

Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: K.Jones

Date: 1 February 2021

Dear Member,

PLANNING COMMITTEE - TUESDAY, 2ND FEBRUARY, 2021

Please find attached the following Amendment Sheet and Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 2nd February, 2021.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 32)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

2ND FEBRUARY 2021

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2019/5304	<u>DATE:</u> 30/10/2019
PROPOSAL:	Erection of a Class A1 foodstore (1,899 sqm gross floor area) with associated access, car parking and landscaping (amended red line to facilitate improved access and visibility splays)
LOCATION:	Land Adjacent To CSN Precision Engineering, Neath Abbey Road, Neath SA10 7BR
APPLICANT:	ALDI Stores Ltd
TYPE:	Full Plans
WARD:	Bryncoch South

Member Questions

Councillor Steve Hunt has noted some concerns about traffic congestion based on his experience of the road network in this area. In particular (in summary) he has asked in advance: -

What has significantly changed since previous refusal of an Aldi at the site on highway grounds? I would like to have a better understanding of why as conditions would suggest this problem would go away with any traffic management scheme.

Response:

The Highway Officer has reviewed Cllr Hunt's comments and provided the following response:

Planning application P2008/1294 for an Aldi Store proposal for the site in question included the following highways reasons for refusal.

(4) The applicant has used inadequate information in determining their Transport Assessment and thus has not been able to show that the traffic flow generated by this development will not cause further disruption to the safety and free flow of traffic on the busy highway which already suffers from severe congestion at peak times during school term time. As such the proposals are considered contrary to polices 14 and T1 of the Neath Port Talbot Unitary Development Plan.

(5) The applicant is not able within the constraints of their land ownership to construct a road junction access in accordance with the recognised design standard TD 42/95. The proposal submitted is below standards and does not

comply with the safety assessment submitted within the transport assessment. What is proposed will be detrimental to road safety and the safety and free flow of traffic on this busy local distributor road (A474). This would be contrary to Policies 14, GC1 and T1 of the Neath Port Talbot Unitary Development Plan.

This decision was approximately 12 years ago, and the applicant has since appointed a competent Transport Planning Consultant (Entran) to undertake a rigorous traffic survey, full modelling assessment and predicted traffic trip and delay forecast up to 15 years in accordance with TAN 18. The new and recent Traffic Impact Assessment (TIA) - undertaken pre-COVID – has been reviewed with the results showing a slight increase over the 15 year period which would be expected, but raising nothing significant in respect of potential delays and vehicle saturation levels.

In addition to this, the council had undertaken our own assessment of the traffic signals near Dwr-y-Felin Comprehensive School under a separate scheme funded by the Welsh Government. This scheme involved the introduction of a MOVA (Microprocessor Optimised Vehicle Actuation) system which are commonly used on telematics (Traffic lights) where there are matters of vehicle capacity. This MOVA system was installed shortly after the Aldi assessment was completed, and has provided a significant improvement to the traffic capacity and delays because the MOVA system seeks to give precedence to the vehicle arms that has the most capacity. Therefore the TIA submitted by the applicant has been approved by the Highways Authority, and also verified by our telematics engineer, and on this basis we offer no highway objection.

In addition to the above, he notes that these assessments of the TIA and the installation were all undertaken, and in place before any COVID lockdowns. The need to work from home is likely to be the new normal for many employees, which in itself may reduce traffic congestion and delays because of the need for less travelling.

The matter of acquiring land to accommodate a sufficient and acceptable access together with a right turn lane has also been addressed for the current submission, with the applicant having been in negotiations with relevant land owners, and now confidently progressed with submitting a scheme that is compliant with Design Manual for Roads and Bridges (DMRB). The applicant is currently in discussions with highways authority for the adoption of the proposed scheme. Subject to the conditions within the report, we offer no highway objection.

Councillor Chris Williams has also asked the following question in advance:

“Is it true that the traffic survey took place when the children was on holidays.”

Response:

The Highway Officer has advised that the traffic survey was undertaken from 15th October 2019 to 21st October 2019. This was outside half term/school holidays (which were from 28th Oct to 1st Nov 2019). Therefore, the survey is valid in terms of collecting accurate data which encompasses the school and college whilst fully operational and occupied.

Councillor Arwyn Woolcock has asked the following questions in advance (with the Officer response given below each point):

1. *On Page 14 Consultations, the Report states that the Local Member initially objected but that the objection has subsequently been withdrawn. However, at the top of page 20, it states "As well as the above letters of objection from the public and local members we have also received letter of objection from two retailers..." Can you please clarify if the local Member is still objecting please?*

Response: It is understood that Cllr Jo Hale is now satisfied with the highway issues and is in favour of the development (as per the report). The other local Member, Cllr. Chris Williams is a member of the Planning Committee, and therefore will (if attending) make his views known as part of proceedings, albeit in his role as a Member of the Committee.

2. *Would the objectors have a strong case against this proposal based on the fact that the application site lies within the defined settlement limits but is not allocated for retail land use? (bottom of page 23)*

Response: When a site is not allocated for retail development, it must be assessed against the criterion within Policy R3. The report has undertaken such an assessment in detail and concluded that the development meets that Policy.

3. *Would the objectors have a strong case against this proposed development based on the criteria outlined at the top of page 20, and the decision of the Court of Appeal Case (Page 20)?*

Response: All of the issues raised by objectors have been assessed within the report, and are not considered to be sufficient grounds on which to refuse this application. The *Waterstone Estates* Court of Appeal case has been referred to in the report, and it is noted that the Council does not agree with the interpretation of that case by Lidl as a gateway test (i.e. that if it meets no 'need' then it must be refused). Nevertheless, as the report has concluded that there is a qualitative need for the development, there has not been a subsequent assessment of whether other material considerations would have outweighed any harm caused by any breach of Policy R3.

4. *If this application is approved by Committee, could the objectors challenge that decision, and would their case be strengthened because the application does not meet both quantitative and qualitative need?*

Response: Any decision made by the Local Planning Authority can be challenged by any aggrieved person through lodging a judicial review in the Courts. Unlike a planning appeal, the purpose of a judicial review is to challenge the lawfulness of a decision rather than the decision itself. A person may therefore only judicially challenge a decision on such grounds as **error of law or misinterpretation of policy**. In this respect it is considered that a decision based on the assessment and its conclusions would be lawful, even though it only concludes that there is a qualitative need for the development.

Additional Representations:

Following publication of the report, two further letters of objection have been received from agents working on behalf of Morrisons and Lidl. In addition, 69 emails of support were received prior to the 2pm Friday deadline.

A summary of the representations (with responses incorporating advice from our retail consultant) are provided below:

Peacock & Smith (P&S) (on behalf of Morrisons)

In summary, we maintain our **objection** (submitted in November 2019 and April 2020) to the above-mentioned planning application on the grounds of conflict with the development plan and national policy:

- A significantly adverse impact on the town centre of Neath, anchored by Morrisons, which is underperforming and is vulnerable. The retail need and impact addendum continues to underestimate the impact of the proposal;
- Insufficient assessment of alternative sites in and on the edge of the town centre. There is no further information submitted by the applicant;
- Loss of protected employment land. This issue has not been addressed by the applicant;
- Potential for an adverse impact on the residential amenity of neighbouring properties, as the proposal is very close to existing residential properties that will be affected by noise from customer vehicles and from delivery vehicles; and
- Potential harm to trees subject to Tree Preservation Orders during construction works and removal of trees along the west/south-west side of the site which will have a negative impact on visual amenity of the local area.

