

Public

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

***Democratic Services
Gwasanaethau Democrataidd***

Chief Executive: K.Jones

Date: Tuesday, 15 August 2023

Dear Member,

PLANNING COMMITTEE - TUESDAY, 22ND AUGUST, 2023

Please find attached the following presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 22nd August, 2023.**

Item

5a. Presentation on Applications (Pages 1 - 26)

Yours sincerely

Chloe Plowman

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 22nd August 2023

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Agenda Item 5a

www.npt.gov.uk



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<u>APPLICATION NO:</u>	P2023/0480	<u>DATE:</u> 03/07/2023
PROPOSAL:	Proposed raised decking area to rear of property, with associated privacy screening	
LOCATION:	6 Cardonnel Road, Skewen, Neath, Neath Port Talbot, SA10 6DE	
APPLICANT:	Mrs Angharad Aubrey	
TYPE:	Householder	
WARD:	Coedffranc Central	



- LOCATION PLAN SKETCH -



- PLAN VIEW - SCALE 1:500 -

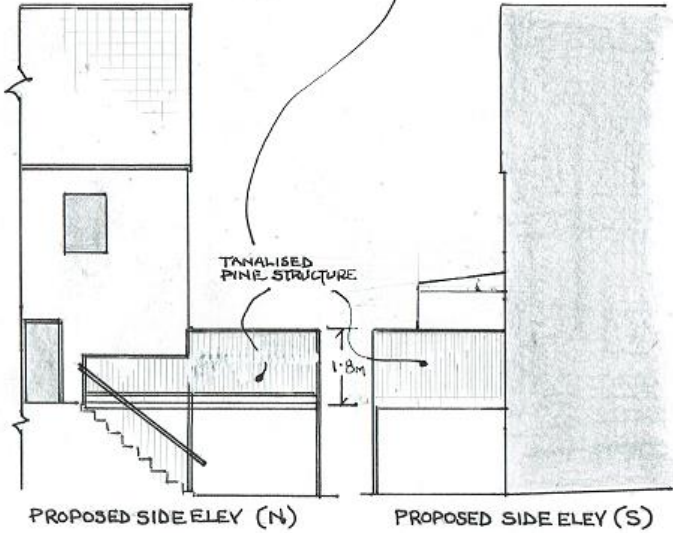
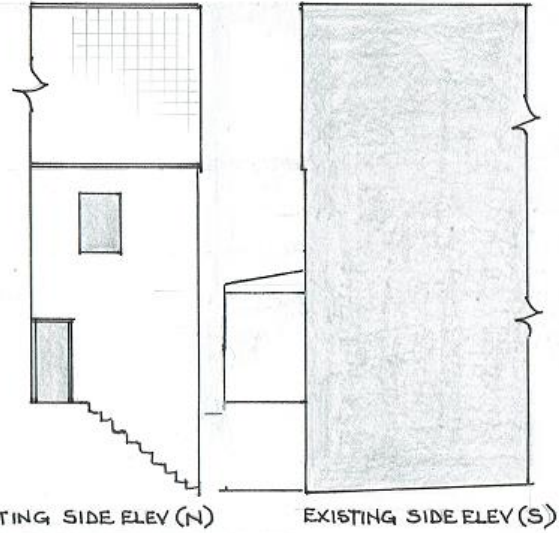
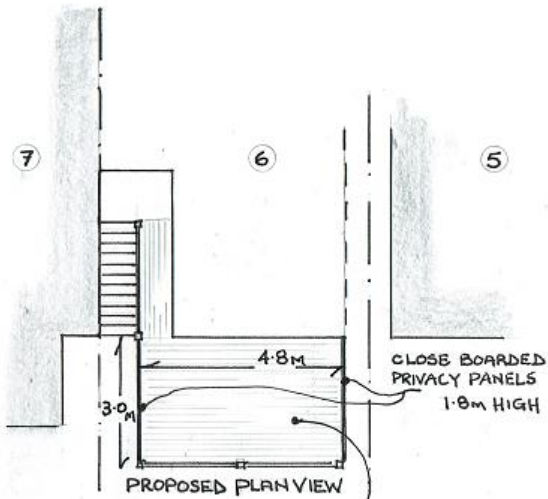
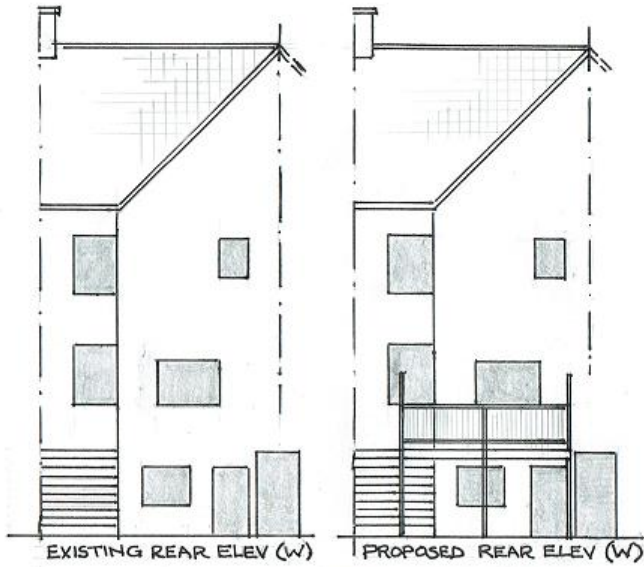


