

15th January 2026



Neath Port Talbot County Borough Council
Development Management
The Quays
Brunel Way
Neath
SA11 2HZ

For the attention of: Ms. Chantalle Lamnea

Dear Chantalle,

**ALDI STORES LTD, LAND AT BURROWS YARD, AFAN WAY,
ABERAVON, PORT TALBOT, SA12 6LL
APPLICATION FOR PARTIAL DISCHARGE OF CONDITION NO. 13 ATTACHED TO
PLANNING PERMISSION P2025/0633**

We hereby submit an application on behalf of our client, Aldi Stores Ltd, to partially discharge condition no. 13 attached to the full planning permission (LPA Reference P2025/0633), granted on 19th December 2025, for the Section 73 application to vary condition no. 28 (delivery hours) of planning permission 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 on land at Burrows Yard, Afan Way, Aberavon, Port Talbot, SA12 6LL.

The application has been submitted electronically via the Planning Portal and has been given the Planning Portal Reference PP-14623963.

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: P2025/0633);
- Site Location Plan, indicating the site's location in red (Drawing Reference: 170466-1100 Rev. P01), at a scale of 1:1250 @ A4; and
- Stage 2 Road Safety Audit (Document Reference: Connect/1754), prepared by JB Bartlett Consulting Ltd.

The statutory application fee of £242.00 associated with a discharge of condition application has been paid to Neath Port Talbot County Borough via the Planning Portal.

Condition No.13 (Road Safety Audit)

Condition No. 13 states:

"All works shall be subject to Road Safety Audits, stages 2, 3 and 4 in accordance with the HD19/03 Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted to and approved in writing by the Local Planning Authority. Stage 2 shall be submitted prior to the first beneficial use of the development; Stage 3 shall be submitted upon completion of the development, and stage 4 shall be submitted 1 year after the completion of the development. All issues highlighted at each stage shall be addressed to the written approval of the Local Planning Authority within 3 months of approval of that stage of the Road Safety Audit.

Reason: In the interest of highway and pedestrian safety and to ensure compliance with Policies SP20, TR2 and BE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016".

The submitted Stage 2 Road Safety Audit (Drawing Reference: Connect/1754) has been prepared by JB Bartlett Consulting Ltd, and concludes that the highway access design poses no significant safety concerns, with only minor observations made. We trust these details satisfy the requirements of condition no. 13 with regard to the submission of a Stage 2 Road Safety Audit prior to the first beneficial use of the development.

We trust you will agree that the information hereby submitted is considered sufficient to satisfy and partially discharge condition no. 13 attached to the planning permission (LPA Reference P2025/0633).

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 submitted, please do not hesitate to contact me on 074949 64823 or by email at george.milburn@avisonyoung.com.

Yours Sincerely,



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george.milburn@avisonyoung.com
For and on behalf of Avison Young (UK) Limited