

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

**Democratic Services  
Gwasanaethau Democrataidd**

**Chief Executive:** K.Jones

**Date: 22 July 2024**

Dear Member,

**PLANNING COMMITTEE - TUESDAY, 23RD JULY, 2024**

Please find attached the following Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 23rd July, 2024.**

**Item**

5. **Presentation re - Application No. P2023-0101 - McDonalds Restaurants Ltd, Alltwen (Pages 3 - 26)**

Erection of a freestanding drive-thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD) and play frame, at Tesco Car Park, Gwyn's Pl, Alltwen, Pontardawe, SA8 3AZ.

Yours sincerely

Tammie Davies

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Planning Committee

(Hybrid) 23<sup>rd</sup> July 2024

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Agenda Item 5

[www.npt.gov.uk](http://www.npt.gov.uk)



<u>APPLICATION NO:</u> P2023/0101	<u>DATE:</u> 10.02.2023
<b>PROPOSAL:</b>	Erection of a freestanding drive-thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD) and play frame
<b>LOCATION:</b>	Tesco Car Park ,Gwyn's Pl, Alltwen, Pontardawe SA8 3AZ
<b>APPLICANT:</b>	McDonald's Restaurants Ltd
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Alltwen



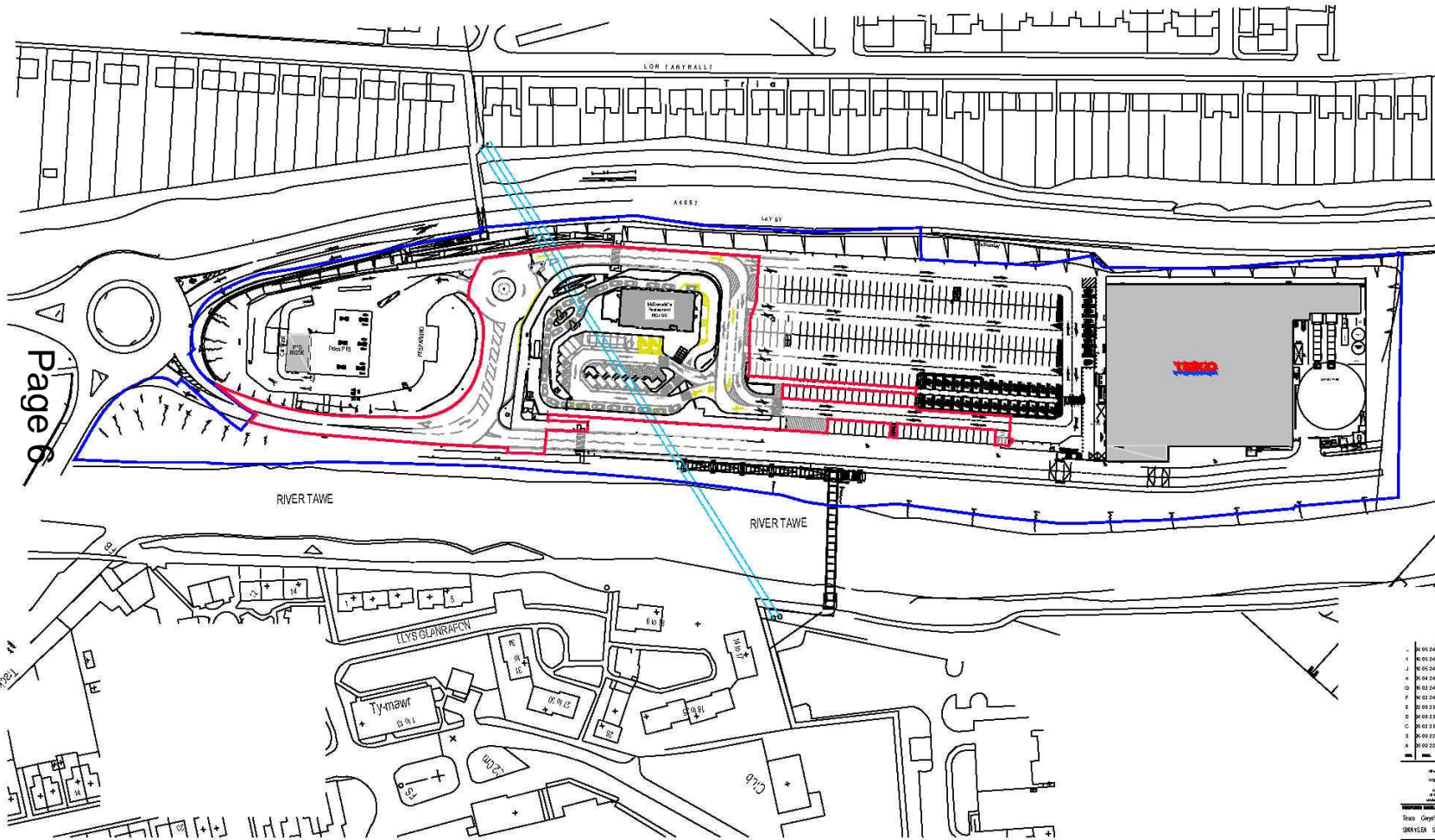




Notes:  
All drawings to be read in conjunction with all other drawings as noted on issue sheet.

Application Boundary:

Other Land under Applicant Control:  
(as per TPO Ref: 07/22720)



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K	01/05/24	approved to Lateral Drive	Just-in-Time	DA
L	01/05/24	approved to Lateral Drive	Just-in-Time	DA
M	01/05/24	approved to Lateral Drive	Just-in-Time	DA
N	01/05/24	approved to Lateral Drive	Just-in-Time	DA
O	01/05/24	approved to Lateral Drive	Just-in-Time	DA
