

Planning Statement

CP Hire, Kenfig Industrial Estate, Margam, Port
Talbot SA13 2PE

July 2026

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1. Introduction

Client	This statement has been prepared on behalf of CP Hire GBNI Ltd.
Scope	This Planning Statement has been prepared to accompany and support an application seeking planning permission for the retention of the portal-framed building, to be used as a workshop and storage facility in connection with the site’s existing plant hire operations at Kenfig Industrial Estate.

2. Site Details

Site Location

Fig.1 Site Location Plan



Fig.2 Aerial Photograph



Site Context

CP Hire GBNI Ltd specialises in the renting and leasing of construction and civil engineering machinery and equipment, with the Kenfig Industrial Estate depot serving as the company's South Wales base, delivering plant hire services across the region. The company benefits from experienced staff who assist and advise customers, supported by fully trained equipment engineers who provide on-site technical expertise.

Trees and shrubs are present along the south-western and north-eastern boundaries of the site. The trees and shrubs along the north-eastern boundary are located within the site, whilst those found along the south-western boundary are situated immediately adjacent to the site boundary. To the south-east and north, are similar portal-framed buildings in employment-related use.

The site is located towards the western border of Kenfig Industrial Estate, which is designated as an Existing Employment Area within the Council's adopted Local Development Plan (LDP).

The wider surrounding area is predominantly characterised by employment uses consistent with the industrial estate.

The Proposal

The application seeks full planning permission for the retention of the portal-framed building, to be used as a workshop and storage facility in connection with the site's existing plant hire operations.

The building measures approximately 13.9m x 28.8m (~401 square metres) with an approximate ridge height of 8.8m. It is finished in metal cladding to the walls and roof, consistent in appearance with the surrounding buildings within the estate.

3. Planning History

Planning History

Based upon a search and review of the Council's online planning records, the following applications are of relevance to the site. These are listed below for ease of reference.

LPA Reference	Proposal	Decision
P1992/8725	574 sqm INDUSTRIAL WAREHOUSEUNIT.	Approved 12/07/1992
P2005/0470	ALTERATIONS AND EXTENSION TO EXISTING PREMISES FOR THE MANUFACTURE OF A RANGE OF METALLIC SALTS	Approved 25/01/2006

4. Relevant Planning Policy

Local Development Plan

The Neath Port Talbot Development Plan (LDP) 2011-2026 (adopted in January 2016) constitutes the statutory Development Plan against which the proposals will be assessed. The LDP comprises a range of policies against which all planning applications are considered.

Planning Constraints

With reference to the LDP Proposals Map, the site is located within a designated Existing Employment Area. The site also falls within a Safeguarded Minerals Area for Coal Resource and within a preferred location for in-building waste facilities.

With regard to flood risk, the site itself does not fall within any flood zone as identified on the Flood Map for Planning (FMfP). However, Flood Zones 2 and 3 are present adjacent to the south-western boundary of the site.

