



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

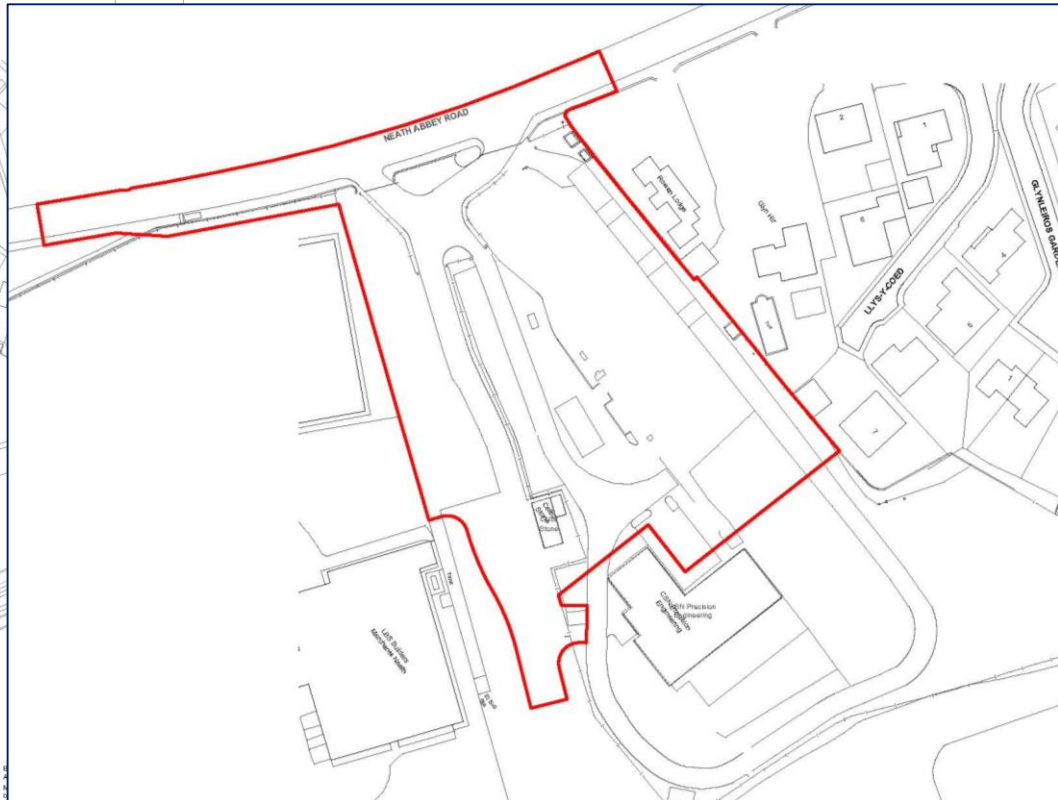
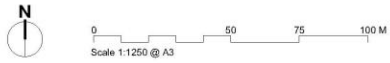
(Remote) 2nd February 2021



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<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

PROPOSED ALDI STORE	
APPLICATION SITE AREA (Approx)	10,528 sqm / 2.602 acre / 1.053 Hectare
ALDI SITE (Approx)	6,689 sqm / 1.653 acre / 0.669 Hectare



- P8 21/10/20 JS OS B
- P7 01/10/20 JS OS B
- P6 29/09/20 JS OS B
- P5 24/09/20 JS OS B
- P4 08/07/19 SK NR
- P3 25/06/19 SK NR
- P2 20/05/19 SK NR

Boundary extended to encompass whole access road and land to the west between access road & neighbouring property.
 Street axis increased to A3. Red line boundary increased to include proposed highway improvements. Proposal removed from plan.
 Site layout amended to allow for new plant layout.
 Title updated.
 Application boundary added.
 Floor Date By Adj Note

Kendall Kingscott



Chartered Architects
 Chartered Building Surveyors
 Interior Designers
 CDM Services

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Project		Drawing Title	
Neath, Neath Abbey Road		Site Location Plan	
Client	Project Number	Drawing Number	Revision
Aldi Stores Ltd.	190487-1100	P8	
Scale	Format	Date	Status
1:1250 A3	190487-1400 Proposed Site Plan.vwx	24/04/19	SK NR PLANNING
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KEY