In response to the letter, our retail consultant has noted that the representations reiterates what has already been submitted before, and does not provide any new information for us / the Council to take into account. They also advise that:

- Whilst it is fair to say that Avison Young (our consultant) and ALDI's consultants do not agree over the exact level of trade diversion from Neath town centre and also the clawback from Swansea store, it seems to me to be very unrealistic for P&S to claim that 0% of trade will be transferred from Swansea stores.
- P&S again claim that Morrisons have shared the 'actual' turnover of their town centre store, but they don't tell us what it is. The claim that the 'actual' turnover is lower is very vague, and it is difficult to place a lot of weight on these claims when no information is forthcoming.

In response to submissions that the report should address loss of protected employment land, and the loss of the site for employment policies would be *contrary* to local authority employment policies rather than '*necessary to meet*', the following is noted: -

- Policy EC 4 (Protection of Existing Employment Uses) seeks to ensure that proposals which would result in the loss of existing land or buildings in employment use satisfy criteria demonstrating that employment uses are no

longer viable or appropriate in this location; or continued use for employment purposes would have unacceptable impacts on the environment, local amenity or adjacent uses; or the existing space can be redeveloped for employment uses that achieve an increased level of employment combined with other appropriate uses.

As the report identifies the site comprises a forecourt to the front of the existing CSN Precision Engineering site. Nevertheless the frontage of the site has not been developed or used for employment purposes, and comprises vacant land / access and therefore it is considered that Policy EC4 does not strictly apply. Nevertheless, it is emphasised that the site does not impinge upon the CSN building or its subsequent operation, and given that Neath Port Talbot does not have a shortage of employment land, it is not considered that any objection could be sustained to the development of this site as proposed, especially given that it also has the added benefit of providing additional employment. No objections are therefore raised on such grounds.

Other matters raised have been addressed in the report.

Tetra Tech Planning (on behalf of Lidl)

Tetra Tech Planning on behalf of Lidl) has submitted strong representations which indicate that they feel the application should be refused, and that to do otherwise would, in their opinion, *“be potentially unlawful and may provide the basis for a judicial challenge”*.

The submissions largely follow the objections raised previously which have been addressed in the report, and are summarised below: -

- They maintain the view that ‘need’ is a gateway test and in their view the application fails to meet the requirements, and the application should be refused, noting that PPW is explicit in its requirement that precedence should be given to quantitative considerations, and the absence of such need should weigh heavily in the overall consideration of need
- The site is not in existing retail use nor is it allocated for retail use. Its development for such uses evidently does not support the retail strategy or adopted plan.
- There is no evidence to suggest that the proposal will contribute to a ‘significant reduction’ in car journeys or traffic congestion. The applicant’s suggestions of the potential of the proposal to clawback leakage are substantially exaggerated.
- There is no evidence of overtrading of existing stores of stores in Neath as a whole. It is interesting to note that the applicant considers that the Morrisons store trading performance of 58% of benchmark levels is not a cause for concern in terms of fragility and impact, but a store trading at 17% above benchmark levels (Tesco) is need of ‘alleviation’ of overtrading conditions.
- The site is out-of-centre and so evidently does not contribute to the co-location of facilities in designated centres.

- The applicant has not provided evidence of local deficiencies or a lack of convenience provision – Neath is amply served by existing foodstores with more provision already committed. Within 1km of the site are Tesco, Morrisons and Lidl stores. The apparent deficiency caused by a lack of an Aldi store in the Neath area is an irrelevance and a ‘fascia blind’ approach is required as per ***Aldergate Properties Ltd v Mansfield DC [2016] EWHC 1670***.
- The applicant has failed to consider whether any deficiency in provision could be achieved by extending or improving existing stores in the Neath area. It is noted that the Committee Report only goes as far as to suggest the qualitative grounds advanced by the applicant ‘*can help*’ to demonstrate compliance with part of Policy R3, and that there is ‘*arguable*’ qualitative need. Such comments clearly infer that there is an absence of a compelling qualitative need, which, compounded by the confirmed absence of a quantitative need, weighs very heavily to the conclusion that there is no need for the proposed development.

In terms of retail impact, the representations maintain their disagreement with the applicant’s retail assessment, stating that:

- the applicant’s Swansea-focused suggested pattern of trade diversion is an attempt to mask the true impact on Neath-based stores, which will be much higher than PP suggest,
- the diversion of trade from Morrison has been considerably underestimated, with the trade diversion ‘loaded’ onto the out-of-centre store to disguise the likely impact on the town centre store, giving rise to concern that the impact on trade and footfall, and the vitality and viability of the town centre has not been robustly assessed

Our retail consultant has reviewed these submissions and noted that the additional representations do not add anything new and material to their previous representations. He further notes that a supplied appeal decision in Newport (which refers to *Waterstone* but in his opinion interprets it incorrectly) should not in any event be given more weight than the Court judgement.

They also continue to raise objection on grounds that the applicant is unable to demonstrate that the proposed development will not increase flood risk elsewhere, and there remains no assessment of the potential impact of the development both in terms of frequency of flooding and 3rd party detriment. In response, however, Officers are satisfied with the assessment of flood risk within the report in respect of the effect on 3rd party land, which follows appropriate consultation with and response from NRW.

Corun Transport and Planning have also submitted a letter (on behalf of Lidl) dealing with highway matters which states that the majority of their concerns remain unresolved. They state that “the applicant’s evidence falls short of industry standards and should not be relied upon to make an informed decision” and that the application merits refusal on highway grounds.

In response, it is noted that the report addresses all highway matters, and the Highway Officer has confirmed that he is satisfied with the supporting information provided by the applicants, and that the Highway officer has reached his conclusions following a rigorous review.

69 Emails of Support have been received (prior to the 2pm Friday deadline) which are similar comments to that raised during the course of the application and addressed within the officers report, but are summarised below: -

- Aldi has been voted the No 1 supermarket in the country, having this in Neath would be a great benefit to the Local Economy
- Aldi's prices and quality second to none, and every penny counts when you are a pensioner.
- The store would offer greater consumer choice and provide much needed well paid full time and part time jobs in area
- Aldi provides more affordable shopping with a better choice of goods and services. This will give a big boost for the community and local economy
- The store will command a cheaper price competition between other stores in the area. That can only be beneficial to the residents of the surrounding area, plus it will also be a store of convenience for them.
- It would be a great asset to the communities of Neath Abbey and Skewen for its shopping costs and convenience, especially if you do not drive.
- It would be ideal to have another quality store in the area. As a resident of Neath I've personally been traveling to Port Talbot or Llansamlet to visit a local store, having one in Neath would make it much easier.
- Having more competitive stores can only be good for local residents.
- This store will not pose any traffic issues over and above what Tesco, Lidl and the school already have upon the area.
- My nearest Aldi where I shop is in Llansamlet, having a local store would be very beneficial, it will stop the residents of Neath going to Llansamlet to do their shopping boosting the local economy.
- Since lockdown I have been unable to travel to Llansamlet and have had to shop at Tesco, I find the difference in the price of my weekly shop quite a lot and we have really missed the value and range that Aldi provide.

