Reference: P2024/0736

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
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Name and address of the agent
Mr Liam Griffiths
Asbri Planning Ltd.
Unit 9
Oak Tree Court
Cardiff Gate Business Park
Cardiff
CF23 8RS

DATE REGISTERED: 25 November 2024

APPLICATION NO: P2024/0736

LOCATION: Land North Of Harbour Way, Harbour Side Regeneration Area, Port Talbot

PROPOSAL: Proposed construction of a new building comprising offices, research and development and light industry (B1 use) alongside reconfiguration of the highway and drainage engineering operations to provide culverts and outfall headwall. Together with parking, access, landscaping, site drainage, plant, substations, gas store, pv panels and associated works and infrastructure.

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:

Decision Notice Revision 2 dated 27/03/2026

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.

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List of Approved Plans

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

Site Location Plan 26CB02-ARC-30-00-D-A-100000-P05
Existing Site Plan 26CB02-ARC-30-00-D-A-100001-P04
Proposed Site Block Plan 26CB02-ARC-30-00-D-A-100002-~~P03~~ **-P04**
GA Plan - Level 00 26CB02-ARC-31-00-D-A-200100-~~P04~~ **-P05**
GA Plan - Level 01 26CB02-ARC-31-01-D-A-200101-P03
GA Plan - Level 02 26CB02-ARC-31-R2-D-A-200102-P03
GA Plan - Roof Level 26CB02-ARC-31-R3-D-A-200103-P03
Proposed Elevations 26CB02-ARC-32-XX-D-A-200110-P06
Proposed Sections 26CB02-ARC-33-XX-D-A-200120-P03
Landscape Masterplan 26CB02-FRL-30-XX-D-L-1001- ~~P12~~ **-C01**
Planting Plan and Specification 26CB02-FRL-30-XX-D-L-1005- ~~P08~~ **-C02**
Green Infrastructure Strategy 26CB02-FRL-30-XX-D-L-1006 **– C01**
Site Furniture and Stores 26CB02-FRL-30-XX-D-L-1008 ~~P05~~**– C01**
Drainage Layout P05 26CB02-HYD-52-ZZ-D-C-0600 ~~- P08~~ **– C01**
Flood Mitigation Culverts General Arrangement ~~P02~~ **– C01** 26CB02-HYD-52-ZZ-D-C-0610
Flood Mitigation Culverts Sections and Elevations 26CB02-HYD-52-ZZ-D-C-0615 ~~P01~~ **– C01**
26CB02-HYD-53-ZZ-D-C-3301 - Foul Water Manhole Schedule Sheet 1 - P02
26CB02-HYD-53-ZZ-D-C-3302 - Foul Water Manhole Schedule Sheet 2 - P01
External Lighting Isolines Layout 26CB02-HYD-55-XX-D-E-550002_
External Works SWI-HYD-XX-00-DR-C-0700_~~P05~~ **– C01**
Site Sections-Sheet 1 SWI-HYD-XX-00-DR-C-1042 ~~P05~~ **– C01**
Site Sections-Sheet 2 SWI-HYD-XX-00-DR-C-1043 ~~P01~~ - **C01**
Topographical Survey
Planning Statement Asbri Planning (November 2024)
Design and Access Statement Arcadis P07 (November 2024)
Baseline Noise Survey Report Formant (May 2023)
Combined Phase 1 and Phase 2 Ground Investigation Report Hydrock (April 2024)
Energy and Sustainability Statement Hydrock (March 2024)
Transport Statement Hydrock (June 2024)
Travel Plan Hydrock (June 2024)
Sustainability Report Hydrock (June 2024)
Flood Consequence Assessment JBA (March 2024)
Ecology Update Note NPT Ecology
Biodiversity Mitigation Strategy January 2021 WSP
Ecology Report 2019 NPT Ecology
Ecology Update 2021 NPT Ecology
Waste Management Plan - Swansea University
Air Quality Impact Assessment Air Quality Solutions
REP0004 Stage 4 Acoustic Design Report P02 Dec 24
Flood Evacuation Management Plan JBA Sept 2025 Version S3-P01
Vehicle Tracking Aerial Platform - 26CB02-HYD-50-ZZ-D-C-1302 – P01
Vehicle Tracking Max Length Articulated Vehicle 26CB02-HYD-50-ZZ-D-C-1300 – P01