P	01/05/24	approved to Lateral Drive	Just-in-Time	DA
Q	01/05/24	approved to Lateral Drive	Just-in-Time	DA
R	01/05/24	approved to Lateral Drive	Just-in-Time	DA
S	01/05/24	approved to Lateral Drive	Just-in-Time	DA
T	01/05/24	approved to Lateral Drive	Just-in-Time	DA
U	01/05/24	approved to Lateral Drive	Just-in-Time	DA

REVISIONS TABLE  
If works are undertaken in accordance with the Building Regulations, the applicant must ensure that the works are carried out in accordance with the relevant Building Regulations. If any works are carried out in contravention of the Building Regulations, the applicant must ensure that the works are carried out in accordance with the relevant Building Regulations.

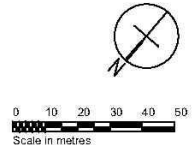
Drawn: Owen's PR - 01/05/24  
Checked: SMC/SAC  
Approved: R. Jones's Forwards Ltd  
Date: 01/05/24

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Drawn: Owen's PR - 01/05/24  
Checked: SMC/SAC  
Approved: R. Jones's Forwards Ltd  
Date: 01/05/24



© Copyright: McDonald's Restaurants & Stores Architects







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Image © 2024 Airbus

Google Earth

1985

Imagery Date: 3/7/2024 51°42'54.29" N 3°50'57.97" W elev: 44 m eye alt: 700 m





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1250  
SURROUNDING CONTEXTUAL BUILDINGS AND INFRASTRUCTURE ARE BASED ON RECEIVED ORDINANCE SURVEY DRAWINGS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ASSUMED TO BE SUBJECT TO CONVICTION

NORTH

**General Notes**  
All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineers to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for soil borings since the drainage layout is confirmed. CA to be informed immediately once this is available.



