

OFFICER REPORT

Application Number: P2026/0227

Site Address: Tesco Supermarket A4067 From Glais To Pontardawe
Alltwen Pontardawe SA8 3AZ

Proposal: Details submitted pursuant to condition 3 (CEMP) of
planning permission P2025/0894 dated 31.03.2026 (for
installation of new foul water drainage pipe)

Applicant: McDonald's Restaurants Ltd

Agent: Mr Benjamin Fox

Ward: Alltwen

Application Type: Discharge of Conditions

Valid Date: 9th April 2026

Statutory Expiry Date: 3rd June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 1st May 2026

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2025/0894
Development:	Installation of new foul water drainage pipe

DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

Condition 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 approved Statement shall be adhered to throughout the 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:

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.

e) Traffic Management:

i. details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity the school opposite, 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.

Reason:

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

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Construction & Environmental Management Plan (April 2026)

CONSULTATIONS / REPRESENTATIONS

Highways: No objection

Noise: No objection

Air Quality: No objection

ASSESSMENT

The condition was imposed at the request of the Council's Highways Officer. The Council's EHO has also reviewed the submission and both service areas have confirmed that the submitted CEMP details are acceptable for the requirements of the condition to be discharged.

CONCLUSION

The submitted CEMP details are considered to be acceptable such that the requirements of condition 3 have been satisfied and this condition can be discharged.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details ("the Living Decision Notice") and a copy provided with the report	☒
• Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	13th May 2026