Old Road Fish Bar

Morvan House

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Sign



<p>REVISIONS</p> <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>										
<p>INKERMAN DESIGN</p> 										
<p>DATE JUNE 2023</p>										
<p>CLIENT DEWI LANGHARAD AUBREY</p>										
<p>SITE 6 CARDONNEL Rd. SKEWEN SA10 6DE</p>										
<p>JOB PROPOSED RAISED DECKING TO REAR ELEVATION</p>										
<p>SCALE 1:100</p>										
<p>DRAWN BY GWYN AUBREY</p>										
<p>DRAWING NO</p>										







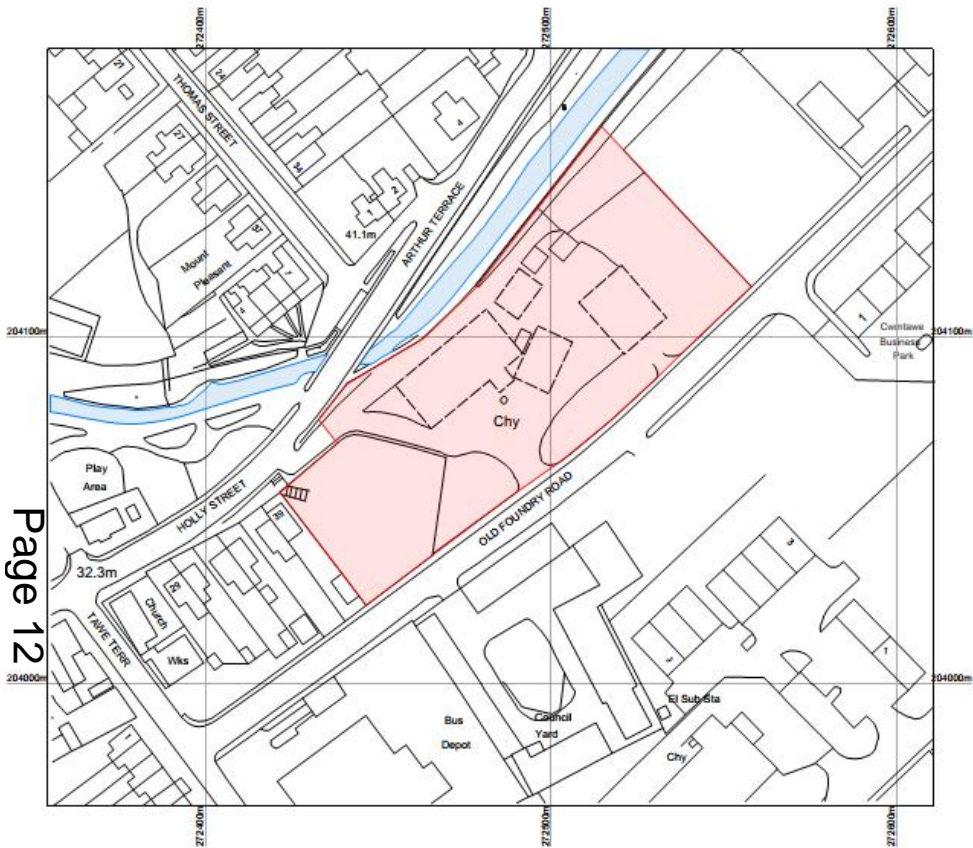


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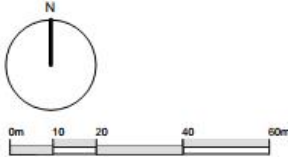