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 2nd February 2021

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<u>APPLICATION NO:</u> P2019/5304	<u>DATE:</u> 30/10/2019
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LOCATION:	Land Adjacent To CSN Precision Engineering, Neath Abbey Road, Neath SA10 7BR
APPLICANT:	ALDI Stores Ltd
TYPE:	Full Plans
WARD:	Bryncoch South



KEY

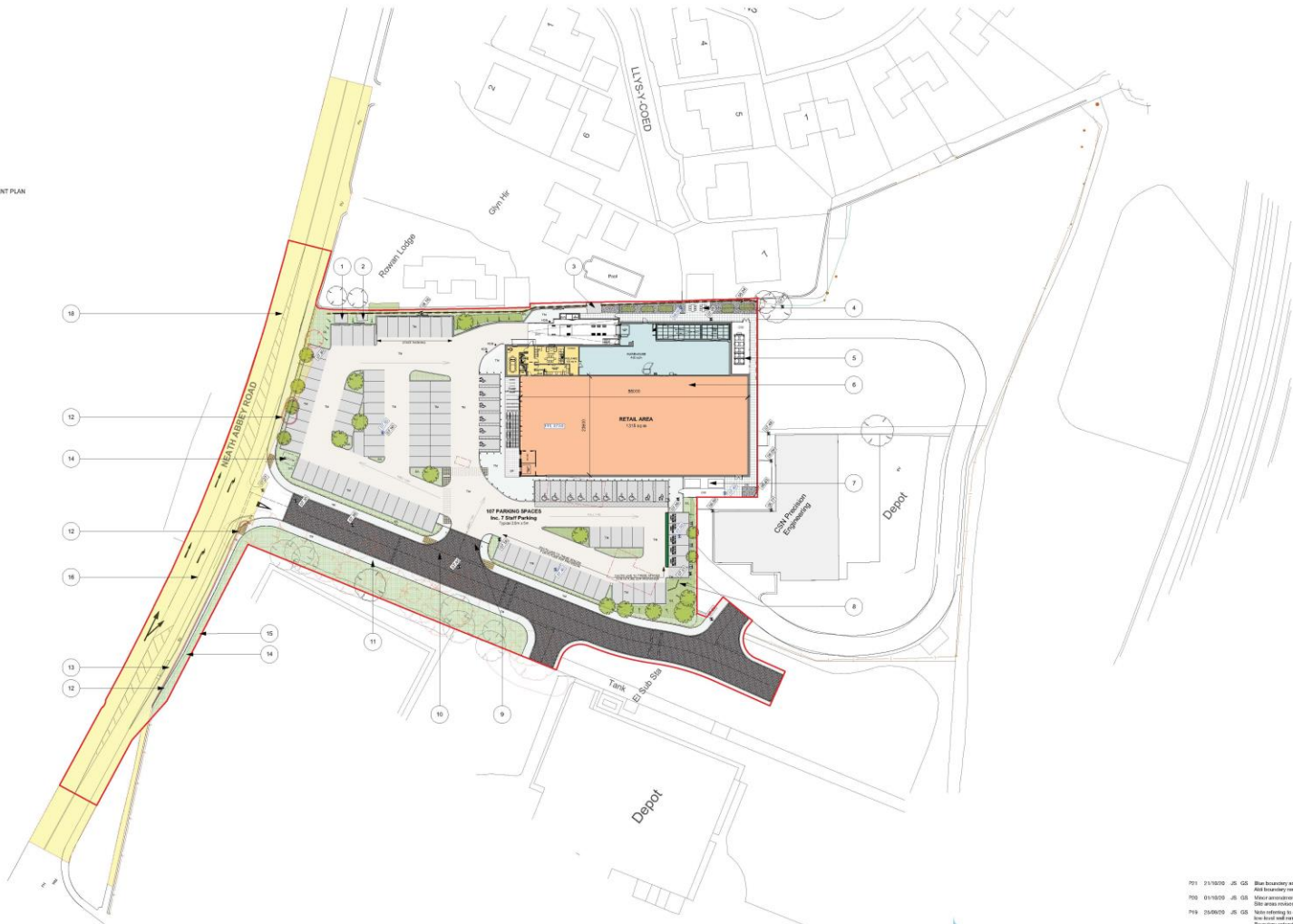
- Application Area
- Tarmacium Surfacing to Car Park (TM)
- Tarmacium Surfacing to footpath (TM)
- Tarmacium Surfacing to parking bays (TM)
- Conservation paving slabs beneath canopy: Slab size = 450x450x50mm thick, Colour: Charcoal, Finish: Smooth Ground
- Concrete Slabs
- Concrete Surface (GC)
- Gravel
- Pavers: 60mm Forama Aquaflex or equal approved (BS EN 1333) 200 x 100mm permeable concrete
- Block paving laid in 45° herringbone pattern with double electrode course around all perimeters, colour TBC
- Surface finish with soft landscaping
- Existing trees to be retained
- Trees removed (Please refer to arboricultural report for full details)
- Proposed trees
- Palisade fence and gate
- Close Shouted Fence
- Timber Kieve Rail
- Acoustic fence 2m high
- Acoustic fence 2.5m high
- Stainless steel bollard
- Heavy duty bollard
- Proposed residual access site
- Proposed banking
- Existing Levels
- Proposed Levels

REFER TO CAMBULUM LANDSCAPE CONSULTANTS DRAWING 130-01 AND LANDSCAPE MANAGEMENT PLAN FOR DETAILS OF LANDSCAPING PROPOSALS
 REFER TO HALDIPHANE SITE LAYOUT FOR EXTERNAL LIGHTING
 SITE IS MONITORED BY CCTV

NOTES

- 1 Electric transformer sub-station retained
- 2 Gas meter house (BT ex-lease unit) retained
- 3 Existing electric sub-station retained
- 4 External staff amenity area (Paved)
- 5 Proposed ultra low noise gas cooker
- 6 Proposed finished floor level +07.50
- 7 Proposed OGD Refrigeration packs
- 8 Location for interpretation boards relating to route of Roman road. Location of road to be indicated on site
- 9 Step down / removable bollards to the site entrance
- 10 Access to proposed Aldi site
- 11 Access road to Aldi store and other adjacent buildings - approximately 7.7m wide, bollards on either side
- 12 Section of low wall to be removed
- 13 Furniture to be relocated including signs and poles, bus shelter, lighting columns, with relocation of inspection chambers as required
- 14 Proposed new alignment of footpath to suit proposed external car-parking
- 15 Boundary fence retained on new kerb line with grass verge banking behind to make up difference in ground level
- 16 Proposed right of way line
- 17 Proposed Aldi site sign
- 18 Yellow shade shows extent of existing adopted Highways land

PROPOSED ALDI STORE	
APPLICATION SITE AREA (Approx)	18,828 sqm / 2.602 acre / 1.653 Hectare
ALDI SITE (Approx)	6,888 sqm / 1.653 acre / 0.689 Hectare
RETAIL AREA (Approx)	1,335 sqm / 14,505 sqft
WELFARE AREA (Approx)	124 sqm / 1,325 sqft
WAREHOUSE (Approx)	400 sqm / 4,268 sqft
TOTAL PARKING	107



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701 21/10/20 JH GS Blue boundary and area reserved
 Aldi boundary reserved
 705 01/10/20 JH GS Meter associated to site boundary.
 Site areas reserved to suit
 719 25/09/20 JH GS Meter referring to replacement
 low kerb wall reserved four roads 15.
 Boundary reserved to accommodate
 which access road and level to the
 road between existing road &
 neighbouring property