- Application Area
- Existing trees
- Existing Levels

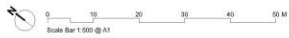
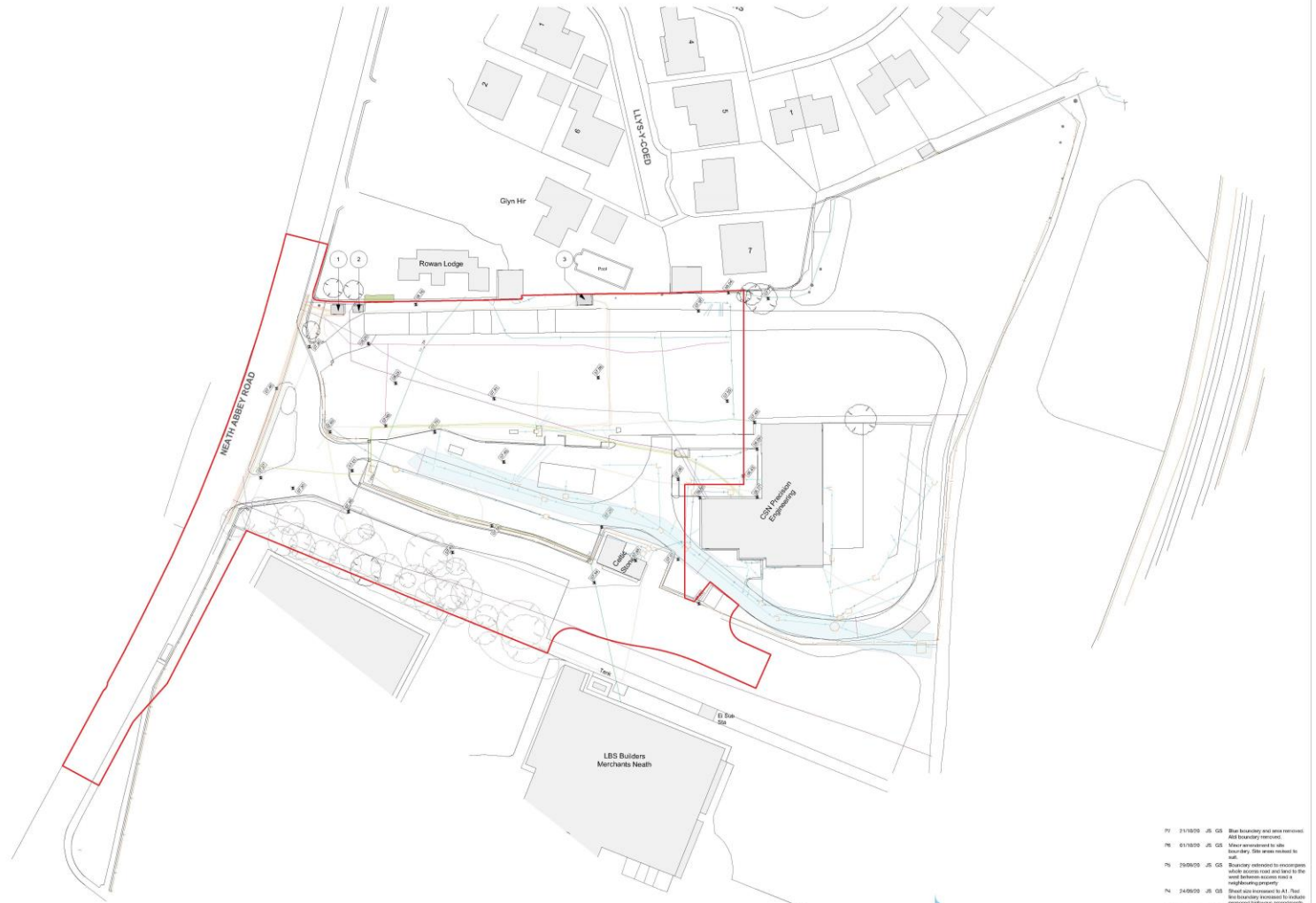
NOTES

- 1 Electric transformer sub-station
- 2 Gas meter house (BT exclusion use)
- 3 Existing electric sub-station

SERVICES KEY

- Underground BT Cable
- Overhead BT Cable
- Electric Cable
- Gas Pipe
- Undertiled Service
- Water Main
- Foul Sewer
- Surface Sewer
- Chamber Extents


PROPOSED ALDI STORE	
APPLICATION SITE AREA (Approx)	10,528 sqm / 2.402 acres / 1.053 Hectares
ALDI SITE (Approx)	8,888 sqm / 1.653 acres / 0.688 Hectares



- PL 21/10/09 JH GS Blue boundary not area reserved. All boundary reserved.
- PL 01/10/09 JH GS Blue boundary not area reserved. All boundary reserved.
- PL 25/05/09 JH GS Blue boundary not area reserved. All boundary. Site area marked to map.
- PL 24/05/09 JH GS Boundary retained to incorporate which is not used and later to the west between access road and a road boundary.
- PL 25/06/10 SH JH Site reserved.
- PL 25/06/10 SH JH Application boundary added.



ALDI



Kendall Kingscott

190487-1150 P7

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Member Surveyors
EDM Services

Shrewsbury Court, Llanrhondda
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Project Name: **Neath, Neath Abbey Road**

Client: **Aldi Stores Ltd.**

Scale: **1:500** | **A1** | **190487-1150 Proposed Site Plan**

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Existing Site Plan

Project Number	Existing Number	Revision
190487-1150	06	PLANNING

KEY

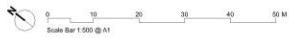
- Application Area
- Tarmac/Asphalt Surfacing to Car Park (TM)
- Tarmac/Asphalt Surfacing to Footpath (TM)
- Tarmac/Asphalt Surfacing to Footpath (TM)
- Conservation paving slabs beneath canopy: Slab size = 450x450x50mm thick. Colour: Charcoal. Finish: Smooth Ground
- Concrete Slabs
- Concrete Surface (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
- Plastic fence and gate
- Close Shaped Fence
- Timber Kwik Rail
- Acoustic fence 2m high
- Acoustic fence 2.5m high
- Stainless steel bollard
- Heavy duty bollard
- Proposed resurfaced 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 HALDIPHASE SITE LAYOUT FOR EXTERNAL LIGHTING
SITE IS MONITORED BY CCTV