Reference: P2024/0736

Vehicle Tracking 13/18 tonne rigid vehicle - 26CB02-HYD-50-ZZ-D-C-1301- P01
Vehicle Tracking Pumping Station - 26CB02-HYD-50-ZZ-D-C-1303 – P01

Reason:
In the interests of clarity.

This condition has been amended under non-material amendment application P2026/0086 dated 27/03/2026

Pre-Commencement Conditions

3 Before beginning any development at the site, you must do the following: -
a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.
Reason:
To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.
NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

4 No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites. The CEMP should include the following information: -
o Construction methods: management of waste, the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials used in constructing the development; erection and maintenance of security hoarding including decorative displays; measures to control the emission of dust and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting from construction works.
o 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;
o Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures (including minimising disturbance to otters who are known to frequent the

area). All plant, machinery, tools and excavations must be kept in such a manner as to prevent mammals from becoming trapped, particularly during periods where the site is unsupervised;
o Soil Management: details of topsoil strip, storage and amelioration for re-use;
o 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;
o 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;
o 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;
o Traffic Management: details of site deliveries, storage of plant and materials used in constructing the development;, wheel wash facilities;
o 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;
o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
o Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations for the duration of the construction of development.
o 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.
o Measures of flood evacuation during construction.
The CEMP shall be implemented as approved throughout 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.

Details of this condition were agreed under application P2025/0272 dated 20/06/2025

5 Prior to the commencement of any piling works on site, full details of a Piling Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail all piling and any other foundation designs using penetrative method options available and identify the reasons for the selection of the proposed piling method, together with any necessary mitigation measures and to demonstrate that there is no unacceptable risk to groundwater .
The approved scheme of piling and foundation design shall be fully implemented on site in accordance with the approved details for the duration of any piling and foundation works that are to take place.
Reason.

In the interests of the residential amenity of the occupiers of the adjacent dwellings and to accord with policies BE1 and EN8 of the Neath Port Talbot Local Development Plan

Action Conditions

6 Prior to the first beneficial use of the building, hereby approved, an Air Quality Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then operate in accordance with the approved Air Quality Management Plan. The Air Quality Management Plan shall include, but not be limited to, the following:
(a) a plan of the actions to be taken when there is the risk of making a significant contribution to any daily or annual average concentration of NO2, PM10 and PM2.5 within the existing Air Quality Management Area (as shown in the submitted Air Quality Impact Assessment table 1).
(b) a methodology to investigate and record the site activities that were happening when any daily or annual average concentration of NO2, PM10 and PM2.5 within the existing Air Quality Management Area (as shown in the submitted Air Quality Impact Assessment table 1) are exceeded and to determine if they contributed to the exceedance, and
(c) reporting in writing to the Local Planning Authority the outcome of any investigation under b above including any lessons learnt and actions that need to be taken to reduce the risk of making a significant contribution to any daily or annual average concentration of NO2, PM10 and PM2.5 within the existing Air Quality Management Area (as shown in the submitted Air Quality Impact Assessment table 1).
(d) an emissions management plan for any emissions of substances not controlled in table 1 of the submitted Air Quality Impact Assessment, identifying and minimising the risks of pollution, the plan shall include details of all potential sources of fugitive emissions, procedures for preventing releases of fugitive emissions during maintenance and servicing, monitoring for fugitive emissions particularly during servicing and maintenance.