**PLANTING SCHEDULES (RAIN GARDEN, HYDRO PLANTERS)**

Hydro- Planter Planting	Name	Abb.	Height (cm)	Soil	Container	Height	Sp. No.
Diophris filiformis	Dfm	7	C	3L	S	11	
Deschampsia cespitosa	Dc	7	C	3L	V	12	
Geranium 'Rozanne'	GR	7	C	3L	V	12	
Lupinus muscari	Lm	7	C	3L	V	9	
Lythia nivea	Ln	7	C	3L	S or V	15	
Vinca minor	Vm	7	C	3L	V	6	

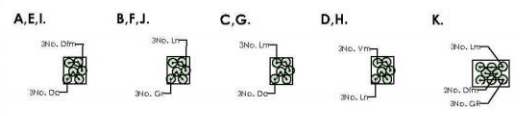


- Soft Landscape Key:**
- Existing trees and vegetation to be retained, detailed and protected during construction and landscaping works in accordance with BS5836:13 guidance.
  - Existing trees and vegetation to be removed in order to facilitate the proposed development.
  - Proposed tree in soft landscape. Refer to planting schedule for species & specification: 1834-MCD-VL-L01
  - Proposed specimen shrub planting. Refer to planting schedule for species & specification.
  - Proposed ornamental planting. Refer to plant schedule for species & specification: 1834-MCD-VL-L01
  - Proposed retention willow turf. WFF-SUD-37 SUD-5 turf by willow turf Ltd or similar approved.
  - Proposed close mown grass to be cultivated turf.
  - Proposed slate aggregate surface finish to be laid over permeable geotextile membrane.
  - Proposed ornamental bark mulch surface finish in situ, ornamental bark mulch around all trees in grass in accordance with BS5548:2014.
  - Proposed rain gardens/A. Refer to plant schedule: 1834-MCD-VL-L03 Rain Garden Planting Plan.
  - Proposed aggregate surface finish.
  - Proposed Mobilize Green Screen to be laid over permeable geotextile membrane.

- RAIN GARDENS:**
- Proposed Hydro planter units:  
Dimensions:  
A) Starter module - GBUHPM1A - 1000 x 1200 x 600mm  
B) Continuation module - GBUHPM1A - 1000 x 1200 x 600mm  
C) End module - GBUHPM1A - 1200 x 1200 x 600mm  
Supplier: Green Blue Urban
  - Proposed rain gardens: R1G. Refer to drawing 1834-MCD-VL-L03 Sustainable Drainage Landscape Plan.
  - Proposed Bio Retention Swale to be bio retention willow turf (WFF-SUD-37) supplied by willow turfs Ltd.