NOTES

- 1 Electric transformer sub-station retained
- 2 Gas meter house (BT ex-amine 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 O22 Refrigeration packs
- 8 Location for interpretation boards relating to route of Roman road. Location of road to be indicated on site
- 9 Drop down / removable bollards to the site entrance
- 10 Access to proposed Aldi site
- 11 Access road to Aldi store and other adjacent buildings - category 7, 7m wide, 2.0m side slope on both sides
- 12 Section of low wall to be removed
- 13 Street 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 hand line
- 17 Proposed Aldi site sign
- 18 Yellow shade shows extent of existing adopted Highways land

PROPOSED ALDI STORE	
APPLICATION SITE AREA (Approx)	18,528 sqm / 2.602 acre / 1.653 Hectare
ALDI SITE (Approx)	6,888 sqm / 1.003 acre / 0.689 Hectare
RETAIL AREA (Approx)	1,338 sqm / 14,935 sqft
WELFARE AREA (Approx)	124 sqm / 1,325 sqft
WAREHOUSE (Approx)	400 sqm / 4,306 sqft
TOTAL PARKING	107



- R01 21/10/20 JH GS Blue boundary and area reserved. Aldi boundary reserved.
- R05 01/10/20 JH GS Meter approved to site boundary. Site areas reserved to suit.
- R19 25/09/20 JH GS Meter referring to replacement low kerb wall reserved four roads. 15. Boundary reserved to incorporate which access road and level to the road between existing road & neighbouring property



ALDI

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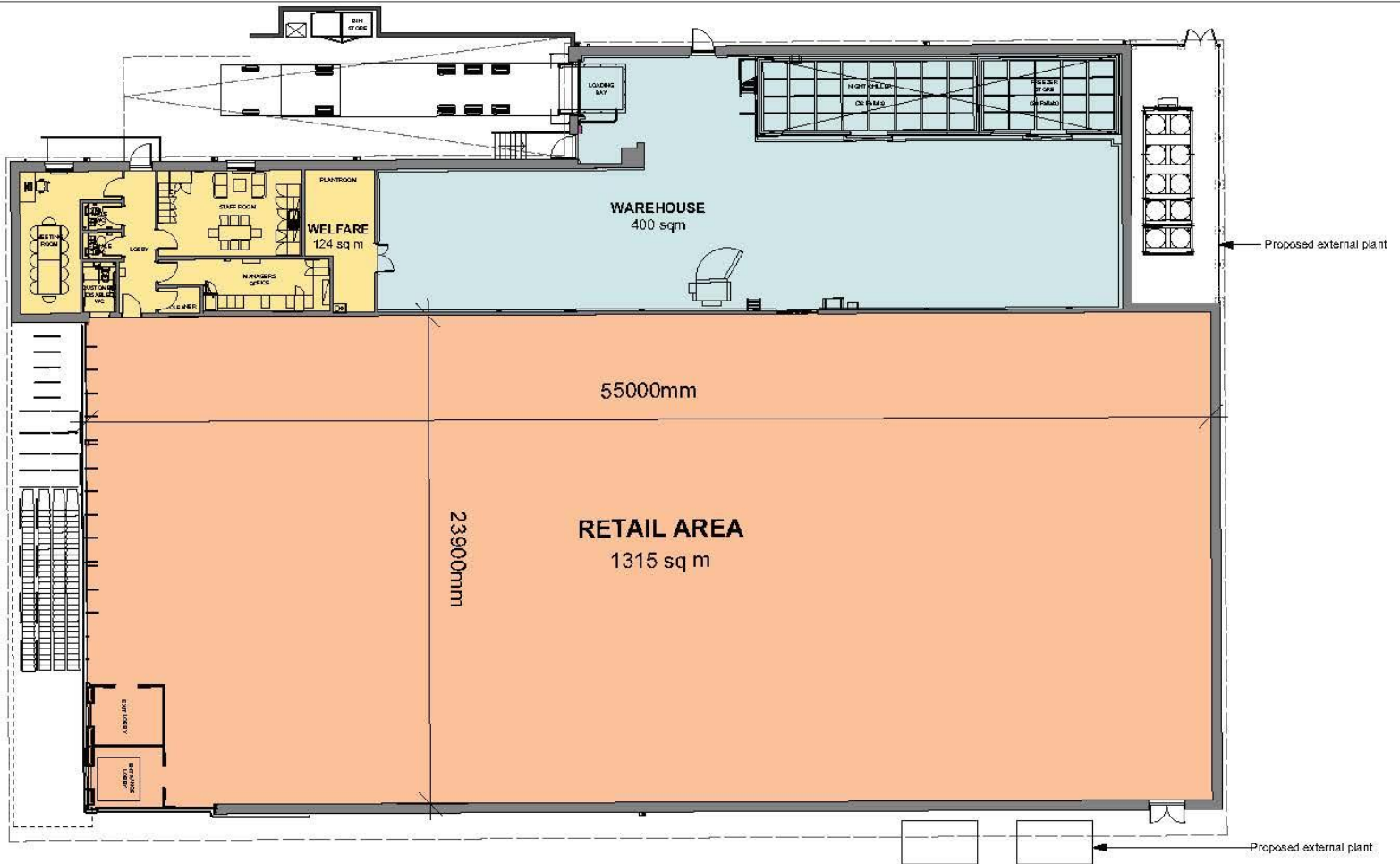
Project Name: **Neath, Neath Abbey Road**