The Air Quality Management Plan shall be reviewed by the Operator on an annual basis, unless requested more frequently by the Local Planning Authority, and its continued applicability and effectiveness ensured by means of a rolling annual audit programme and an appropriate corrective and preventative action system. The audit programme shall consider whether there are additional appropriate measures that could be taken to prevent or minimise airborne particulates. The completed review and audit programme together with any findings and necessary mitigation shall be submitted to and approved in writing by the Local Planning Authority.
Reason
In the interest of residential amenity and to ensure the development complies with Strategic Policy SP16 and Policy EN8 of the Neath Port Talbot Local Development Plan 2011-2026.

7 All planting, seeding or turfing comprised within the Landscape Masterplan, Planting Plan and Green Infrastructure Strategy hereby approved, shall be carried out in the first planting and seeding seasons following the occupation of the building 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 interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

8 Prior to first beneficial use of the development, hereby approved, an updated Management and Monitoring Plan for the Biodiversity Mitigation areas shall be submitted to and agreed in writing by the Local Planning Authority. The updated Management and Monitoring Plan shall include specifications of who is responsible for the ongoing management and monitoring of these areas.
Reason:
To ensure compliance with Policies SP 15 and EN6 of the Neath Port Talbot Local Development Plan.

9 The Louvred Plant Screening located on the roof as detailed on plan 26CB02-ARC-32-XX-D-A-200110 P06 shall be provided prior to the first beneficial use of the development, hereby approved, and retained as such thereafter.
Reason:
In the interest of visual amenity and residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

10 The culverts and associated surface water drainage infrastructure as detailed on plan 26CB02-HYD-52-ZZ-D-C-0615 ~~P01~~ **C01** hereby approved, shall be implemented on site prior to the first beneficial use of the building and retained as such thereafter.
Reason:
To ensure satisfactory surface water drainage of the site and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

This condition has been amended under non-material amendment application P2026/0086 dated 27/03/2026

11 Prior to their use in the construction of the development hereby permitted, details and sample of the materials to be used in the construction of the external surfaces of the development, including specifications and colours of the vertical features fins shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason:
In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

12 All remedial measures as specified in the Hydrock, Remediation Strategy and Verification Plan, Date 30 September 2024 Doc ref 26CB02-HYD-XX-T-10-0-1001,

shall be implemented in full accordance with the strategy, and shall be retained as such thereafter. 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 the Hydrock, Remediation Strategy and Verification Plan, Date 30 September 2024 Doc ref 26CB02-HYD-XX-T-10-0-1001 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 and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

13 Prior to the erection of external lighting on site, in accordance with plan 26CB02-HYD-55-XX-D-E-550002 P03, lighting column details and specification of lighting units and LUX levels, shall be submitted to and approved in writing by the Local Planning Authority and shall include and any mitigation measures required. The approved lighting shall be implemented on site in accordance with the approved scheme only and retained as such thereafter.
Reason:
In the interest of visual, residential amenity and to prevent any unacceptable light spillage, and in the interest of biodiversity and protected species and to ensure the proposal complies with Policies EN8 and BE1 of the Local Development Plan.

14 Prior to the first beneficial use of the development, hereby permitted, the 16no cycle hoop stands detailed on plan 26CB02 -FRL -30 -XX -D -L -1008 ~~P05~~ **-C01** shall be provided and shall be retained as such thereafter.
Reason:
In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

This condition has been amended under non-material amendment application P2026/0086 dated 27/03/2026

15 Prior to the first beneficial use of the building hereby approved, the canopy details for the secure storage of cycles shall be provided in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and such facilities shall be retained as approved as such thereafter.
Reason:
In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken detailing how this unsuspected contamination shall be dealt, in accordance with the following document: - Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority and shall be carried out as

approved. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, 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 off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

17 Prior to the first beneficial use of the building hereby approved, the provision of gigabit capable broadband infrastructure from the site boundary to the building shall be carried out and retained as such thereafter.
Reason
To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

18 Prior to the first beneficial use of the development hereby approved the 10no EV charging parking spaces shall be provided on site and retained as such thereafter.
Reason:
To ensure that the development complies with the requirements of Planning Policy Wales 12.

