

Public

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

***Democratic Services
Gwasanaethau Democrataidd***

Chief Executive: K.Jones

Date: Monday, 25 March 2024

Dear Member,

PLANNING COMMITTEE - TUESDAY, 26TH MARCH, 2024

Please find attached the following amendment sheet for consideration at the next meeting of the **Planning Committee - Tuesday, 26th March, 2024.**

Item

- a) Amendment Sheet (Pages 1 - 2)

Yours sincerely

Chloe Plowman

p.p Chief Executive

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PLANNING COMMITTEE

26th March 2024.

AMENDMENT SHEET

AGENDA ITEM 5.

APPLICATION NO: P2023/0858	DATE: 13-11-2023
PROPOSAL:	Demolition of existing structures and erection of a Sustainable Aviation Fuel (SAF) production facility, including the production of green hydrogen and sustainable diesel, enclosed ground flare, storage tanks, installation of pipework and electrical processing and utility equipment, administration, warehouse and laboratory buildings, new access, car parking and transport infrastructure including a truck loading area and associated works, hard and soft landscaping, areas for temporary construction laydown and associated development.
LOCATION:	Crown Wharf, Port Talbot Docks, Port Talbot, SA13 1RA
APPLICANT:	Lanzatech Ltd
TYPE:	Major Development, EIA Development.
WARD:	Margam and Taibach

The following additional condition be imposed at the request of Welsh Water;

No premise shall be occupied until a potable water scheme to serve the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply system can suitably accommodate the proposed development. If necessary, a scheme to reinforce the existing public water supply system in order to accommodate the development shall be

delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason:

To ensure the development is served by a suitable potable water supply.

In the penultimate paragraph on page 43 of the agenda, there is a sentence that starts “In respect to bats there is a...”

The sentence on bats should confirm that NRW are content that a Detailed Lighting Plan can be agreed in writing with the Local Planning Authority’s Ecologist.

AGENDA ITEM 6.

<u>APPLICATION NO:</u> P2024/0057	<u>DATE:</u> 23.01.2024
PROPOSAL: Attached garage	
LOCATION: 18 Darwin Road, Sandfields, Port Talbot SA12 6BS	
APPLICANT:	Mr Chris Latham
TYPE:	Householder
WARD:	Port Talbot

Parking and Access Requirements and Impact on Highway Safety

In the interest of clarity, the officers report states that the development would comply with the Councils SPG on parking. However the internal dimensions of the garage would be 4.97m x 4.05m. Whilst this would be below the stated standards within the SPG of 6m x 3m, it would exceed the stated width and as such it is considered that in this case the garage would be acceptable. Given that the garage would not result in a loss of a parking space, and the existing parking situation on the property would not worsen, retaining the one existing parking space on the driveway, it is considered that the proposed development would not result in a detrimental impact on car parking provision. For this reason, the officer’s recommendation is that there would be no adverse impact on highway and pedestrian safety and the development would be acceptable.