Client: **Aldi Stores Ltd.**

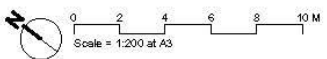
Reference: **190487-1400 P21**

Scale: 1:500 A1
Date: 19/04/21
Drawing Number: 190487-1400 Proposed Site Plan - rev 24/04/19 OK NR
Drawing Status: **PLANNING**





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 5.5m</i>	124	



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Chartered Building Surveyors
Interior Designers
CDM Services

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

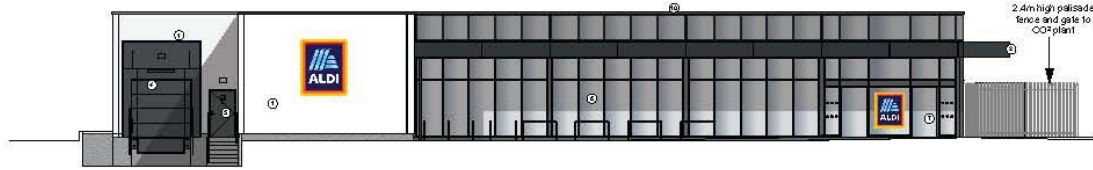
Drawing Title: Floor Plan

Project Number: 190487-1401- P3
Drawing Number: 1401- P3
Revision: P3

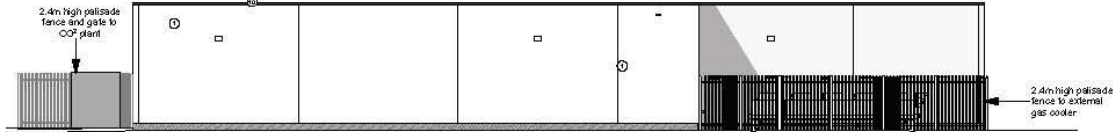
Date: 24/04/19
Drawn: SK
Checked: NR
Status: PLANNING

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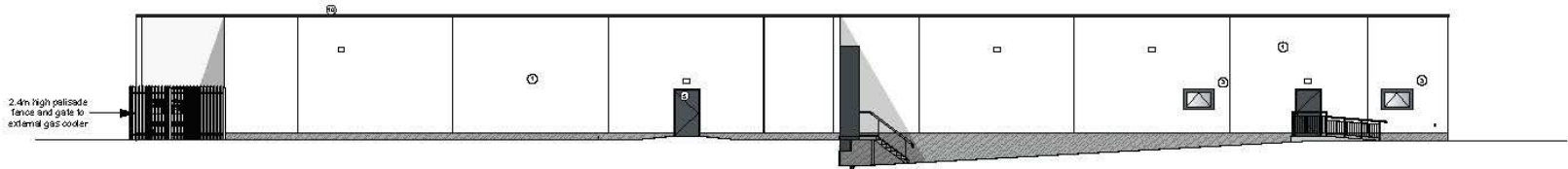
NORTH-WESTERN FACING ELEVATION



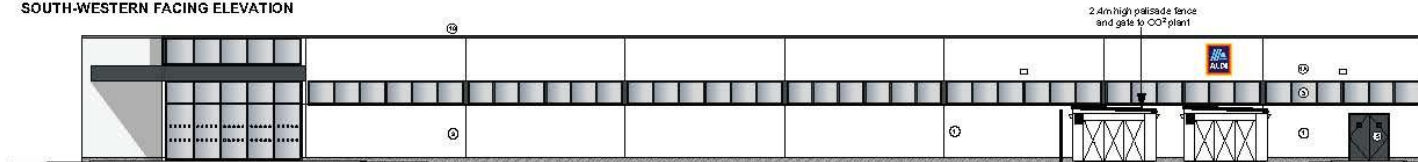
SOUTH-EASTERN FACING ELEVATION



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

0 2 4 6 8 10 M
Scale = 1:200 at A3



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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 02/09/19 HB NR External plant revised
P2 25/06/19 SK NR Title updated. Aldi sign relocated
Rev. Date By Ap Note