Fig.3. Extract from LDP Proposals Map

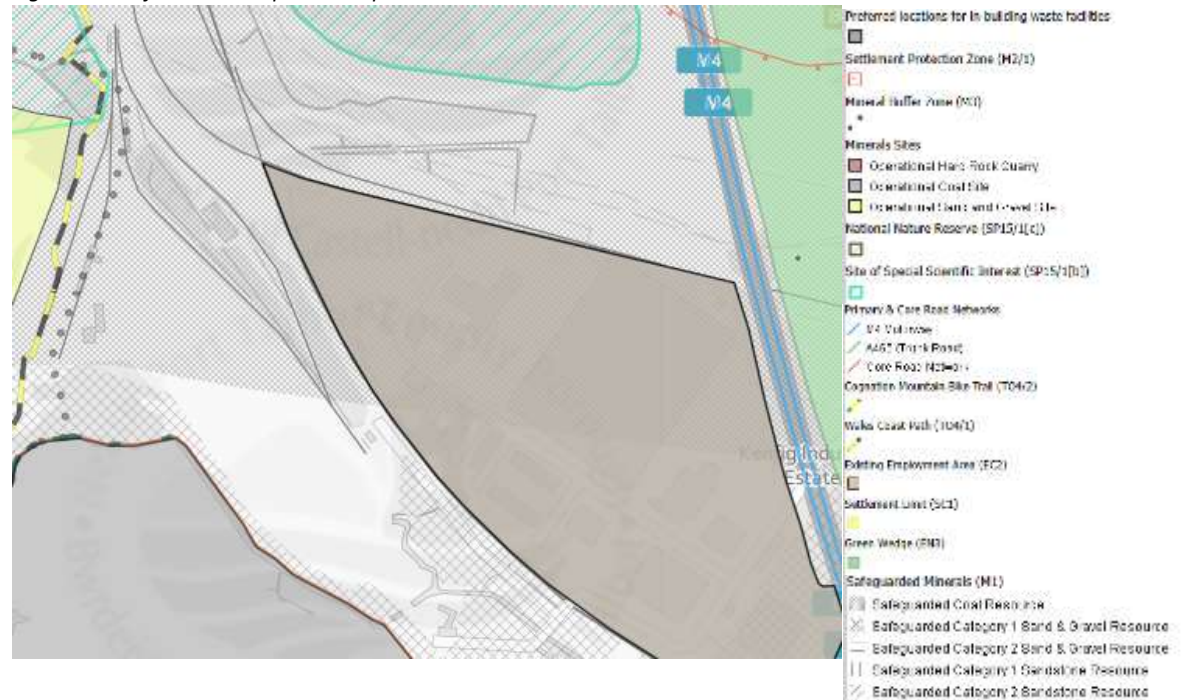
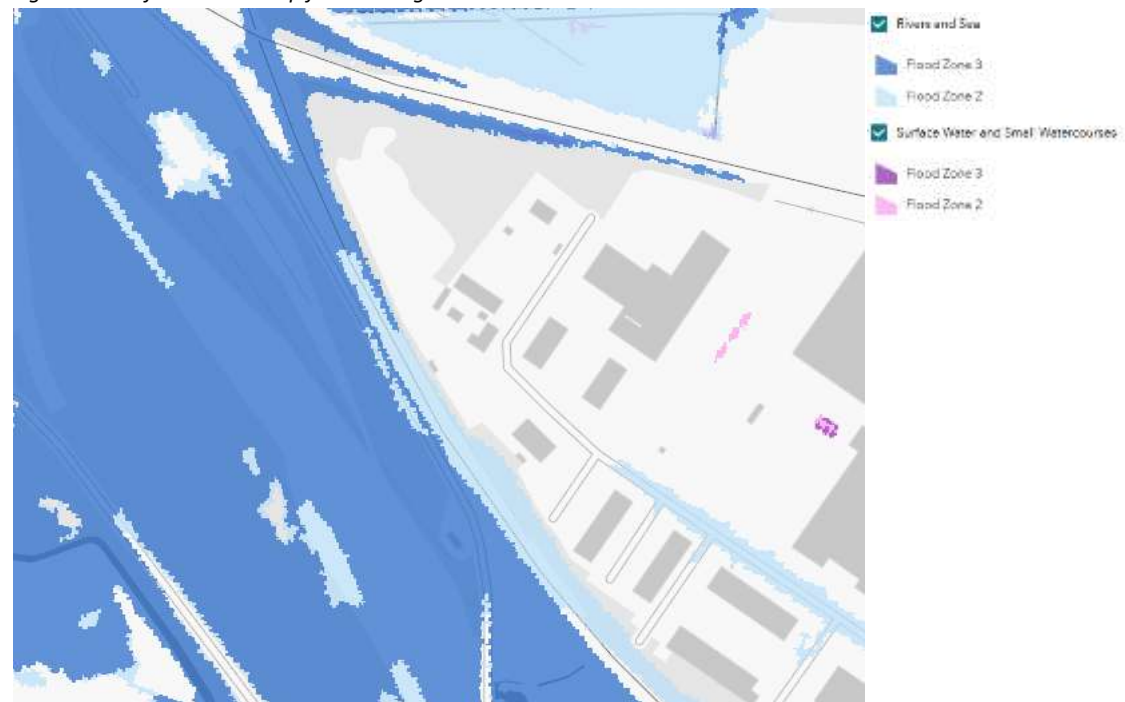