**RAIN GARDEN HYDRO PLANTER LAYOUT**

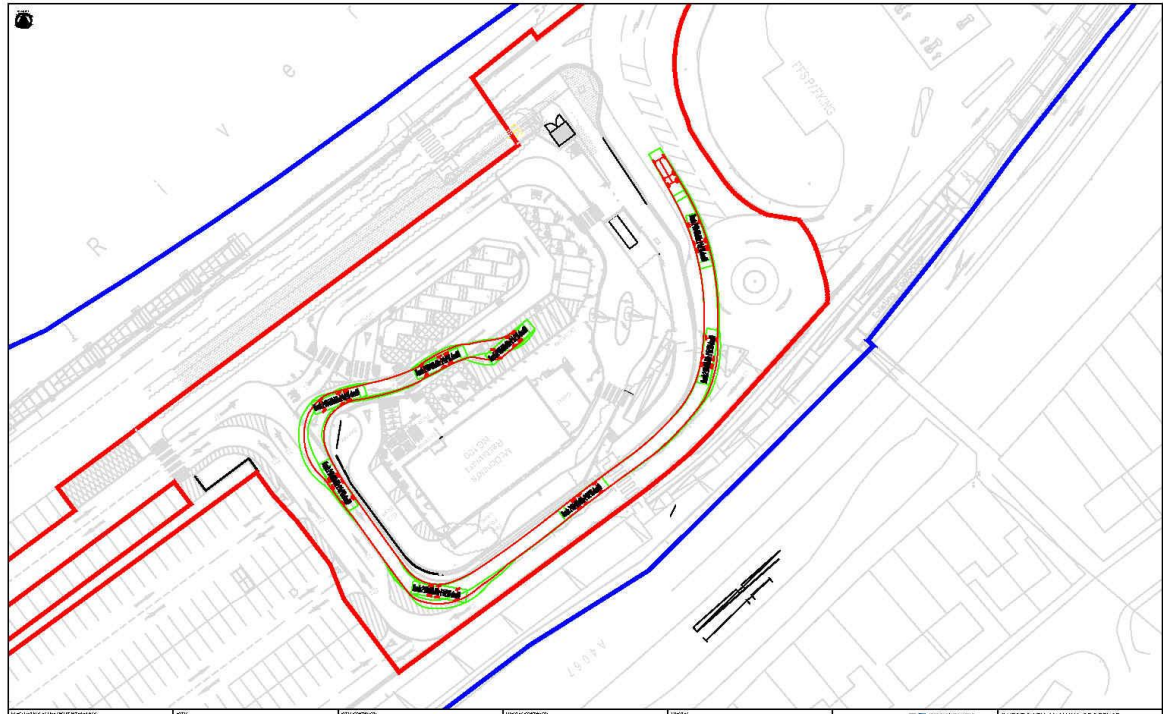
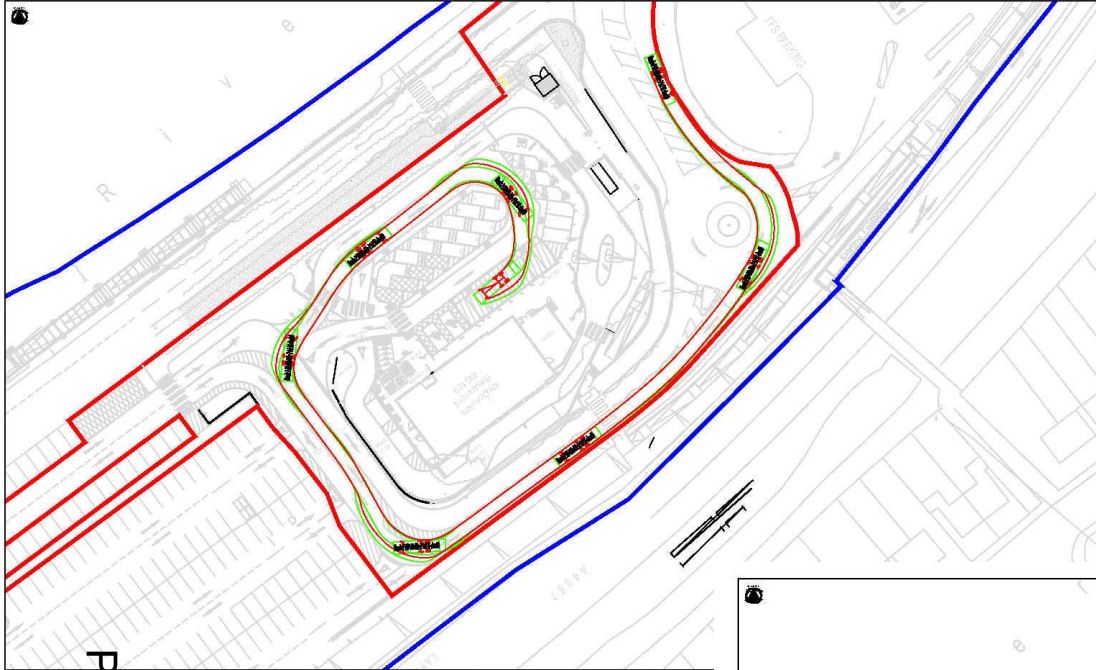
A	B	C	D	E	F	G	H	I	J	K
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DATE: 07/2022	PROJECT: 1834-MCD-VL-L03	SCALE: 1:250	DATE: 07/2022
DESIGNED BY: NS	CHECKED BY: AS	DATE: 07/2022	DATE: 07/2022
<b>McDonald's Restaurant</b> 1834-MCD-VL-L02 RAIN GARDEN - PLANTING PLAN		WATERFORD - 01 874 51980 100-102, Waterford City WATERFORD - 01 874 51980 100-102, Waterford City WATERFORD - 01 874 51980 100-102, Waterford City	
L A N D S C A P E A R C H I T E C T S 100-102, Waterford City			