Drawing Title
Elevations

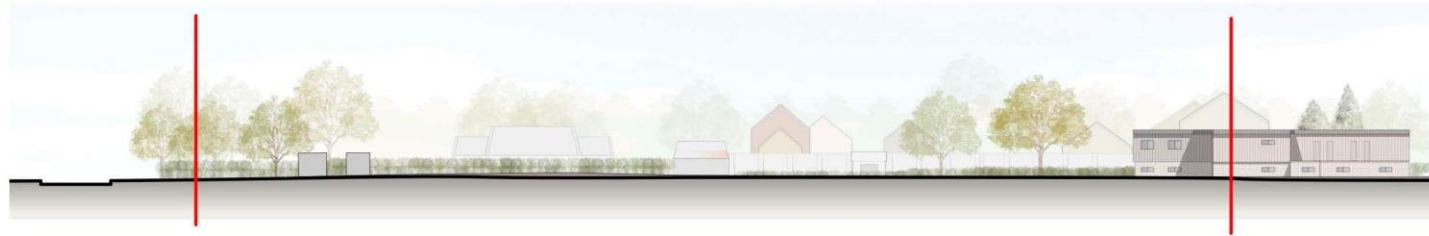
Project Number	Drawing Number	Revision
190487-1500-		P3

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

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EXISTING SECTION A-A - 1:500

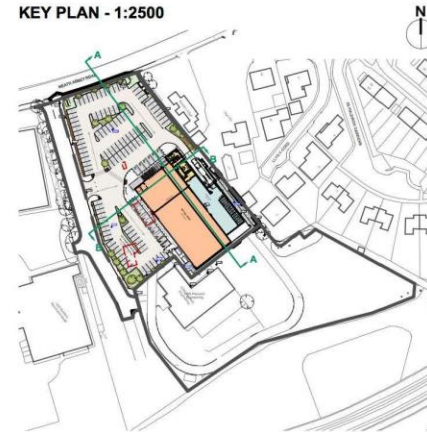


EXISTING SECTION B-B - 1:500



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

KEY PLAN - 1:2500



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

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

Date Drawn Checked Status
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



Chartered Architects
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Interior Designers
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Project
**Neath,
Neath Abbey Road**
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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 OTHERS DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE CHECKED AGAINST DIMENSIONS FROM MEASURED 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 B619 Revision A.
THIS DRAWING SHOULD BE PRINTED IN COLOUR.



C.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 this design element.
- OPERATIONAL / MAINTENANCE RISKS:**
- No abnormal risks have been identified relating to this design element.
- RISKS DURING DECONSTRUCTION / DEMOUNTING / ALTERATIONS:**
- No abnormal risks have been identified relating to this 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
REVISION DETAILS	BY DATE

CRADDYS
 Consulting Civil and Structural Engineers
 www.craddys.co.uk

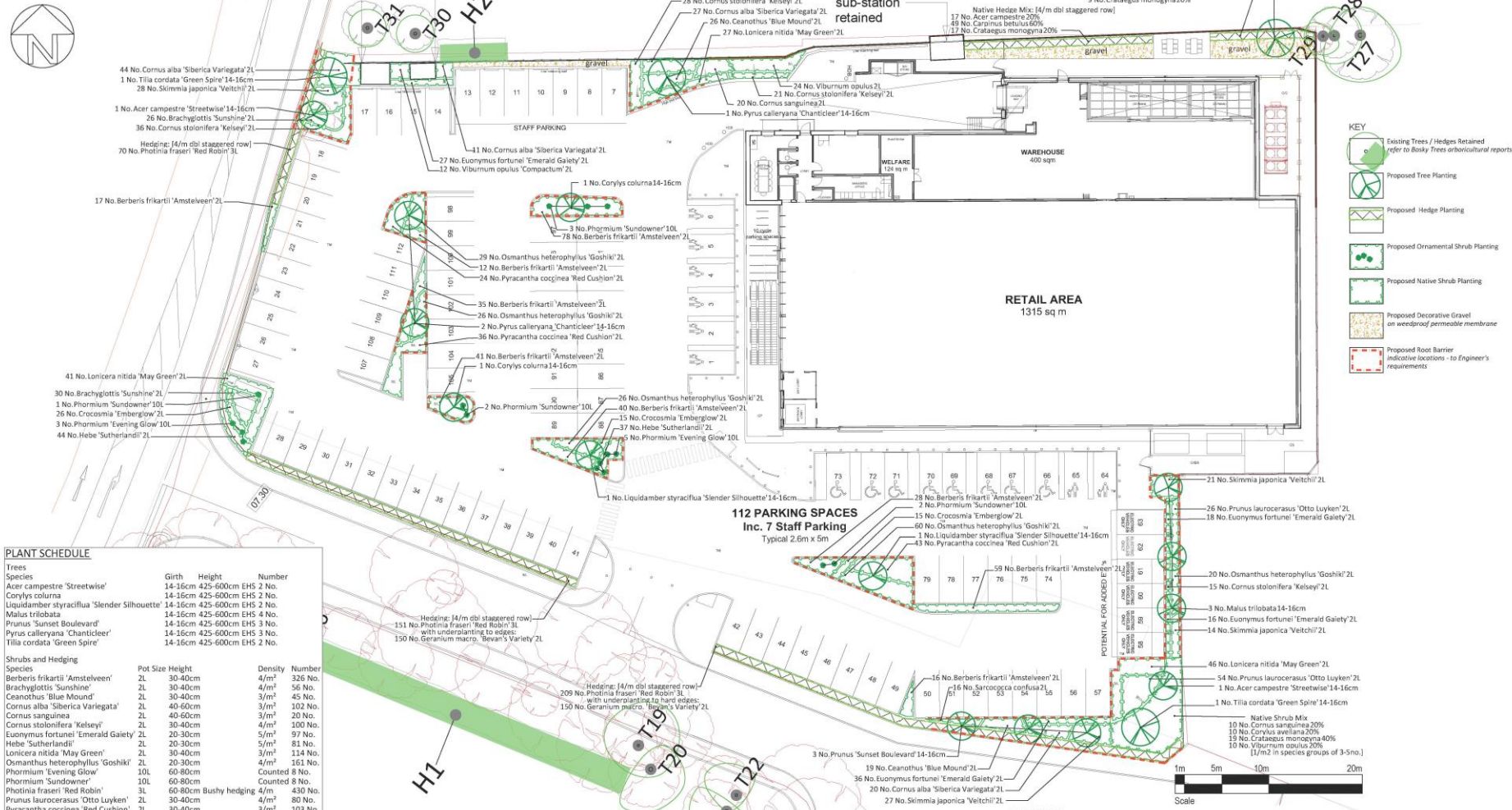
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PROJECT TITLE
 ALDI STORE
 NEATH ABBEY ROAD
 NEATH