APPLICATION NO:	P2023/0265	DATE:	05/06/2023
PROPOSAL:	Construction of 15 no. light industrial/commercial units (Use Class B2/B8) with associated parking, servicing, hard and soft landscaping and drainage works		
LOCATION:	Land to the north of Old Foundry Road, Pontardawe		
APPLICANT:	Mr Paul Markey, Bluefield Land Ltd		
TYPE:	Full Plans		
WARD:	Pontardawe		



Green line showing site for information only




SITE ADDRESS:
 Old Foundry Road
 Pontardawe
 Swansea
 SA8 4EZ

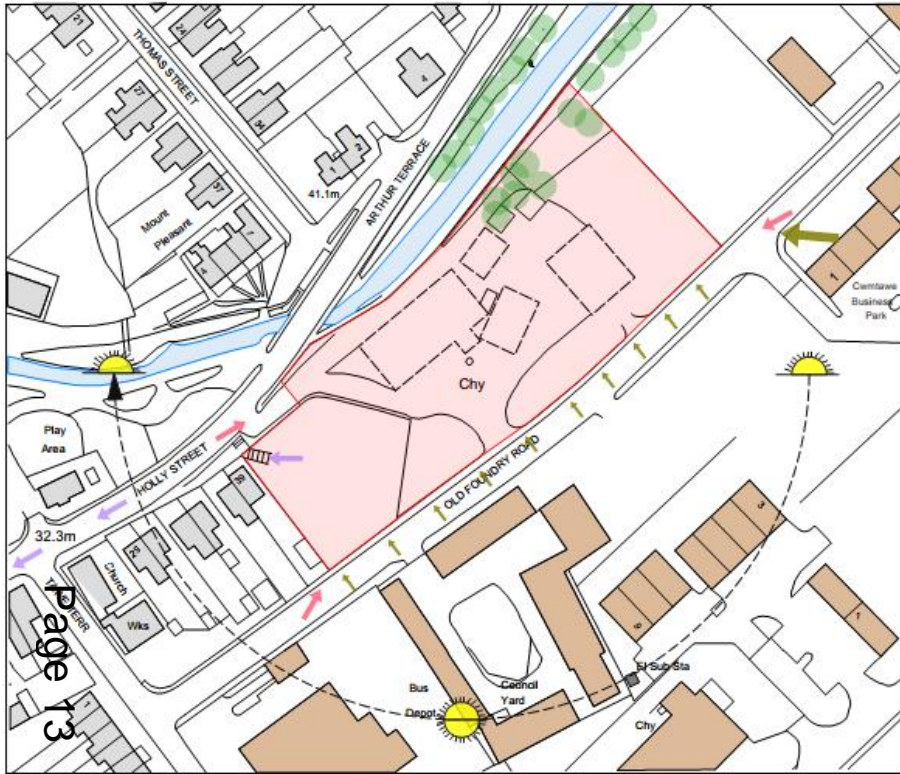
Easting: 272498
Northing: 204097

Grid Ref: SN 72498 04097

SITE AREA: 7635m²
 1.87 acres

Rev	Date	Description
Karmody James Griffiths Chartered Architects and Project Managers Project		
		
T 01250 545 000 10 Victoria Park Court 516 Cowbridge Road East Cardiff CF15 1DB		
Commercial Development Old Foundry Road, Pontardawe		Date 05.03.2023
Site Location Plan		Scale @ A3 1:1250
Planning Application		Drawing Number 1618-PL1-01
Revision Done by CKG		Date CKG