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	01	02	03	04
	05	06	07	08
	09	10	11	12
	13	14	15	16
	17	18	19	20

	01	02	03	04		<b>MCDONALDS RESTAURANTS</b>	15287	2500	15287-HYD-25-00-BR-TP-0304
	05	06	07	08					
	09	10	11	12					
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	17	18	19	20					

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Information  
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pedestrians  
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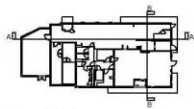




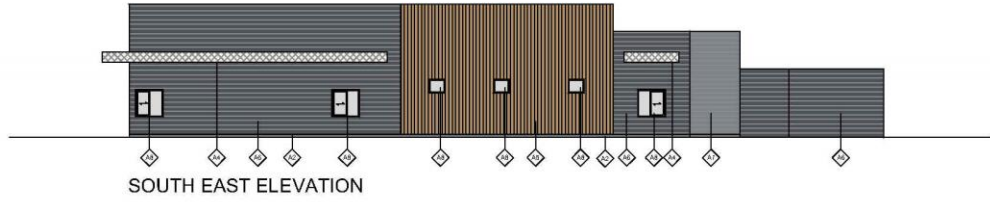
**Note:**  
All drawings to be read in conjunction with all other drawings in this set of drawings.

**MATERIALS LEGEND**

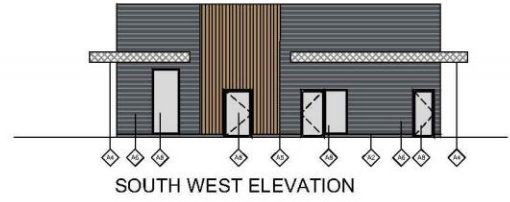
- Restaurant Staff Fiber  
Dark grey engineering brick
- Security Doors  
PPC DAL 9009 Jet Black
- Canopies and Columns  
PPC RAL 9003 Signal White
- Restaurant  
Timber effect vertical cladding panels
- Restaurant  
Timber effect vertical cladding panels - Dark Grey
- Restaurant  
Timber effect vertical cladding panels - Light Grey
- Windows and Doors  
PPC RAL 6009 Jet Black frames
- Plant Passage  
Black cladding panels