DRAWING TITLE
 HIGHWAY WORKS

CLIENT ALDI STORES LTD.			
STATUS A2 - CONCEPT DESIGN			
SCALE AT A1 (DRO SIZE)	DRAWN	CHECKED	APPROVED
1:200	AT	CM	RJH
JOB NO. 7859	DRAWING NUMBER 79-E1578-CDY-XX-XX-DR-D-En_80_35_74-0010	REV.	REV.
			P01

ALDI Store, Neath Abbey Road - Soft Landscape Proposals



PLANT SCHEDULE

Trees			
Species	Girth	Height	Number
Acer campestre 'Streetwise'	14-16cm	425-600cm EHS	2 No.
Corylus colurna	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.
Shrubs and Hedging			
Species	Pot Size	Height	Density Number
Berberis frikartii 'Amstelveen'	2L	30-40cm	4/m ² 326 No.
Brachyglottis 'Sunshine'	2L	30-40cm	4/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.
Hebe 'Sutherlandi'	2L	20-30cm	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.
Phytolita fraseri 'Red Robin'	3L	60-80cm	4/m 430 No.
Prunus laurocerasus 'Otto Lyken'	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.
Herbaceous			
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 Clm			
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 phosate 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 hedging. 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 topsoil 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 BS6001:2013 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 stable. 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.
Preparation, seeding and establishment to Emronage recommendations.
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.
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Preparation, seeding and establishment to Emronage recommendations.

NATIVE PLANTING:
All plants to be pit planted, with biodegradable spiral guards.

TREE PLANTING:
14-16cm girth trees container grown in Air-Rots, min 200cm clear stem.
Double root stakes, untreated softwood, secured using biodegradable ties (eg hessian 'Naturtree').
Trees in car park and those adjacent to hard surfaces and drainage/vehicle runs to be planted with root deflectors or root barriers (eg RootShield 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 Emronage recommendations.
WATERING & MAINTENANCE:
Planting areas are 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: 21/03/2019 - Latest edition

