HYD-XX-XX-DR-C-2100 - Proposed Engineering Strategy - PNT-HYD-XX-XX-DR-C-1000-Proposed Engineering Layout-P06
- PNT-HYD-XX-XX-DR-C-2200 - Proposed Drainage Strategy - PNT-HYD-XX-XX-DR-C-3000-Proposed Drainage Layout-P07
- Drainage Strategy Report - PNT-HYD-XX-XX-RP-C-0002-P02 - Drainage Report
- Goal Post and McDigit COD Canopy – remains the same
- Standard Patio Area Supporting Specifications – remains the same
- E11-003 Play Frame – can be removed as no longer required

Amended details underlined above to supersede plans to reflect updated layout.

Originally worded **condition 3**:

- 3) Notwithstanding the submitted CEMP document, no development shall commence (including any site clearance), until an amended Construction Environmental Management Plan has been submitted to and approved in writing

by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction phases. The CEMP 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:
 - i. details of the construction programme including timetable
 - ii. details of site clearance
 - iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- d. Control of Nuisances: Wheel washing facilities and measures to control light spill onto the public highway:
- e. Traffic Management:
 - i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of the safe routes to school; no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times
 - ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
 - iii. scheme for the erection of temporary/semi-temporary signage
 - iv. the frequency and size of vehicles used to transport the waste material arising from the construction 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; and
- 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.

Condition discharged previously under P2025/0056. No change to the approved detail, apart from appendix updated to reflect new plan. Condition reworded to compliance with updated report.

Proposed Condition 3:

The scheme shall be carried out in strict accordance with 15297-HYD-XX-XX-RP-GE-1003-S2-P8 - CEMP, unless otherwise agreed in writing by the local planning authority.

Originally worded **condition 4:**

- 4) Prior to the commencement of any works on site, a temporary traffic management plan shall be submitted to and approved in writing by the Local Planning Authority detailing the temporary traffic arrangements within the site during the construction phase of the development. This shall include details and measures on how traffic trips for both pedestrian and vehicles will be managed through the site during the course of construction. The approved temporary traffic management plan shall be adhered to during the course of construction.

Condition discharged previously under P2025/0056. No material change to the approved detail, apart from appendix updated to reflect new plan. Condition reworded to compliance with updated report.

Proposed Condition 4:

The scheme shall be carried out in strict accordance with 15297-HYD-XX-XX-RP-TP-0004-P03 - Construction Traffic Management Plan, unless otherwise agreed in writing by the local planning authority.

Originally worded **condition 5:**

- 5) The Prior to commencement of any works, a traffic speed survey shall be undertaken to establish the visibility requirements in accordance with drawing no. 15297-HYD-XX-XX-DR-TP-0003-P02 Pedestrian Visibility Splays hereby approved and the vegetation obstructing the existing pedestrian crossing point at the site entrance from the footbridge at Tan Yr Allt shall be cut back to ensure full compliance with the approved plan and Table 9.2 of the Active Travel Act Guidance and thereafter maintained as such.

Condition discharged previously under P2025/0542 with Visibility Splay plans on old layout. Plans updated to new layout. Condition reworded to compliance with new plans.

Proposed Condition 5:

The scheme shall be carried out in strict accordance with drawings 333701268-STN-XX-XX-DR-TP-0004 P05 Vis Splay and 333701268-STN-XX-XX-DR-TP-0003 P05 Vis Splay, with the visibility splays retained at all times.

Originally worded condition 6:

- 6) Prior to the first beneficial use of the new commercial unit, the highway improvement works as annotated on the approved drawings titled 'Site Layout Plan As Proposed' drawing No: 6682-SA-1744-P0004 Rev N and 'Site Feasibility Layout' drawing no: 6682-SA-1744-SK32 Rev E, and which includes the widening of the footways shall be completed in its entirety and retained as such thereafter.

Compliance condition, wording updated to reflect new plan. Drawing SK32E was a sketch with annotations and is therefore no longer relevant, so can be deleted, with P004T suitable.

Proposed Condition 6:

Prior to the first beneficial use of the new commercial unit, the highway improvement works as annotated on the approved drawing titled 'Site Layout Plan As Proposed' drawing No: 6682-SA-1744-P004 Rev T, which includes the widening of the footways shall be completed in its entirety and retained as such thereafter.

Originally worded **condition 7**:

- 7) Prior to the first beneficial use of the new commercial unit, all highway directional signage, lining and markings and alterations to the existing retail store car parking layout shall be implemented in its entirety in accordance with the drawing titled 'Tesco Site Plan' Drawing No: 6682-SA-1744-P002 Rev N hereby approved and retained as such thereafter.

Compliance condition, wording updated to reflect new plan.

Proposed Condition 7:

Prior to the first beneficial use of the new commercial unit, all highway directional signage, lining and markings and alterations to the existing retail store car parking layout shall be implemented in its entirety in accordance with the drawing titled 6682-SA-1744-P002Q Block Plan (NG100) hereby approved and retained as such thereafter.