ALDI

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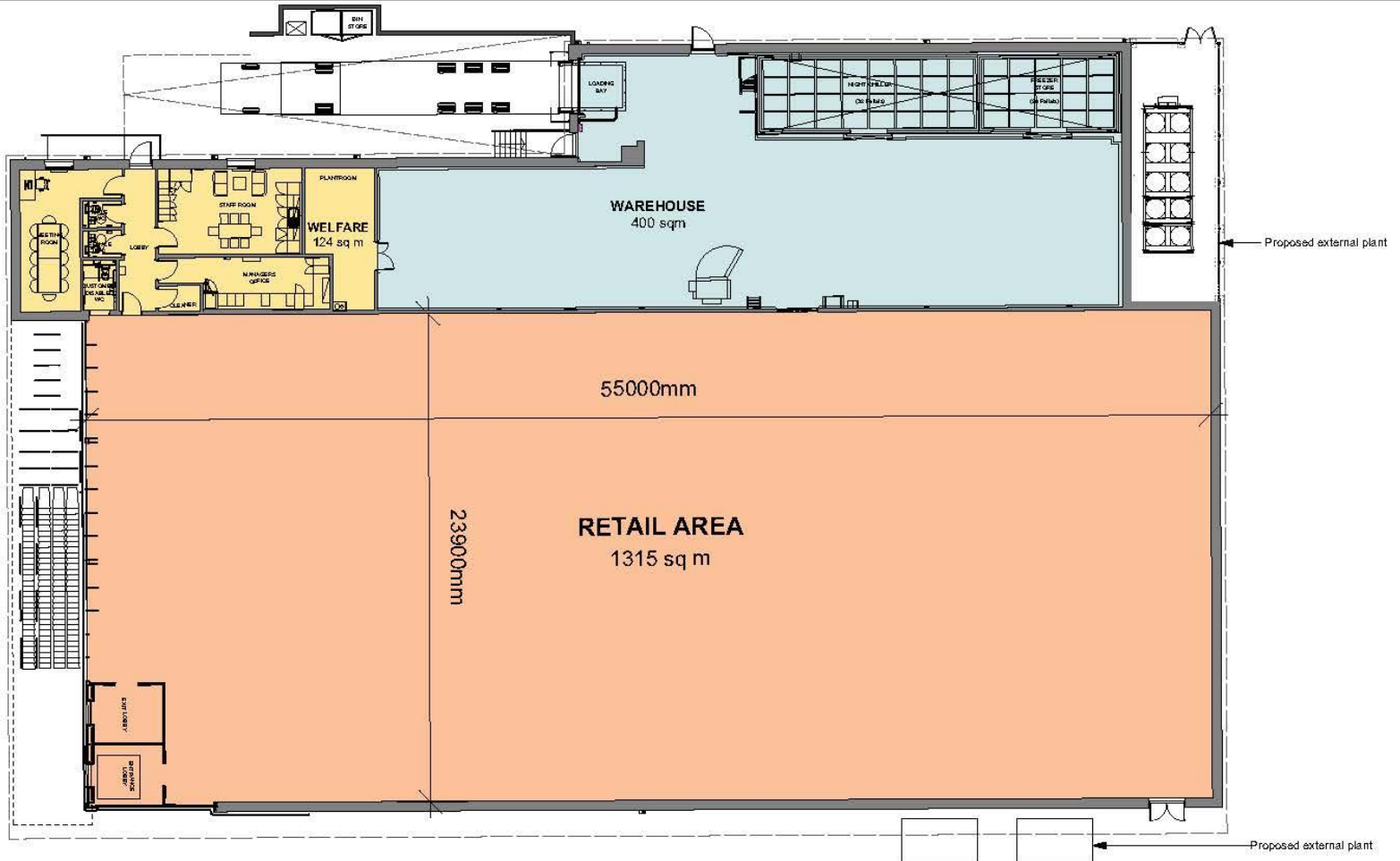
Neath, Neath Abbey Road

Proposed Site Plan

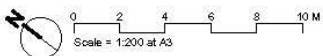
Client:	Aldi Stores Ltd.	Project Number:	190487-1400	Revision:	P21
Date:	15/09/20	Drawn By:	AT	Checked By:	OK
Scale:	1:500	Project Name:	190487-1400 Proposed Site Plan - rev 24/04/19 OK NR PLANNING		

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PROPOSED ALDI STORE		
RETAIL AREA (approx)	1,315 sqm	14,155 sqft
WELFARE AREA (approx)	124 sqm	1,335 sqft
WAREHOUSE (approx) <i>(including Loading Bay and Receipts)</i>	400 sqm	4,306 sqft
TOTAL PARKING <i>Typically 2.5 x 6m</i>	124	



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Project
Neath,
Neath Abbey Road
Client
Aldi Stores Ltd.

Scale 1:200
Paper Size A3
Filename 190487.vwx
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P3 08/07/19 SK NR Store layout amended to allow for new plant layout
P2 25/06/19 SK NR Title updated
Rev Date By Ap Note

Drawing Title
Floor Plan

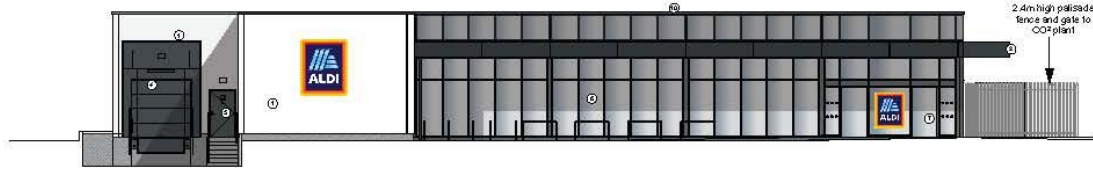
Project Number Drawing Number Revision
190487-1401- P3

Date Drawn Checked Status
24/04/19 SK NR PLANNING

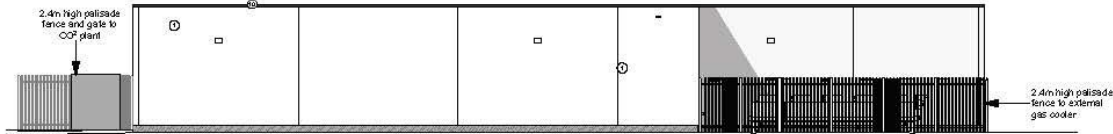
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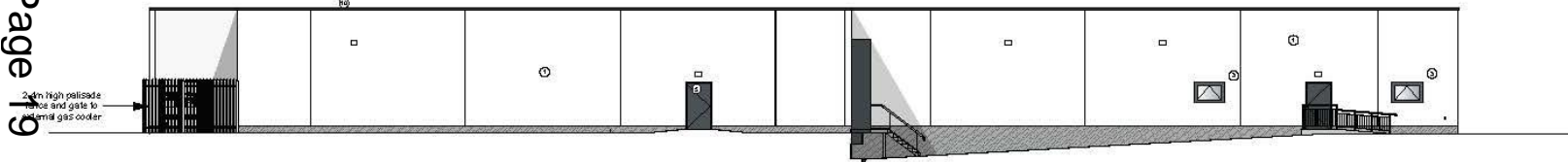
NORTH-WESTERN FACING ELEVATION



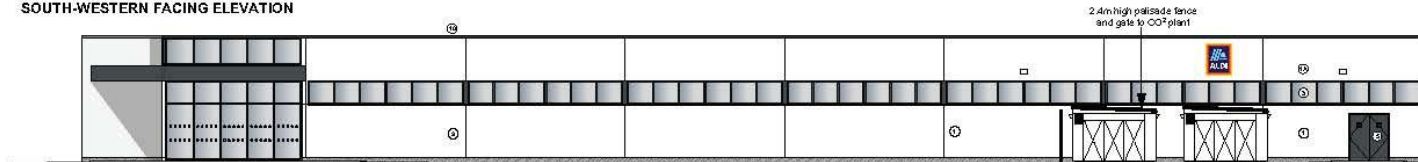
SOUTH-EASTERN FACING ELEVATION



NORTH-EASTERN FACING ELEVATION



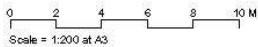
SOUTH-WESTERN FACING ELEVATION



EXTERNAL FINISHES - Subject to approval by LPA.

- 1 Walls - White Mineral Render textured finish applied to blockwork with black facing brickwork and black coloured mortar below rendered panels
- 1A External Wall Insulation System finished with white Mineral Render
- 2 Canopy fascia - powder coated aluminium sheeting, colour dark grey (joints to match half grid spacing on entrance elevation and shopfront elevations)
- 3 Windows - polyester powder coated aluminium, colour dark grey
- 4 Sectional Overhead Door - PVF coated steel, colour dark grey
- 5 Steel Escape Doors - Polyester Powder coated colour dark grey
- 6 Shopfronts - Polyester powder coated aluminium, colour dark grey
- 7 Entrance - Polyester powder coated aluminium, colour dark grey
- 8 Handrails - galvanised tubular steel
- 9 Trolley Bay rails - satin finish stainless steel
- 10 0.7mm thick membrane coated drip flashing, colour dark grey

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Project
**Neath,
Neath Abbey Road**
Client
Aldi Stores Ltd.