Fig.4. Extract from Flood Map for Planning



Local Planning Policy

Taking into account the site's context and applicable allocations, the following planning policies of the LDP are considered relevant to the development proposals:

- **SP 2 (Health)** – explains that a set of measures will be taken in relation to the high levels of poor long-term health and sickness in Neath Port Talbot. With reference to this proposal, criterion 5 highlights that the provision of new employment opportunities will be promoted to reduce unemployment and economic inactivity rates.

	▪ SC 1 (Settlement Limits) – highlights that development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle. ▪ SP 11 (Employment Growth) – ensures that existing employment uses will be supported and safeguarded and new and expanding employment developments will be encouraged through a set of measures. With relevance to the proposals, the measures are set out below: ○ Existing employment areas will be safeguarded for employment uses; ○ Premises in existing appropriate lawful employment use will be safeguarded for employment purposes, and ○ Employment uses will be encouraged in principle within settlement limits. ▪ EC 2 (Existing Employment Areas) – explains that to protect the employment function of the County Borough’s employment areas, uses on Kenfig Industrial Estate (LDP Reference EC2/9+) will be restricted in accordance with EC 3 (see below). ▪ EC 3 (Employment Area Uses) – ensures that within allocated and existing employment areas, unless otherwise specified and where appropriate, uses will be restricted as follows: ○ Uses within classes B1, B2 and B8; ○ Ancillary facilities or services which support and complement the wider role and function of the primary employment use, and ○ Commercial services unrelated to class B. ▪ EN 7 (Important Natural Features) – explains that development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted when adhering to a set of criteria. ▪ SP 16 (Environmental Protection) – seeks to ensure that air, water and ground quality and the environment generally will be protected and where feasible improved through a set of measures. ▪ SP 17 (Minerals) – highlights that a proportionate contribution to meeting national, regional and local demand for a continuous supply of minerals will be made while balancing the impact of development on the environment and communities. ▪ M 1 (Development in Mineral Safeguarding Areas) – explains that development proposals will only be permitted where it can be demonstrated that adhere to a set of criteria. ▪ SP 20 (Transport Network) – ensures that the transport system and infrastructure will be developed in a safe, efficient and sustainable manner through a set of measures. ▪ BE 1 (Design) – explains that all development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. This is to be achieved through a set of criteria.
Supplementary Planning Guidance	The Council provides a range of Supplementary Planning Guidance (SPG) which comprises detailed guidance on the way in which policies of the LDP will be applied in particular circumstances or areas. The SPGs of relevance to the application are as follows: ▪ Biodiversity and Geodiversity (May 2018) ▪ Parking Standards (October 2016) ▪ Design (July 2017)