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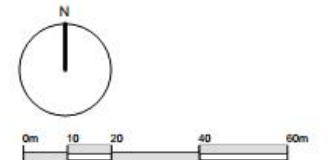


Local Analysis (1:1250)

- Strengths**
- ? The site is available and deliverable.
 - ? The site is in an existing Industrial Estate.
 - ? The location is highly sustainable in transport terms and located close to the Town Centre and a range of local amenities.
 - ? The site is generally flat across the developable area and is accessible directly from the Estate Road.
 - ? There are sufficient statutory service connections readily available in close proximity to the site.
- Weaknesses**
- ? The adjacent Industrial uses may generate noise levels that need to be addressed in the design, although the acoustic report identifies that any issue can be easily overcome.
- Opportunities**
- ? The site provides an opportunity to:
 - ? provide high quality light industrial accommodation in a sustainable location with easy access to the wider region.
 - ? ensure that safe access for all is provided to the proposed building(s).
 - ? provide a development that is sustainable in its construction and ongoing use.
 - ? provide a development that is sensitive to its wider environment and does not adversely affect neighbouring occupiers.
 - ? Improve pedestrian access to the site and the wider area by reinstating the connection to the footpath in Holly Street.
- Threats**
- ? The site has a potential risk of future flooding according to the Development Advice map. However, the completed FCA has indicated that the risk can be designed out and mitigated with no loss of amenity or risk to neighbours.



Land Use (Not to scale)



Rev	Date	Description
Kennedy James Griffin Chartered Architects and Project Managers Project		
		KJG T 01292 545400 16 Vicarile Park Court 516 Cowbridge Road East Cardiff CF5 1UG
Commercial Development Old Foundry Road, Pontardawe		
Title	Date	
Analysis Plan	05 03 2023	
Status	Scale @ A3	
Planning Application	1:1250	
Drawing Number	Revision	Drawn by
1618-PL1-02		CHK
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NOTES:
 15 Units @ 129m² (1,388ft²)
 Total 1,935m² (20,828ft²)

Parking:
 2 car spaces + 1 Van per unit
 45 total spaces (1 per 43m²)

External Surface finishes

- Car parking and roads:
Impermeable tarmac finish drained via aco drains and fit and mix kerbs to detention basins as Structural Engineer's drawings.
- Adopted Footpaths:
New tarmac sub base and wearing course as Engineer's details.
- Bin stores and cycle stores:
Brushed concrete slab with gully refer to Structural Engineer's drawings for details.
- Building margins:
Clean stone masonry (600mm) with path edging to rear, to include Aco drain as per Engineer's details
- On site footpaths and steps:
Brushed concrete footpaths and steps. For kerbs and details of steps refer to Structural Engineer's drawings
- — — Proposed site levels
- — — Existing site levels
- — — Ducting for future BT Gigaset connectors to all units

Landscaping

- Seed Mix For Detention Basins (SUDS):
For details of planting to detention basins refer to Engineers drawings and planting schedule PS-01
- Amenity Grass Seed Mix:
Fresh seed (Grass Seeds BS low maintenance grass seed or similar) to be purchased for the growing season.
Mix Contents:

Botanical Name	Common Name
Festuca rubra commutata	Chewings Fescue
Festuca rubra	Strong Chewings Red Fescue
Poa pratensis	Smooth Stalked Meadow Grass
Festuca longifolia	Hard Fescue
Cynosurus cristatus	Crested Dogtail
- Wildflower Grass Seed Mix:
Wildflower Meadow grass mix to banks:
Ermorgate Basic Meadow Mixture EM1
- Existing trees to be retained. Refer to Tree Survey for details
- New trees mixture of:
Betula Pendula (Silver Birch) and Crataegus Monogyna (Hawthorn)
Locations to be agreed with Sustainable Drainage Consultant

- Bird boxes: 3 No BEALMARS BAT BOX installed on southern and western elevations.
- Bird boxes: 3 No 3 No Woodlouse Externa House Sparrow nest boxes. Not to be located on a southern elevation.
- Location of provision for Electric vehicle charging points. 11 no (25% of spaces), with each side to serve at least 2 parking spaces (50% of spaces)