Scale **1:200** Paper Size **A3** Filename **190487.rvt**
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P3 02/08/19 HB NR External plant revised
P2 25/06/19 SK NR Title updated. Aldi sign relocated
Rev. Date By Ap Note

Drawing Title
Elevations

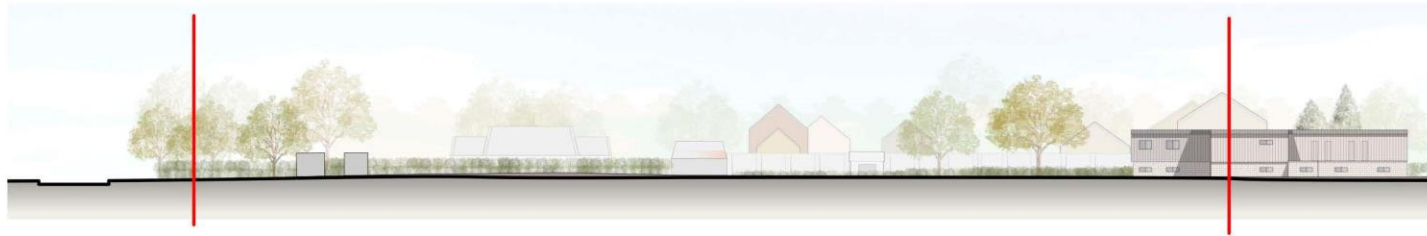
Project Number	Drawing Number	Revision
190487-1500-		P3

Date	Drawn	Checked	Status
24/04/19	SK	NR	PLANNING

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EXISTING SECTION A-A - 1:500

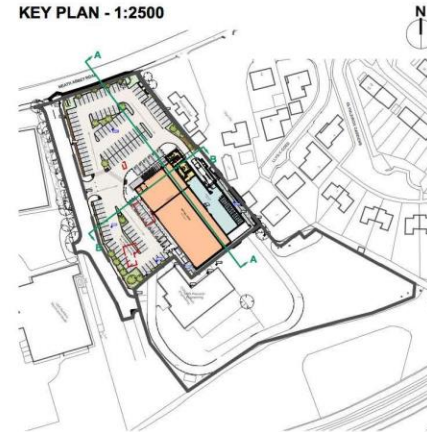


EXISTING SECTION B-B - 1:500



0 5 10 15 20 25 M
Scale = 1:500 at A3

KEY PLAN - 1:2500



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Project
**Neath,
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Client
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Scale Paper Size Filename
See drg A3 190487.vwx
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P2 25/06/19 SK NR Title updated
Rev Date By Ap Note

Drawing Title
Existing Sections

Project Number Drawing Number Revision
190487-1502- P2

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24/04/19 SK NR PLANNING

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VIEW FROM PROPOSED ACCESS ROAD - 1:500



VIEW FROM NEATH ABBEY ROAD - 1:500



0 5 10 15 20 25 M
Scale = 1:500 at A3



KEY PLAN - 1:2500

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Scale Paper Size Filename
See drg A3 190487.vwx
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P3	02/08/19	HB	NR	External plant shown
P2	25/06/19	SK	NR	Title updated. Aldi sign relocated
Rev	Date	By	Ap	Note

Drawing Title
Context Elevations

Project Number	Drawing Number	Revision
190487-1501-		P3

Date	Drawn	Checked	Status
24/04/19	SK	NR	PLANNING

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KEY	
	Proposed kerb line
	Buff blister tactile paving (layout as shown)
	Visibility splay
	Road marking - existing / proposed
	Lighting column - remain / remove / proposed
	Dimension - existing / proposed



IF YOU HAVE A QUERY CALL US
 CALLING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AWARDED WORK ONLY FROM DIMENSIONED DIMENSIONS.

GENERAL NOTES
DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.
TRAFFIC REGULATION ORDER (TRO): TRO requirements are unconfirmed.
HIGHWAY AUTHORITY CONSULTATION: The details shown in this drawing are subject to agreement with Neath Port Talbot County Borough Council.
SITE LAYOUT: The background layout shown in this drawing is based on Kersill Kingwood's drawing 16045-1400 Revision P16. Please note that this might not be the latest drawing. Reference must be made to the Architect's drawings for current information.
SURVEY: The survey background shown in this drawing is based on Bery Geomatics' drawing 6619 Revision A.

THIS DRAWING SHOULD BE PRINTED IN COLOUR.

G.D.M. SIGNIFICANT HAZARDS
 THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS:

RISKS DURING CONSTRUCTION:

- No abnormal risks have been identified relating to the design element.

OPERATIONAL / MAINTENANCE RISKS:

- No abnormal risks have been identified relating to the design element.

RISKS DURING DEMOLITION / DECOMMISSIONING / DEMOUNTING / ALTERATIONS:

- No abnormal risks have been identified relating to the design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ACQUAINTED / RESOURCES CONTRACTORS WORKING TO SAFE SYSTEMS OF WORK.

P01 PLANNING ISSUE	CM 06/05/20
REV1 REVISION DETAILS	BY DATE

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PROJECT TITLE
 ALDI STORE
 NEATH ABBEY ROAD
 NEATH

DRAWING TITLE
 HIGHWAY WORKS

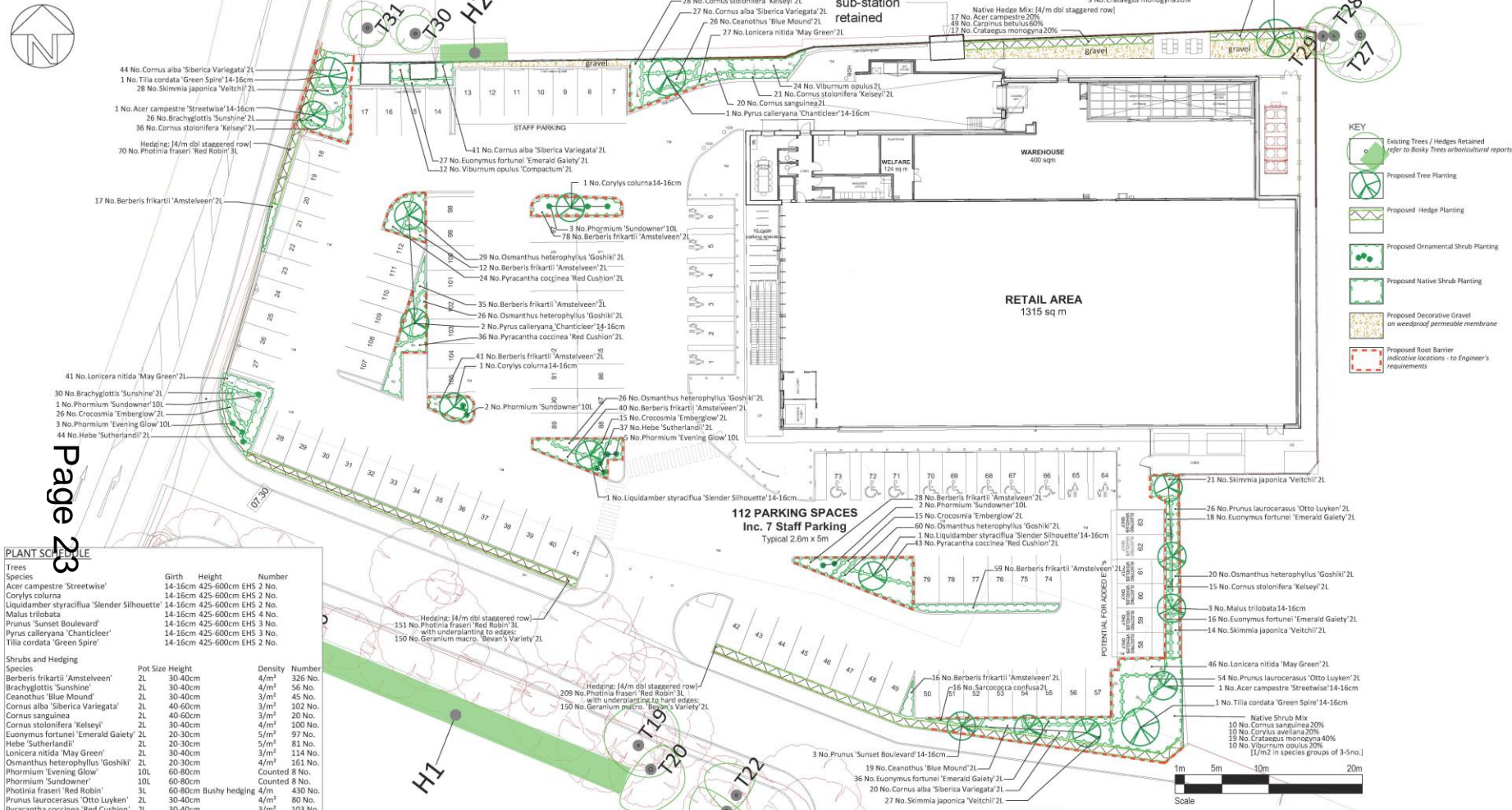
CLIENT
 ALDI STORES LTD.

