

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

**Environment, Regeneration and Streetscene Services Scrutiny  
Committee**

**2<sup>nd</sup> June 2023**

**Report of the Head of Property & Regeneration  
Simon Brennan**

**Matter for Information**

**Wards Affected: Aberavon**

**THE TRANSFER OF LAND AND CONSTRUCTION OF A  
COMMERCIAL UNIT AT BURROWS YARD - UPDATE**

**Purpose of the Report:**

To update Members on the proposed commercial developments at the former Burrows Yard site.

**Executive Summary:**

To update Members on the proposed commercial developments on the former Burrows Yard site.

**Background:**

As Members will be aware, the Council exchanged contracts with Aldi and the Magic Bean Company on the 16<sup>th</sup> of December 2022.

The Head of Property & Regeneration can confirm that Aldi have now started pre-application discussions with the Local Planning Authority prior to submitting a full application for the site.

**Financial Impacts:**

This is a matter for information only.

**Integrated Impact Assessment:**

There is no requirement to undertake an Integrated Impact Assessment as this report is for information purposes.

**Valleys Communities Impacts:**

No implications.

**Workforce Impacts:**

No implications.

**Legal Impacts:**

No implications.

**Risk Management Impacts:**

No implications.

**Consultation:**

There is no requirement for external consultation on this item.

The Local Members of the Aberavon ward have been consulted.

**Recommendations:**

The report is to be noted.

**Reasons for Proposed Decision:**

This is a matter for information. Therefore, no decision is required.

**Implementation of Decision:**

This is a matter for information. Therefore, no decision is required

**Appendices:**

See attached plan – Appendix 1.

**List of Background Papers:**

None

**Officer Contact:**

Mr Dean Nicholas, Property & Regeneration

Tel. No. 01639 686665

Email [d.nicholas@npt.gov.uk](mailto:d.nicholas@npt.gov.uk)

# Appendix 1