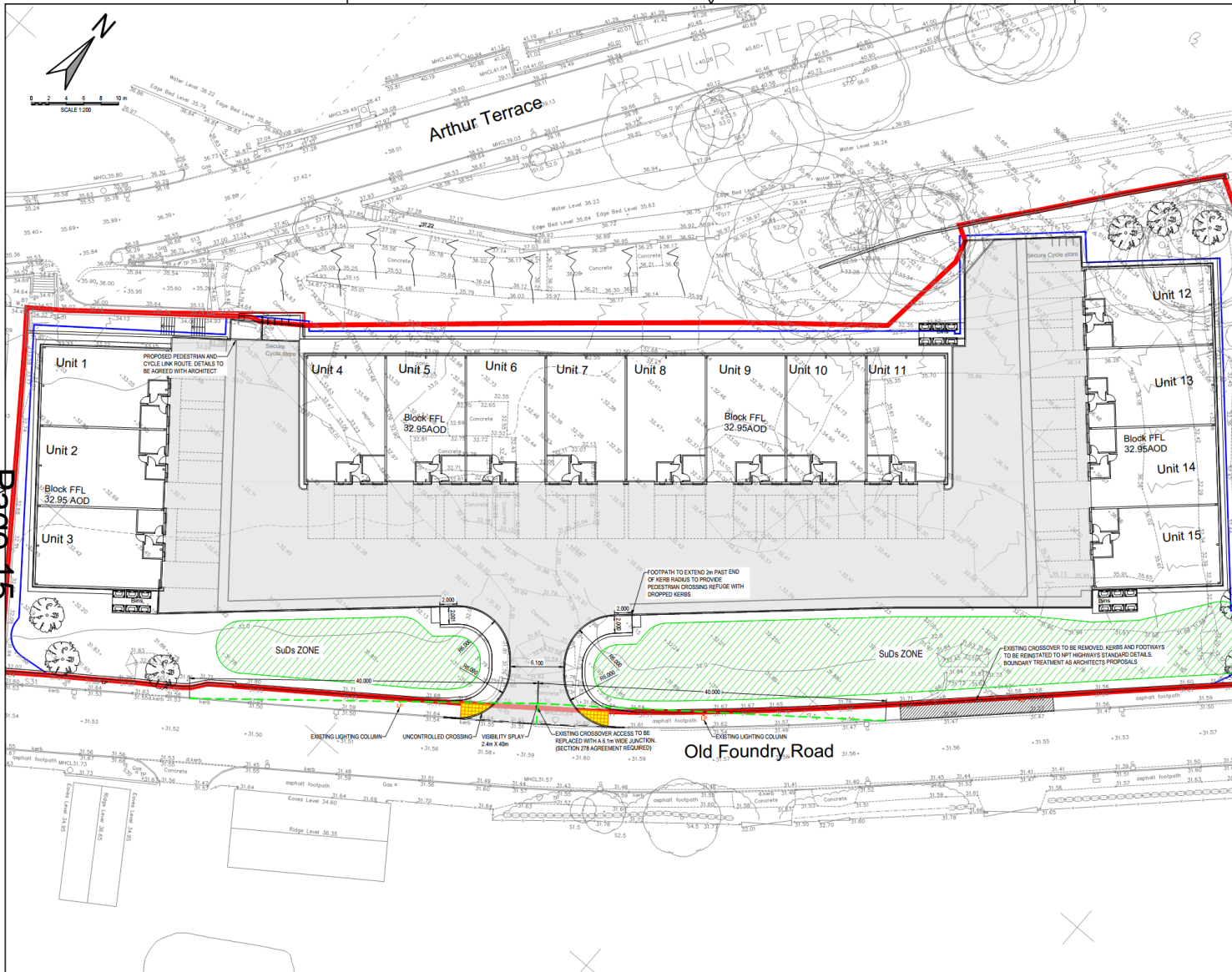
Rev B 19070203 BT Gigaset Ducts added
 Rev A 23052023 EV Charging points added

Kennedy James Griffiths
 Chartered Architects and Project Managers
 Project
 Commercial Development
 Old Foundry Road, Pontardawe

KJG
 10 Victoria Park Court
 516 Cowbridge Road East
 Cardiff
 CF5 1UG
 03030 645100

Title: Proposed Site Plan Date: 05 03 2023
 Scale: @ A3
 Status: Planning Application
 Drawing Number: Revision: Drawn by: CKG

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- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 2. ALL LEVELS ARE SHOWN IN METRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE FROM THE DRAWING. USE FIGURED DIMENSIONS ONLY.
 4. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
 5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SUBCONTRACTORS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
 6. EXISTING SERVICES HAVE NOT BEEN SHOWN BUT ARE PRESUMED. THE CONTRACTOR IS TO LIASE WITH ALL STATUTORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.