STATUS
 A2 - CONCEPT DESIGN

SCALE AT A1 (DRO SIZE)	DRAWN	CHECKED	APPROVED
1:200	A1	CM	RJH

JOB NO.	DRAWING NUMBER	REV.
7859	79-E1578-CDY-XX-XX-DR-D-En_80_35_74-0010	P01

ALDI Store, Neath Abbey Road - Soft Landscape Proposals



PLANT SCHEDULE

Species	Girth	Height	Number
Acer campestre 'Streetwise'	14-16cm	425-600cm EHS	2 No.
Brachyglottis 'Sunshine'	14-16cm	425-600cm EHS	2 No.
Liquidambar styraciflua 'Slender Silhouette'	14-16cm	425-600cm EHS	2 No.
Malus trilobata	14-16cm	425-600cm EHS	4 No.
Prunus 'Sunset Boulevard'	14-16cm	425-600cm EHS	3 No.
Pyrus calleryana 'Chanticleer'	14-16cm	425-600cm EHS	3 No.
Tilia cordata 'Green Spire'	14-16cm	425-600cm EHS	2 No.

Species	Pot Size	Height	Density	Number
Berberis frikartii 'Amstelveen'	2L	30-40cm	4/m ²	326 No.
Brachyglottis 'Sunshine'	2L	30-40cm	3/m ²	56 No.
Ceanothus 'Blue Mound'	2L	30-40cm	3/m ²	45 No.
Cornus alba 'Siberica Variegata'	2L	40-60cm	3/m ²	102 No.
Cornus sanguinea	2L	40-60cm	3/m ²	20 No.
Cornus stolonifera 'Kelsey'	2L	40-60cm	4/m ²	100 No.
Euonymus fortunei 'Emerald Gaiety'	2L	20-30cm	5/m ²	97 No.
Hebe 'Sutherlandi'	2L	20-30cm	5/m ²	81 No.
Loncera nitida 'May Green'	2L	30-40cm	3/m ²	114 No.
Osmanthus heterophyllus 'Goshiki'	2L	20-30cm	4/m ²	161 No.
Phormium 'Evening Glow'	10L	60-80cm	Counted	8 No.
Phormium 'Sundowner'	10L	60-80cm	Counted	8 No.
Phorinla fraseri 'Red Robin'	3L	60-80cm	4/m	430 No.
Prunus laurocerasus 'Otto Luyken'	2L	30-40cm	4/m ²	80 No.
Pyracantha coccinea 'Red Cushion'	2L	30-40cm	3/m ²	103 No.
Sarcococca confusa	2L	20-30cm	4/m ²	16 No.
Skimmia japonica 'Velitchi'	2L	20-30cm	3/m ²	90 No.
Viburnum opulus	2L	40-60cm	2/m ²	24 No.
Viburnum opulus 'Compactum'	2L	30-40cm	3/m ²	12 No.

Species	Pot Size	Density	Number
Crocsmia 'Emberglow'	2L	6/m ²	56 No.
Geranium macro. 'Bevan's Variety'	2L	No.	300 No.

Native Copse Mix - Shrubs

Species	Height	Density	Number	
Cornus sanguinea	80-100cm 1+1	80-100cm high BR	20% 1/m ²	10 No.
Corylus avellana	80-100cm 1+1	80-100cm high BR	20% 1/m ²	10 No.
Crataegus monogyna	80-100cm 1+1	80-100cm high BR	40% 1/m ²	19 No.
Viburnum opulus	80-100cm 1+1	80-100cm high BR	20% 1/m ²	10 No.

Native Hedge Mix Ac Cb Cm

Species	Specification	Density	Number
Acer campestre	1+1 BR	20% 4/m	26 No.
Carpinus betulus	1+1 BR	50% 4/m	76 No.
Crataegus monogyna	1+1 BR	20% 4/m	26 No.

LANDSCAPE IMPLEMENTATION PROGRAMME:
All landscape planting works to be completed by the end of the first recognised planting season following completion of the main works. Should planting works be brought forward (eg to coincide with store opening) then all plants to be containerised and aftercare operations and frequency increased accordingly to ensure successful establishment.

PLANTING NOTES:
All plant material is to conform to BS3636 and the HTA National Plant Specification. All native plants are to be of local provenance.

PLANTING METHODOLOGY:
Delivery and handling of all plant material to be in accordance with CPSE 'Handling and establishment of Landscape Plants' 1996, and best practice.
Planting, seeding and buffer operations are to be carried out to the appropriate clauses of BS4248.
All plants shall be watered in place to field capacity immediately after planting.

WEED CLEARANCE:
Areas to be planted shall be cleared of any grass and weed growth physically and/or chemically with a translocated herbicide (gly phosphate based) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. More than one application may be necessary to ensure eradication. Extreme care is to be taken whilst spraying herbicide near to existing trees and hedges. All roots of perennial weeds shall be removed.

SUBSOIL & TOPSOIL:
Imported subsoil to be certified in accordance with BS6801:2013.
Imported topsoil to be verified in accordance with BS3882:2015 - General Purpose Grade. Site work shall be in accordance with BS6901:2013 and BS3882:2015 for contamination. Subsoil certification / test result to the Project Manager & Landscape Architect & obtain approval prior to the delivery of any imported topsoil or subsoil.
Should site work topped not be in accordance with BS3882:2015 'General Purpose' (but is free from contamination and phytotoxic elements), amelioration and enrichment to be in accordance with Soil Scientist's analysis.
Where existing subsoil is poorly drained or poorly aerated, existing subsoil to be excavated and replaced with 300mm depth of imported multipurpose subsoil.
Storage, handling and placement to accord with BS6901:2013 and BS3882:2015. Should storage on site be necessary, topsoil to be stored in stockpiles no higher than 1.2m. Topsoil only to be handled when dry and friable. Subsoil and topsoil to be loose filled in layers of 300mm and lightly consolidated. Interface between subsoil and topsoil to be keyed in.

Planting areas - Generally 300mm depth topsoil, incorporating 100mm depth of BS1 PAS 100 compost during final cultivation along with slow release general fertilizer applied at manufacturers recommended rates, over 300mm subsoil.

Tree pits to provide 200mm Root Available Soil Volume consisting of 300mm depth of topsoil over 600mm depth of subsoil. (Tree pit sizes generally 4.75m x 4.75m x 900mm deep).