5. Material Planning Considerations

Principle of Development & Visual Impact	In the view of the site's location within an existing employment area, the principal policies for consideration are Policy EC 2 (Existing Employment Areas) and EC 3 (Employment Area Uses). This application seeks retrospective planning permission for the retention of a portal-framed building, to be used as a workshop and storage facility in connection with the site's existing plant hire operations. The plant hire operation is an existing longstanding employment use on the site which is located within the wider industrial estate, and the proposed workshop and storage facility is directly ancillary to this primary use. In accordance with Policy EC 3, which restricts development to uses appropriate to the role and function of the employment area, along with other restricted uses (e.g. B1, B2 and B8 uses), the proposal is considered acceptable in principle. Policy EC 3 further requires that development proposals demonstrate that the scale and form of the building is appropriate to the role and function of the employment area. The building has an approximate footprint of 13.9m x 28.8m and an approximate ridge height of 8.8m. This is consistent with the scale of the immediately surrounding buildings within the industrial estate. The portal-framed construction is a form widely represented throughout Kenfig Industrial Estate, and the building therefore sits comfortably within its industrial context. In light of the above assessment, the development introduces an ancillary use to an established employment operation, in a form and at a scale that is appropriate to its surroundings. The proposal is therefore considered to be in line with Policies EC 2 and EC 3 of the Neath Port Talbot Local Development Plan (2011-2026).
Access and Movement	<u>Access</u> The site is accessed from the north via the unnamed lane running adjacent to the north-eastern border of the site. There is plentiful space for vehicles to effectively manoeuvre through the yard area to the development. Pedestrians have access to the site through the same route. Vehicular or pedestrian access is not proposed to be altered as part of this planning application. <u>Parking</u> The Council's Parking Standards SPG explains that operational industry uses, such as the use proposed in this application, would require at least 85 metre squared of yard space to allow sufficient space for the maximum number and size of vehicles likely to serve the development at any one time. This space should also allow manoeuvres with ease and for loading and unloading without inconvenience to vehicles and pedestrians on-site. The yard area within this site is approximately 1,500 sqm. As such, the retention of the building does not compromise the Council's guidance for operational industry uses, providing ample space for vehicles to manoeuvre and park safely. Along with operational industry parking standards, consideration is also put to non-operational industry parking for staff and/or visitors. With regard to the Council's Parking Standards SPG, this proposal would require 5 parking spaces. At least 5 parking spaces are already provided on-site to the north of the development. Therefore, the existing parking provision complies with the Council's guidance, and, as such, it is considered that no additional parking is required.
Drainage	The drainage, water resources and utilities required by the development were considered as a part of the design process and this subsequent retrospective planning application.

	There is no foul water drainage from the building. In terms of surface water drainage, rainwater drains via downpipes onto the surrounding stone-surfaced yard area to the north of the building, with runoff naturally infiltrating the ground. Given that the yard surface area is permeable and located outside of a flood risk area, this arrangement is considered to be an appropriate approach to surface water drainage. Under the new legislation, namely Schedule 3 of the Flood and Water Management Act (FWMA) 2010, a separate Sustainable Drainage System (SuDS) application is also required to be submitted to the Council for approval in its capacity as the Sustainable Drainage Approval Body (SAB).
Ecology & Trees	The site primarily comprises a portal-framed building and a stone-surfaced yard area, with a small area of trees and shrubs located within the north-eastern section of the site. No vegetation or tree cover was present within the area now occupied by the development. Consequently, the development has not resulted in the loss of, or adverse impact upon, existing vegetation or tree cover. Peripheral trees and vegetation are present along the south-western boundary of the site. However, it is considered that the existing building does not have any adverse impact upon these trees or vegetation, and they remain unaffected by the development. In terms of ecological designations, there are three Sites of Special Scientific Interest (SSSIs) in the vicinity, two located to the north of the site and one to the south-east. Additionally, a Special Landscape Area (SLA) is situated to the north-east. Whilst these designations fall within the broader context of the site, it is considered that the retention of the existing building does not, and would not, result in any demonstrable harm to these ecological designations due to the buildings distance away from them and screening from nearby trees and industrial estate. Overall, the retention of the portal framed building will not have any adverse impact on nearby trees, vegetation, or ecological designations, in line with policies EN 7 (Important Natural Features) and SP 16 (Environmental Protection).
6. Conclusion	
	This Planning Statement has been prepared on behalf of CP Hire GBNI Ltd in support of a retrospective application for the retention of a portal-framed building, to be used as a workshop and storage facility in connection with the existing plant hire operations at Kenfig Industrial Estate, Margam, Port Talbot. The application site is located within a designated Existing Employment Area, as identified on the LDP Proposals Map. The development is directly ancillary to an established and lawful employment use, and is consistent in scale, form and character with the surrounding industrial context. The proposal therefore accords with the principal employment policies of the LDP, namely Policies EC 2 and EC 3. Having regard to all material planning considerations, it is considered that the development is acceptable in principle and accords with the relevant policies of the Neath Port Talbot Local Development Plan (2011-2026) and associated Supplementary Planning Guidance. It is therefore respectfully requested that planning permission be granted.