BOUNDARY LEGEND
 SITE BOUNDARY

REFER TO DRAWING
 14834/C500 FOR SAB SCHEME

PRELIMINARY

NO.	DATE	DESCRIPTION
01	05.08.22	UPDATED TO SUIT LATEST LAYOUT WITH UPDATED LEVELS
02	05.08.22	UPDATED TO SUIT LATEST LAYOUT AND DRAINAGE DESIGN
03	05.08.22	PRELIMINARY ISSUE

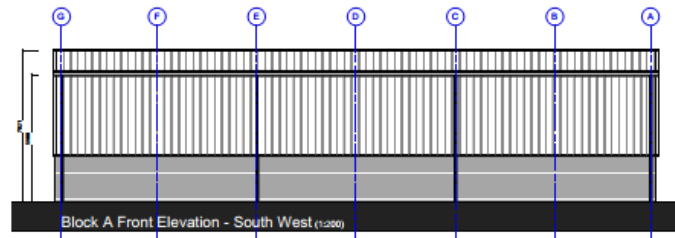
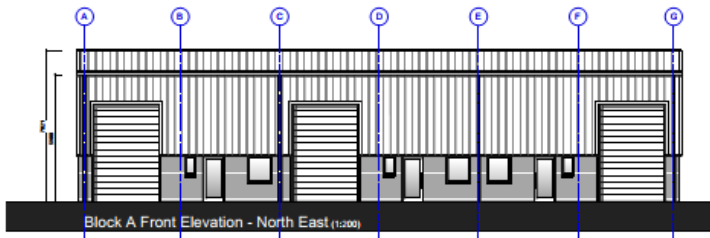
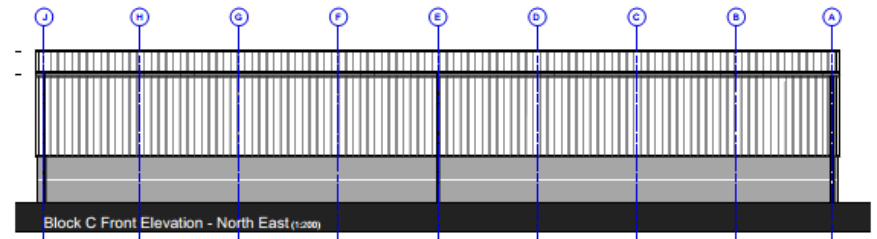
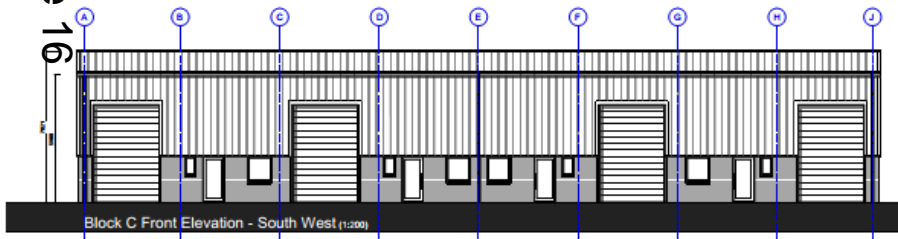
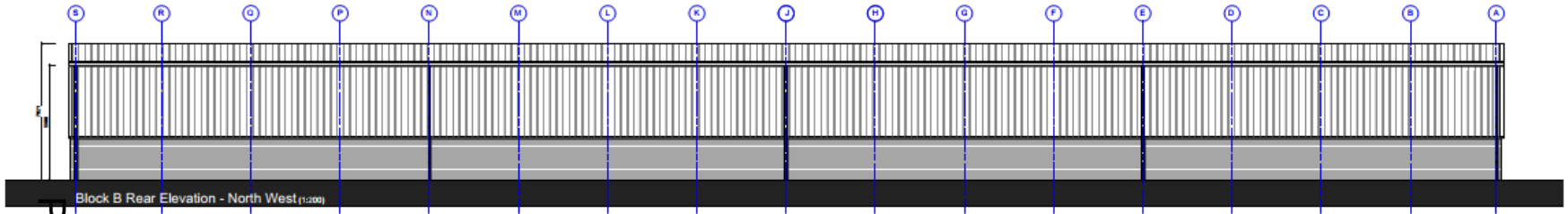
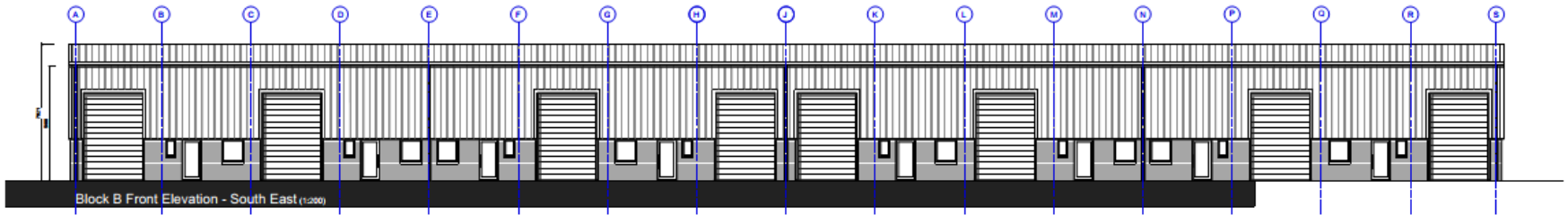
Client: BLUE FIELD LAND LTD