CAMBium : Landscape architecture | Arboricultural consultancy

Project: ALDI Store Neath Abbey Road

Title: Soft Landscape Proposals

Client: ALDI Stores Ltd

Date: June 2019

Drawn: LR

Check: MW

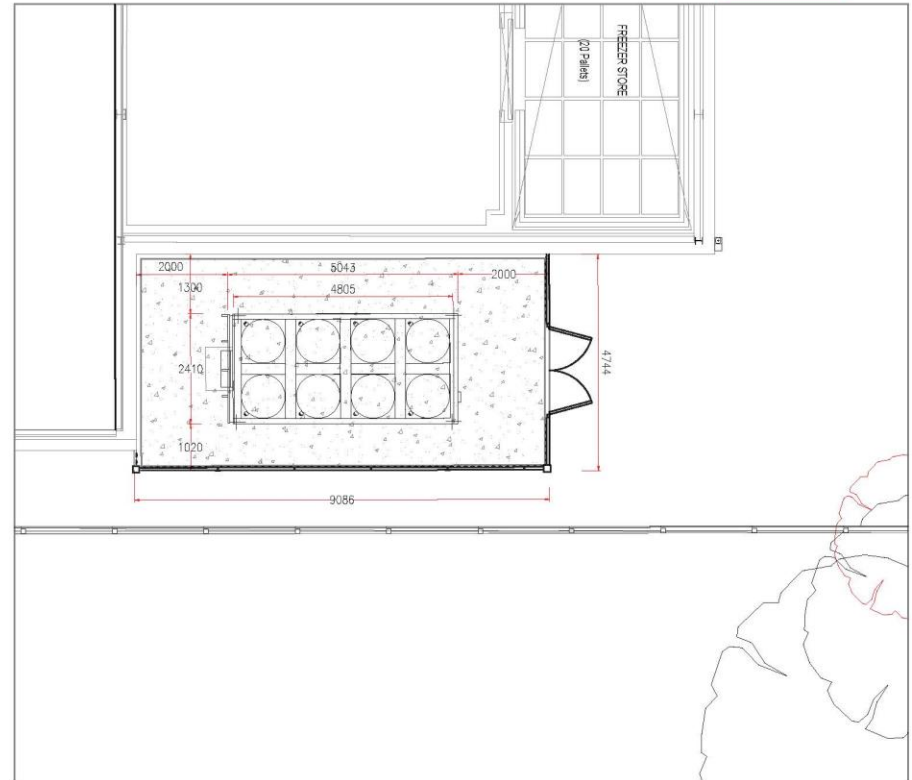
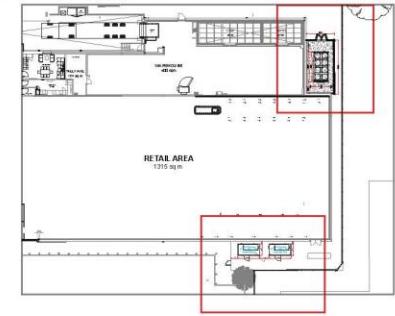
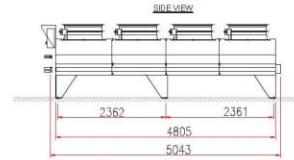
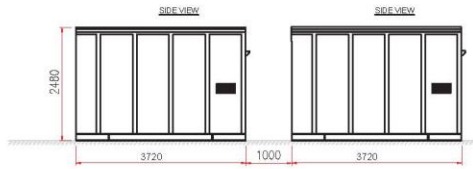
Date: 1:200 @ A1

Rev: 1350-01

Drawn: B

Date: Planning

Cambium, Backpage 145-147 East Street, Redruth, Cornwall TR8 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

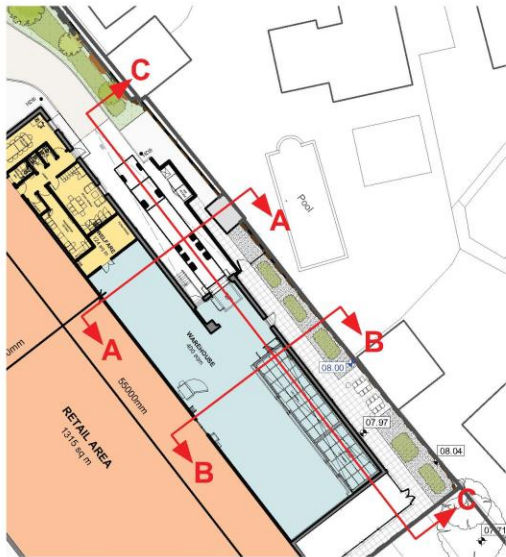
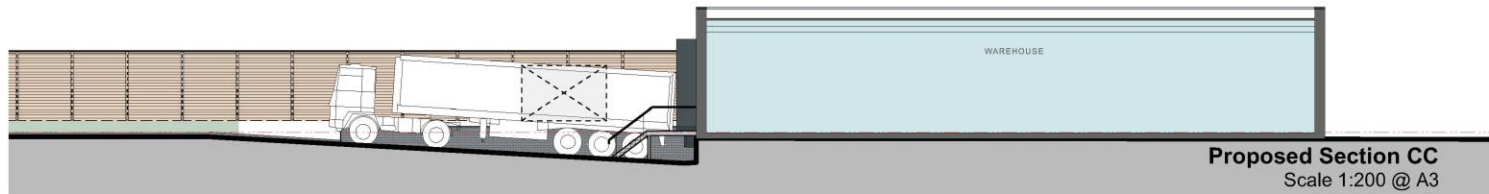
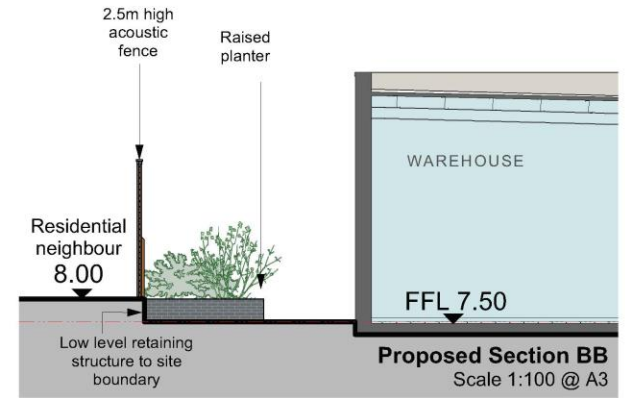
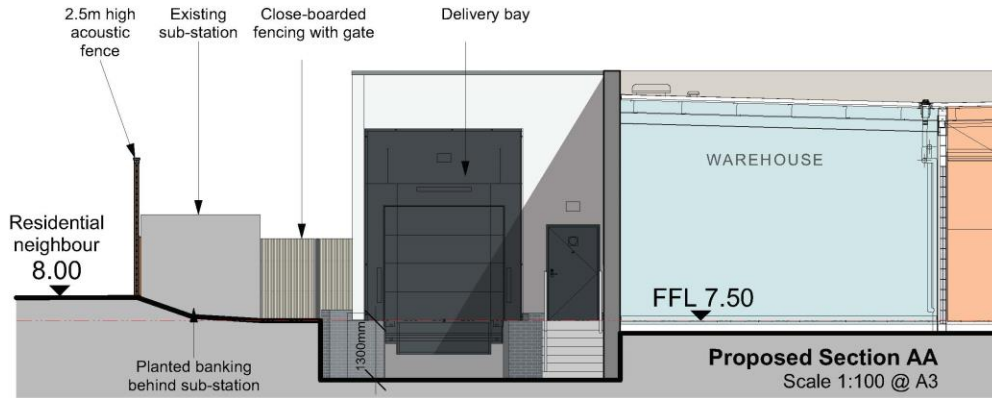
INFORMATION