TREE PLANTING:
14-16cm girth trees container grown in Air-Rids, min 200cm clear stem.
Double root stakes, untreated softwood, secured using bio-degradable ties (eg hessian 'Natures').
Trees in car park and those adjacent to hard surfaces and drainage/vehicle runs to be planted with root deflectors or root barriers (eg ReRoot 600).
Trees in car park to be fitted with irrigation / aeration tubes (eg GreenTree 'RootRain Civic' 60mm dia). Tree impact protection to architects details.
All trees to have a clear 1 metre diameter mulch bed.

MULCH:
On completion of planting all trees, shrubs and hedges are to have a 50mm depth application of 15-65mm grade compost shredded bark mulch.

CONSERVATION GRASS:
Preparation, seeding and establishment to Ecologist recommendations.

WATERING & MAINTENANCE:
Post planting aftercare is to be in accordance with the Landscape Maintenance and Management Plan document.
All planting and grassing is to be watered and maintained up to Practical Completion and for a period of 12 months from that date. Any plant or area of turf which dies, or is not thriving during this period is to be replaced.

Rev 01: 21/01/2019 - Layout update

CAMBUNG : Landscape architecture | Arboricultural consultancy

Project: ALDI Store Neath Abbey Road

Title: Soft Landscape Proposals

Client: ALDI Stores Ltd

Date: June 2019

Drawn: LR

Scale: 1:200 @ A1

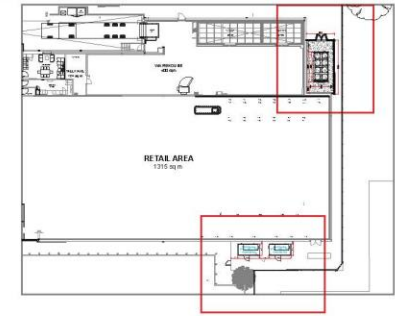
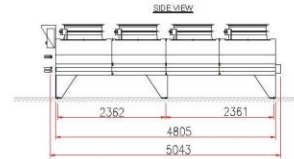
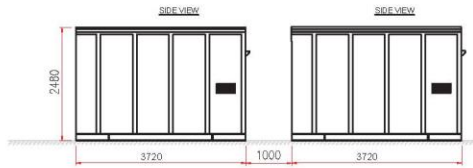
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Date: 13/01/20

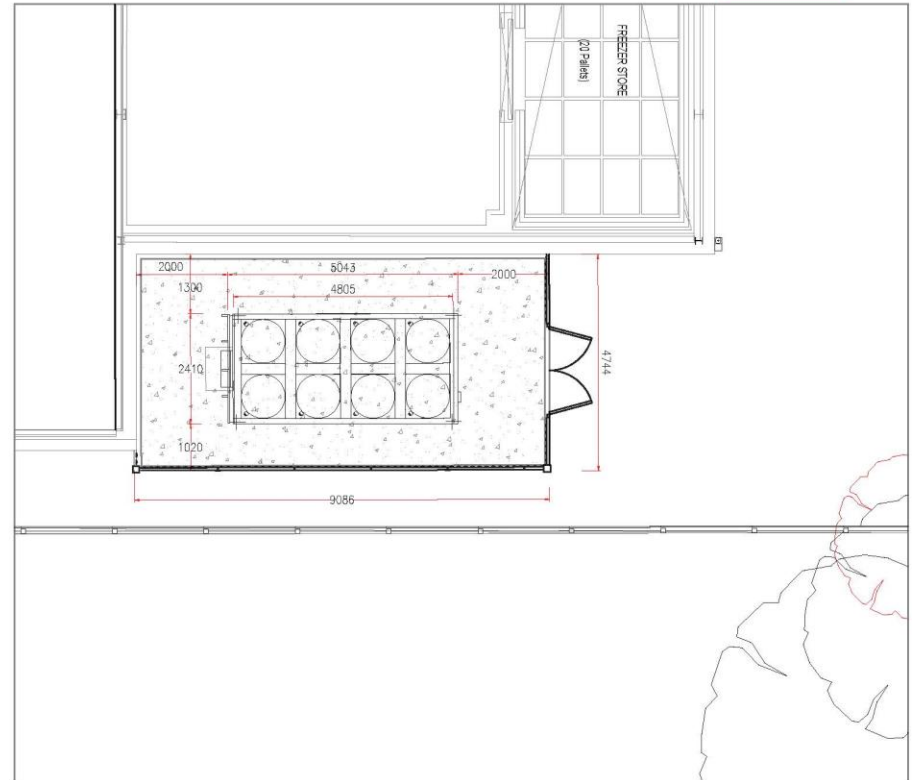
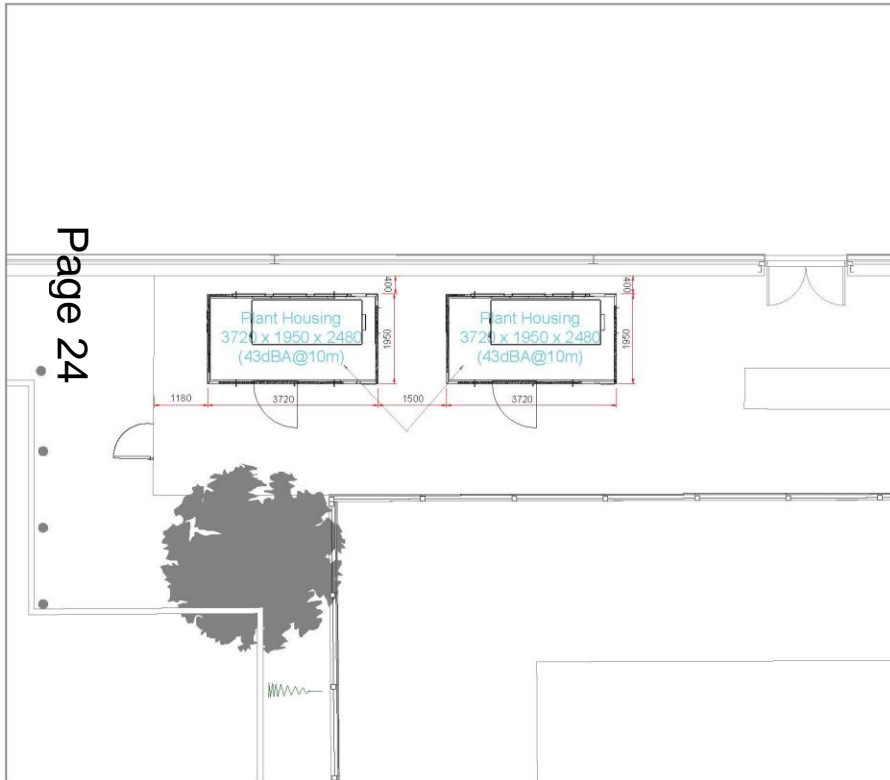
Revised: B

Date: Planning

Cambung, Backpage 145-147 East Street, Redbank, Bristol BS3 4JZ



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CLIENT

ALDI Stores Ltd



REVISIONS

REV.	DESCRIPTION	DRAWN	APPD.	DATE
-	Original Issue.	S.W.	R.P.	17-05-2019
A	Two refrigeration packs added. Internal plant room added.	S.W.	R.P.	17-05-2019
B	Internal plant room removed.	S.W.	R.P.	17-05-2019

PROJECT

Aldi Neath

DRAWING TITLE

Plant Compound - 30dB(A)