Project: OLD FOUNDRY ROAD PONTARDRAWE, SWANSEA, SA8 4HR

Title: VEHICLE AND PEDESTRIAN SITE ACCESS SCHEME

Vale Consultancy
 29 Rococo Park, Old Field Road, Pontardrawe, Bridgend, CF35 5LJ
 Phone: 01656 803794 Email: enquiries@vale-consultancy.co.uk

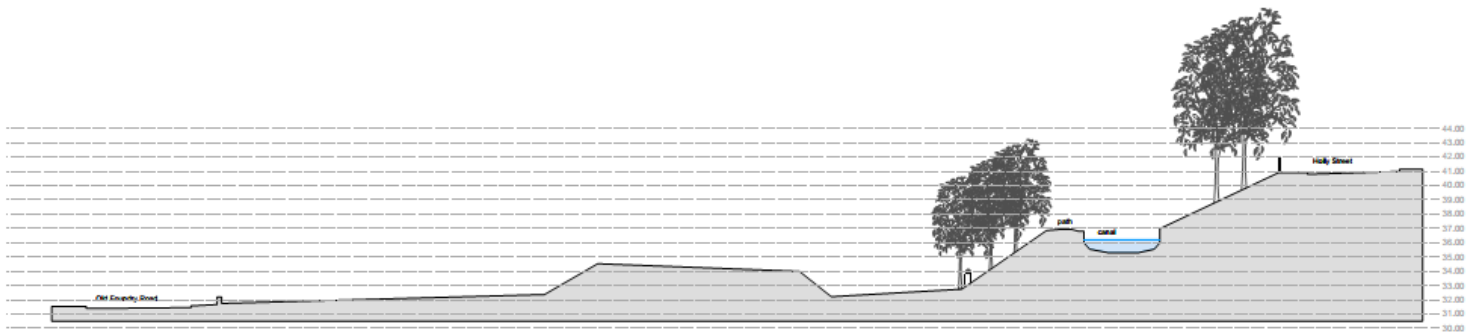
date	drawn	checked	approved
05.08.22	RM	NC	SH
scale	project		
1:200	14834		
sheet no.	org. no.		
P	14834/C-700		
drawing status			
A - Approval, AB - As-Built, C - Construction, D - Draft, P - Preliminary, T - Tender			



