

5th March 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 DISCHARGE OF CONDITIONS NO. 16, 24, & 25 ATTACHED
TO PLANNING PERMISSION P2025/0633**

We hereby submit an application on behalf of our client, Aldi Stores Ltd, to discharge conditions no. 16, 24, and 25 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-14625206.

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
- Flood Warning & Evacuation Plan (Document Reference: 10985W0019 Rev. A), prepared by Craddys;
- Store Waste Management Plan (A3 Unit), prepared by Magic Bean Co;
- Noise Management Plan (A3 Unit) (Document Reference : 11897 /NMP/JA/BL), prepared by Acoustic Consultants 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.16 (Flood Warning Scheme)

Condition No. 16 states:

“Prior to the first beneficial use of each associated building hereby approved, a Flood Warning Scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide the following:

- I. Details of Flood emergency plan/procedure during an extreme flood event.**
- II. II. Details of escape/evacuation routes.**
- III. III. Details of flood warning signs and their locations within the building and car park.**
- IV. Confirmation that the building is registered with NRW flood warning service. The approved scheme shall be fully implemented on site prior to the first beneficial use of the building and retained thereafter.**

Reason: In the interest of the staff and users of the site as it is located within a Flood Zone and to comply with the requirements of Policy BE1 of the Neath Port Talbot Local Development Plan (2011-2026).”

The submitted Flood Warning & Evacuation Plan (Document Reference: 10985w0019 Rev. A) has been prepared by Craddys and demonstrates that both of the approved buildings on site will be subject to a robust, clear flood warning and evacuation scheme which will be followed in the event of flooding. We trust these details satisfy the requirements of condition no. 16 with regard to the submission of a Flood Warning & Evacuation Plan prior to the first beneficial use of each associated building approved at the site.

Condition No. 24 (Waste Management Plan)

Condition No. 24 states:

“Prior to the first beneficial occupation of the A3 Use Class retail unit hereby permitted, a Waste Management Plan (WMP) for the control, management, storage and disposal of any operational, commercial or other waste material generated by the development shall be submitted to and approved in writing by the Local Planning Authority. All waste shall be treated in accordance with the approved plan.

Reason: To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy W3 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.”

The submitted Store Waste Management Plan has been prepared by Magic Bean Co. on behalf of Starbucks, and demonstrates that the approved A3 Use Class retail unit will safely and appropriately manage all operational, commercial, and other waste generated. We trust these

details satisfy the requirements of condition no. 24 with regard to the submission of a waste management plan for the approved A3 Use Class unit.

Condition No. 25 (Noise Management Plan)

"Prior to the Drive Thru provisions at the A3 Use Class Unit hereby permitted being brought into beneficial use, a Noise Management Plan specifying noise control measures on how noise from the night time drive-thru operations (outside of the agreed store trading hours, as per condition 27) will be managed and details of how any noise complaints received by the Drive-Thru Operator will be recorded, investigated and responded to, shall be submitted to and approved in writing by the Local Planning Authority. The approved Noise Management Plan shall be fully implemented for the duration of the use of the site.

Reason: To protect the residential amenity of the locality, especially for people living and/or working nearby, in accordance with Policy EN8 and BE1 of the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016".

The submitted Noise Management Plan (Document Reference: 11897/NMP/JA/BL) has been prepared by Acoustic Consultants Ltd, and demonstrates that a number of noise control measures are proposed for the A3 unit approved in order to safely control and manage noise from nighttime drive-thru operations. We trust that these details satisfy the requirements of condition no. 25 with regard to the submission of a noise management plan for the approved A3 Use Class unit.

We trust you will agree that the information hereby submitted is considered sufficient to satisfy and discharge conditions no. 16, 24, and 25 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,



George Milburn MRTPI
Senior Planner
+44 7949 864 823
george.milburn@avisonyoung.com
For and on behalf of Avison Young (UK) Limited