Originally worded **condition 8**:

- 8) Unless a variation is otherwise first agreed in writing by the Local Planning Authority, the development shall be carried out strictly in full compliance with the Delivery & Servicing Management Plan 15197-HYD-XX-XX-RP-TP-0001 dated 5th April 2024 hereby approved in perpetuity.

Compliance condition, wording updated to reflect new report, which has been updated to reflect new layout and tracking.

Proposed Condition 8:

Unless a variation is otherwise first agreed in writing by the Local Planning Authority, the development shall be carried out strictly in full compliance with the 15297-HYD-XX-XX-RP-TP-0001-P05 - Delivery and Servicing Management Plan dated November 2025 hereby approved in perpetuity.

Originally worded **condition 9**:

- 9) Prior to first beneficial use of the new commercial unit, the internal car parking scheme shall be completed in accordance with the layout shown on drawing titled 'Site Layout Plan As Proposed' drawing No: 6682-SA-1744-P0004 Rev N and retained free and open for such use thereafter.

Compliance condition, wording updated to reflect new plan.

Proposed Condition 9:

Prior to first beneficial use of the new commercial unit, the internal car parking scheme shall be completed in accordance with the layout shown on drawing titled 'Site Layout Plan As Proposed' drawing No: 6682-SA-1744-P0004 Rev T and retained free and open for such use thereafter.

Originally worded **condition 10**:

- 10) All works to be constructed on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local Planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

Condition part discharged under P2025/0696 for Stages 1 and 2. Condition reworded, with Stages 3 and 4 to be submitted at an appropriate time.

Proposed Condition 10:

All works to be constructed on the public highway shall be in accordance with details approved under P2025/0696 for Stages 1 and 2. Stages 3 and 4 in accordance with GG 119 of the Design Manual for Roads and Bridges, shall be submitted for approval in writing by the Local Planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

Originally worded **condition 11**:

- 11) The development shall not be brought into beneficial use until the facilities for the secure parking and storage of cycles have been provided in accordance with the approved plans, such facilities shall thereafter be retained as approved at all times.

Compliance condition, retain original wording.

Originally worded **condition 12**:

- 12) The development shall not be brought into beneficial use until litter/recycling bins have been provided around the application site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority, and which shall include arrangements for emptying and disposal. The litter/recycling bins and emptying/disposal arrangements shall thereafter be retained as approved in perpetuity.

Condition 12 previously discharged under P2024/0599 under drawing 6682-SA-1744-SK33B, drawing updated to reflect new layout.

Proposed Condition 12:

The development shall not be brought into beneficial use until litter/recycling bins have been provided around the application site in accordance with drawings 6682-SA-1744-SK33C, Patio Litter Bin Details and Combo Delta Leaflet 3.12. The litter/recycling bins and

emptying/disposal arrangements shall thereafter be retained as approved in perpetuity.

Originally worded **condition 13**:

- 13) The development shall not be brought into beneficial use until the proposed ecological enhancements have been provided on the site in accordance with the 'Biodiversity Enhancement Plan' and plans hereby approved. These shall be retained as part of the development in perpetuity.

Compliance condition, retain wording.

Originally worded **condition 14**:

- 14) Prior to the first beneficial use of the commercial unit hereby approved, a landscaping management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter in perpetuity.

Condition previously discharged under P2024/0700. There are no material changes from the approved plan, therefore this can be carried across, with Condition 14 being reworded to a compliance condition.

Proposed Condition 14:

The landscape management plan approved under P2024/0700 shall be implemented and adhered to in accordance with the approved details thereafter in perpetuity.

Originally worded **condition 15**:

- 15) 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.

Compliance condition, retain wording.

Originally worded **condition 16**:

- 16) No part of the development shall be brought into beneficial use until gigabit capable broadband infrastructure from the site boundary to the new commercial unit hereby permitted has been provided on site in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.

Condition requires discharging, retain wording as existing for future discharge.

Originally worded **condition 17**:

- 17) Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable from past coal mining activity for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of any intrusive site investigations that may have been required and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Condition previously discharged under P2024/0803. Condition to be reworded to compliance.

Proposed Condition 17:

The development shall be carried out in accordance with the Mining Summary Note 15297-HYD-XX-XX-RP-GE-1004-S2-P1 ISSUE.

Originally worded **condition 18**:

- 18) If, during the course of the development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise first agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Compliance condition, retain wording.

Originally worded **condition 19**:

- 19) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Compliance condition, retain wording.

Originally worded **condition 20**:

- 20) The drive-thru/restaurant hereby permitted shall not be open, and customers are not permitted on the premises, outside the business trading hours of 07:00-23:00 Monday to Sunday.

Compliance condition, retain wording.

Should you wish to discuss, or require any additional information, please do not hesitate to contact me.

Yours faithfully



Benjamin Fox