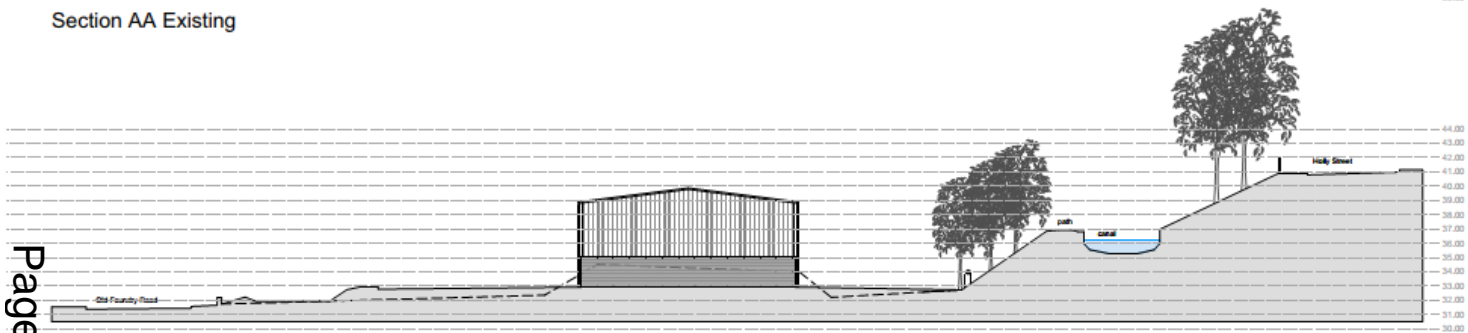
Kennedy James Griffiths
 Chartered Architects and Project Managers
 Project
Commercial Development
 Old Foundry Road, Pontardawe
 Title
Proposed Elevations (sheet 1)
 Date
 05 03 2023
 Scale
 Scale @ A3
 1:200
 Planning Application
 Drawing Number
 1618:PL1 06
 Revision
 Drawn by
 CKG



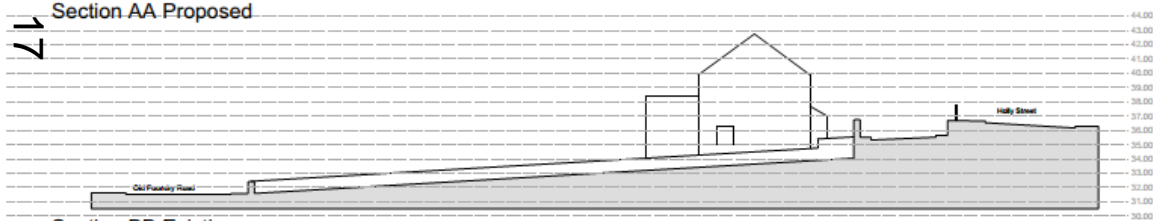
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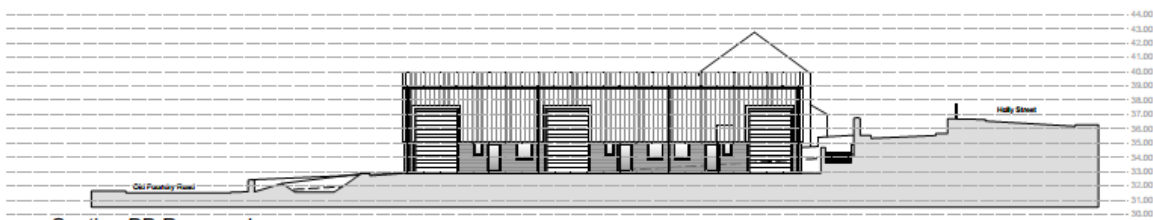
Section AA Existing



Section AA Proposed



Section BB Existing



Section BB Proposed

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Kennedy James Griffiths
Chartered Architects and Project Managers
Project



Commercial Development
Old Fourty Road, Pontardawe

10 Victoria Park, Court
5th Cowbridge Road East
Cardiff
CF11 1UG
0303 5451 00

Title Date
Site Sections 05 03 2023

Status Scale @ A3
1:400

Planning Application

Drawing Number Revision Drawn by

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