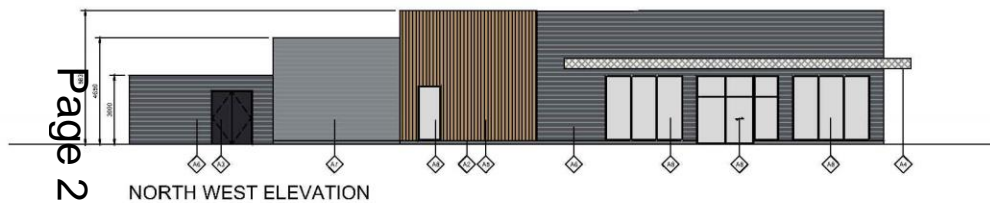
KEY PLAN



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

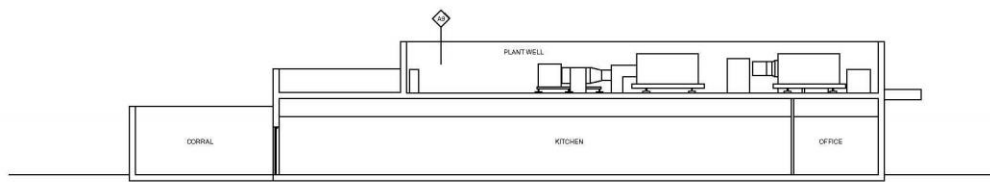


NORTH WEST ELEVATION

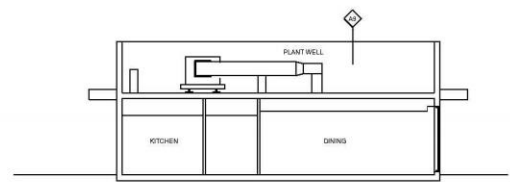


NORTH EAST ELEVATION

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SECTION A-A



SECTION B-B

1	Mc 219	McDonald's Kitchen	1/1/2022	1/1/2022
2	Mc 219	McDonald's Kitchen	1/1/2022	1/1/2022
3	Mc 219	McDonald's Kitchen	1/1/2022	1/1/2022
4	Mc 219	McDonald's Kitchen	1/1/2022	1/1/2022

**McDonald's**  
1662 SA-1744-P005 B  
1/1/2022  
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**McDonald's**  
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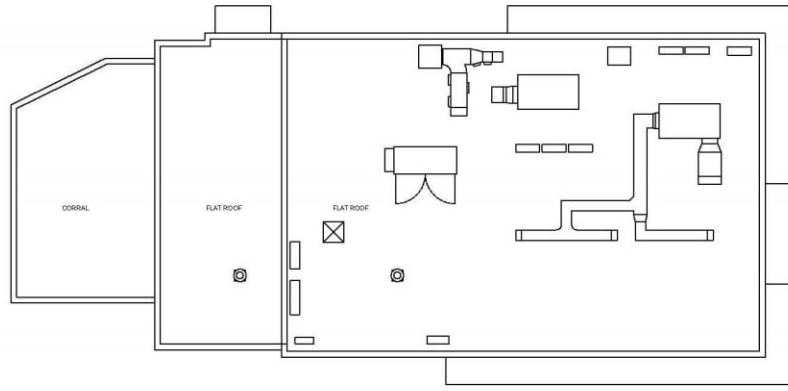
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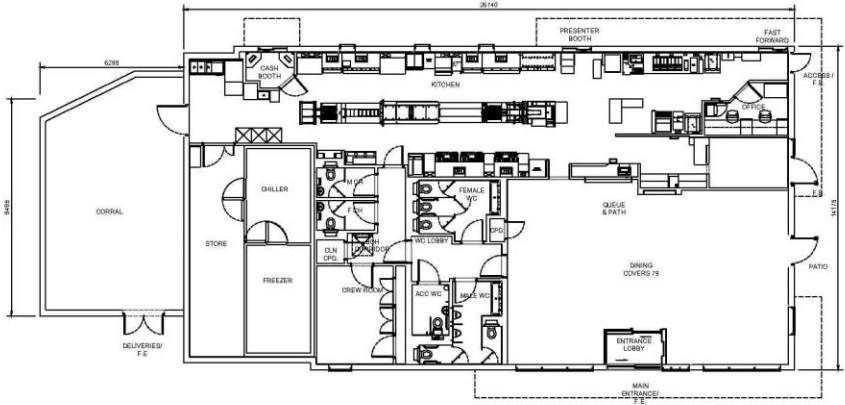
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Note:  
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ROOF PLAN



GROUND FLOOR PLAN

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1	W 07 04	Accessories Level (AC) 04	04	-
2	W 07 04	Accessories Level (AC) 04	04	-
3	W 07 04	Accessories Level (AC) 04	04	-

PROJECT INFORMATION  
 Title: Drive-Thru Restaurant  
 SWANSEA, WA 302  
 01 04  
 IN CHARGE OF:  
 McDonald's Restaurants Ltd  
 Ground Floor and Roof Plans



**NG100**

McDonald's logo and project information icons.