DRAWING NUMBER	Rev	SCALE	SHEET SIZE
1463-R6	B	1:100	A3

STATUS

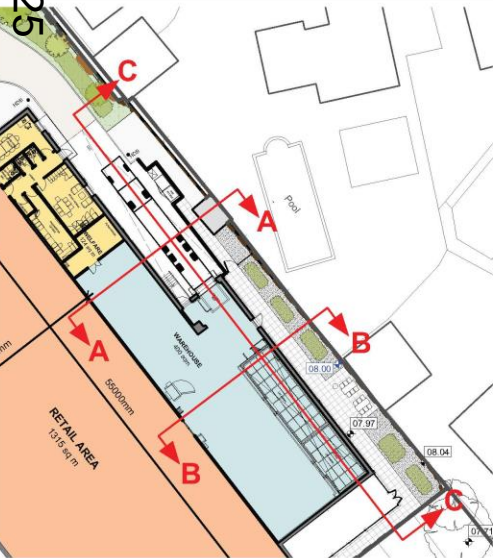
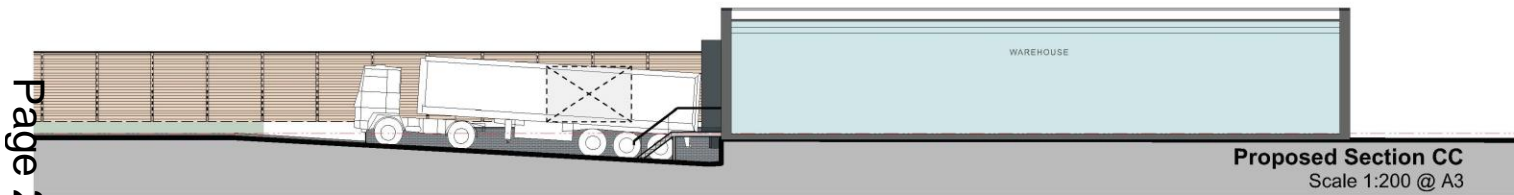
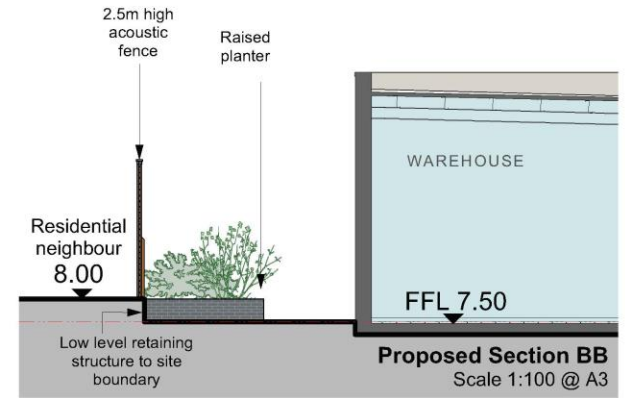
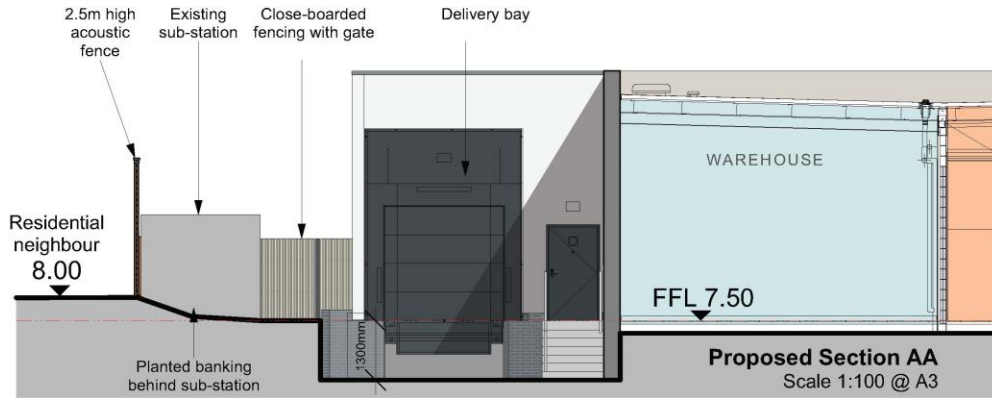
INFORMATION



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Email: david@k2cooling.com



EXTRACT KEY PLAN
Scale 1:500 @ A3



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Project
**Neath,
Neath Abbey Road**
Client
Aldi Stores Ltd.

Scale Paper Size Filename
Varies A3 190487.vwx
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P2 19/02/2020 NR HB Plan updated
Rev Date By Ap Note

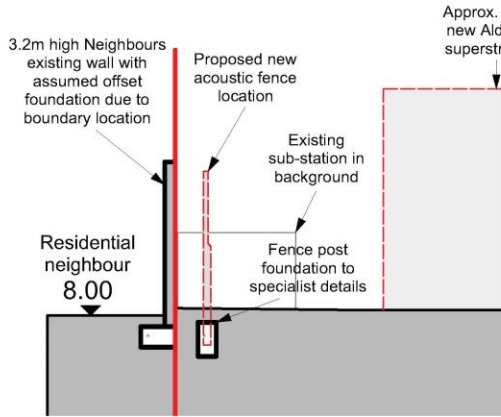
Drawing Title
Site Boundary Sections

Project Number Drawing Number Revision
190487-1504- P2

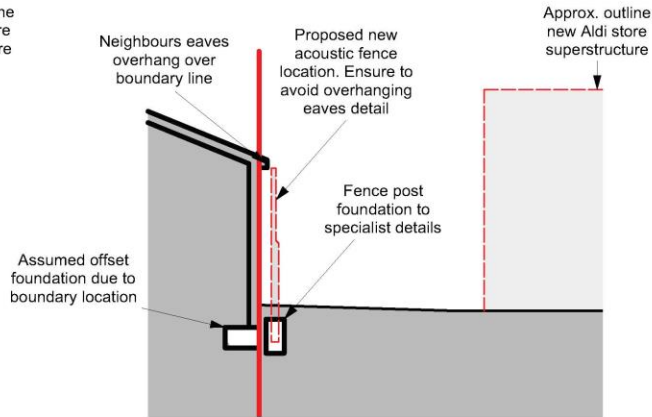
Date Drawn Checked Status
11/10/19 HB NR PLANNING

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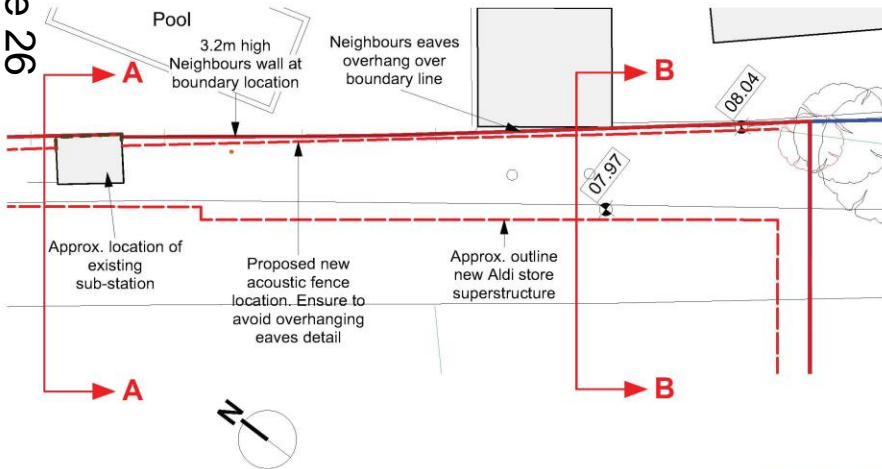


Existing Section AA
Scale 1:100 @ A3



Existing Section BB
Scale 1:100 @ A3

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Extract Key Plan - Existing
Scale 1:250 @ A3



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Project
**Neath,
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Client
Aldi Stores Ltd.

Scale **Varies** Paper Size **A3** Filename **190487.vwx**

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Rev Date By Ap Note

Drawing Title
Existing Site Boundary Sections

Project Number Drawing Number Revision
190487-1505 P1

Date Drawn Checked Status
22/01/20 JC NR PLANNING

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Site Video No. 2



Site Video No. 3