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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

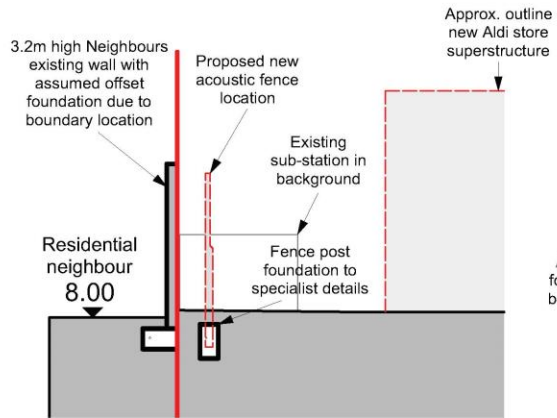
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Site Boundary Sections

Project Number Drawing Number Revision
190487-1504- P2

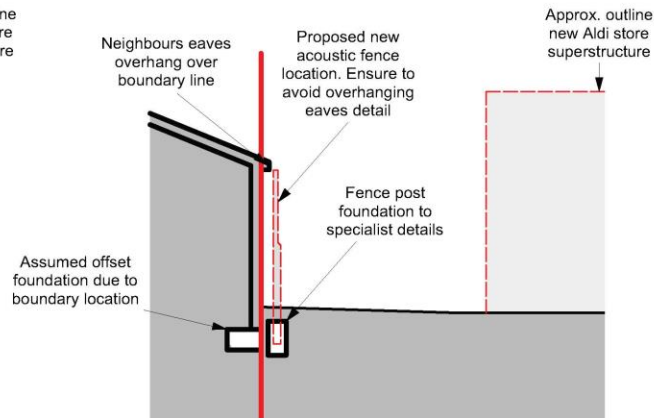
Date Drawn Checked Status
11/10/19 HB NR PLANNING

Check all dimensions and levels on site

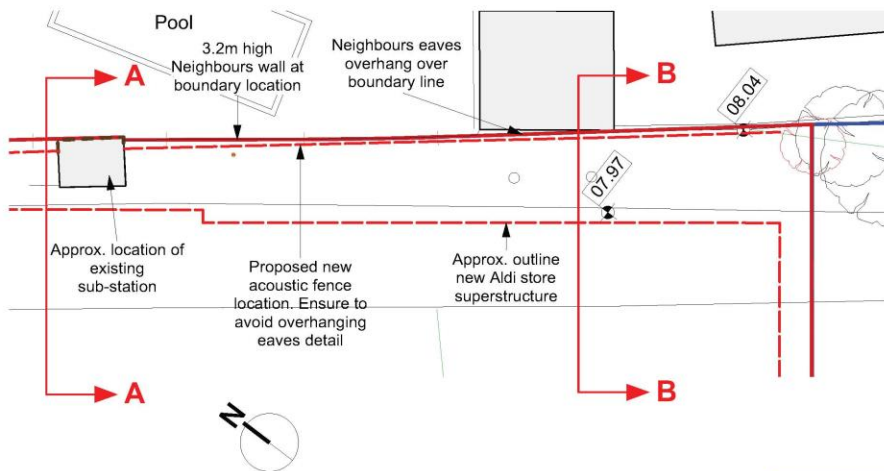
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Existing Section AA
Scale 1:100 @ A3



Existing Section BB
Scale 1:100 @ A3



Extract Key Plan - Existing
Scale 1:250 @ A3



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**Neath,
Neath Abbey Road**
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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 190487-1505		Drawing Number P1		Revision
Date 22/01/20	Drawn JC	Checked NR	Status PLANNING	
Check all dimensions and levels on site				

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Site Video No. 1



Site Video No. 2



Site Video No. 3