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**COD & Canopy with Double Digital Menu Board**







Range furniture presentation



4-Seat rectangular table  
PMT0233



4-Seat round table  
(must be fixed to the ground)  
PMT0234



8-Seat rectangular table  
PMT0235



Lounge Area  
Bench with armrest (left or right) PMT0237-238  
Single chair PMT0239  
Coffee table PMT0236  
(must be fixed to the ground)



Dustbin  
PMP0121

Planter  
PMJ0213



Division screen  
(must be fixed to the ground)  
PTP0244

Ashtray  
PMO0112

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Lighting pole/

Moshi



CE marked product :  
Certificate of conformity CE 0679-CPD-0473

Wood sourced from sustainably managed Northern European forests (FSC certified).

No chemical treatments.

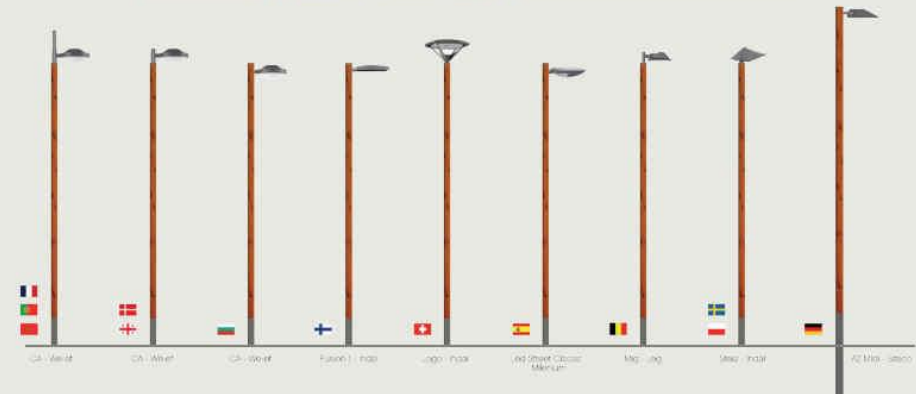
All wood waste at the factory recycled.

Moshi column :  
Special mention of the jury for Business and Environment Award  
Ministry of sustainable development  
2009 - Paris

Lifecycle analysis according to reference norms ISO 14040 and ISO 14025.

Comparison of a wooden 5m Moshi pole with a metal pole\* :

- 86 Kg of CO2 offset
- 215 kWh saved
- 5,5 Kg less hazardous waste







Buton Fence with light posts

**broxap**  
design | manufacture | installation

Call our sales team: 01782 564411

Email: [web.sales@broxap.com](mailto:web.sales@broxap.com)

Web: [www.broxap.com](http://www.broxap.com)

**Sheffield Cycle Stand**  
BXMW/GS/Sheffield-Stand

The Sheffield Cycle Stand is recommended by the national cycling associations, this best selling tubular cycle stand allows the bike to be secured in a variety of ways.

**Capacity:**

- 2 Cycles

**Standard Single Unit Size:**

- Width: 715mm
- Height: 800mm
- Junior stands are 600mm high
- Diameter: 48.3mm
- Recommended spacing between cycle stands: 800mm

**Features:**

- Simple and easy to install
- Stands are available in Senior and Junior sizes

**Fixings:**

- Root Fixed
- Baseplate Fixed

**Finishes Available:**

- Galvanised to BS EN ISO 1461:2009
- Galvanised to BS EN ISO 1461:2009 & Polyester Powder Coated
- Stainless Steel Grade 304
- Stainless Steel Grade 316
- Duracast™ Polyurethane version (a long lasting environmentally friendly material that is rust proof and can also be painted to a range of colours)



Broxap Ltd., Rowhurst Industrial Estate, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 6BD.

All dimensions are in millimeters, weights in kilograms and capacities in litres, are approximate and do not form any part of the contract. All prices are guide prices only and should be used for estimating purposes only. Broxap Limited reserve the right to change the design, specification or price of any item sold at any time. All prices exclude VAT and delivery.

French model of Logo sign



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