19 Prior to the first beneficial use of the research and development building hereby approved the occupier shall be registered to the NRW Flood Warnings and Alerts System.
Reason:
To ensure the occupiers are aware of flood risk due to the sites location within a flood zone.

20 The use of the access to the west of the application site off Harbourside Road, shall be restricted to deliveries and collections only and in the case of flood evacuation from the site.
Reason:
In the interest of highway safety, and to ensure compliance with Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

21 The building envelope of the hereby approved development shall be constructed to provide a minimum sound attenuation as follows to mitigate noise break out:
- The windows to the Pilot Room to the development will have a minimum Rw of 22dB
- The Roof, Cladding and External Doors to the development will have a minimum Rw of 30dB
The sound attenuation works shall be completed prior to the first benefical use of the building and retained as such thereafter.
Reason:
In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

22 The development hereby approved shall be connected to the mains sewerage system prior to the first beneficial use of the building and retained as such thereafter.
Reason:
In the interest of satisfactory drainage of the site, and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

23 Deliveries and collections shall not be taken at or dispatched from the site outside the hours of 07.00 to 18.00 Monday to Friday, 08.00 to 13.00 on Saturdays and none on Sundays and bank holidays.
Reason:
In the interest of residential amenity and to ensure the development complies with Policies BE1 and EN8 of the Neath Port Talbot Local Development Plan.

24 Construction works shall not take place outside the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 on Saturdays and no hours on Sundays or Bank Holidays.
Reason:
In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

Informatives:

1 Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into. Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-(i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.(ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.(iii) Give not less than 1 calendar months' notice in writing of the date of commencement of the works.As part of this process you are advised that only certain contractors are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section.Therefore to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport at The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG (FAO Mr T Davies Telephone No. 01639 686392 or e-mail

t.davies2@npt .gov.uk) to agree the specification, enter the necessary agreement and arrange onsite inspection of your works.

2 Please note that SAB approval will be required prior to any work commencing. It is a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.

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 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.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.

5 As with all construction projects, it should be ensured that all appropriate guidance on pollution prevention is sought through GPPmandates which can be found at: Guidance for Pollution Prevention (GPP) documents NetRegs Environmental guidance for your business in Northern Ireland & Scotland . This includes, but not limited to GPP 6, GPP 21 and GPP 22. The relevant pollution preventionmeasures should be employed during the development and all efforts must be made in order to safeguard that pollutants do not enter the environment. In addition, all construction works in or near watercourses should adhere to the relevant pollution prevention measures during the development of the site. All efforts must be made in order to safeguard that pollutants do not enter the river network and that the integrity and quality of the watercourse is maintained. Therefore, the contractors should have strict adherence to the guidance in GPP5: pollution prevention methods when working in or near water: gpp-5-works-and-maintenance-in-or-near-water.pdf (netregs.org.uk). This would include the connecting of the site to the established foul sewer.

6 The remediation scheme as approved under planning condition no.12 requires that gas protection measures are installed in the building in order to protect future occupiers

from risks associated with ground gas and/or vapours. The installation of gas protection measures is fundamental to its effectiveness and verification demonstrates that the measures are adequately installed. As such, please note that we will expect gas protection to be verified in accordance with the CIRIA document "C735 2014: Good practice on the testing and verification of protection systems for buildings against hazardous ground gases" in order to discharge planning condition no.12.

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 Visual Amenity, Neighbouring Amenity, Highway and Pedestrian Safety, Biodiversity, Contaminated Land, Noise, Air Quality, Archaeology, Flooding, Drainage or Waste. Accordingly, the proposed development is in accordance with Policies SP1, SP5, SP11, SP18, SP21, SC1, SRA2, EC1, EC2, EN6, EN7, RE1, W3, EN8, BE1 and TR2 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, 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: 10 March 2025

Reference: P2024/0736

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 herby 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.

Reference: P2024/0736

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

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[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.