

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre,
Ebbw Vale. NP23 6XB
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig
Glyn Ebwy. NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk

www.blaenau-gwent.gov.uk**NANTYGLO & BLAINA****Application for Planning Permission****Town and Country Planning Act 1990****TOWN COUNCIL****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Unit 2 & Unit 3A

Address Line 1

Lakeside Retail Park

Address Line 2

Nantyglo

Town/city

Brynmawr

Postcode

NP23 4SL

Description of site location (must be completed if postcode is not known)

Easting (x)

318814

Northing (y)

211411

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference: PP-11463622

Name/Company

Title

Mr

First name

Mark

Surname

Wood

Company Name

MWA

Address

Address line 1

12 The Glenmore Centre

Address line 2

Jessop Court

Address line 3

Waterwells Business Park

Town/City

Gloucester

Country

United Kingdom

Postcode

GL2 2AP

Contact Details

Primary number

Site Area

What is the site area?

1441.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Installation of mezzanine floor within Units 2 and 3A.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Class A retail warehouse units.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Formerly occupied by Home Bargains and Peacocks.

When did this use end (if known)?

DD/MM/YYYY

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Steel

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Planning, Retail and Design and Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class:

A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres):

1441

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross internal floorspace proposed (including change of use) (square metres):

1425

Net additional gross internal floorspace following development (square metres):

1425

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1441	0	1425	1425

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

20

Part-time

45

Total full-time equivalent

45.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A1 - Shops

Unknown:

No

Monday to Friday:

Start Time:

08:30

End Time:

20:00

Saturday:

Start Time:

08:30

End Time:

20:00

Sunday / Bank Holiday:

Start Time:

10:00

End Time:

16:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of Owner/Agricultural Tenant:

Cyan Properties Ltd

House name:

Number:

Suffix:

Address line 1:

c/o CHP Management Ltd

Address Line 2:

Haskell House, 152 West End Lane

Town/City:

London

Postcode:

NW6 1SD

Date notice served (DD/MM/YYYY):

09/08/2022

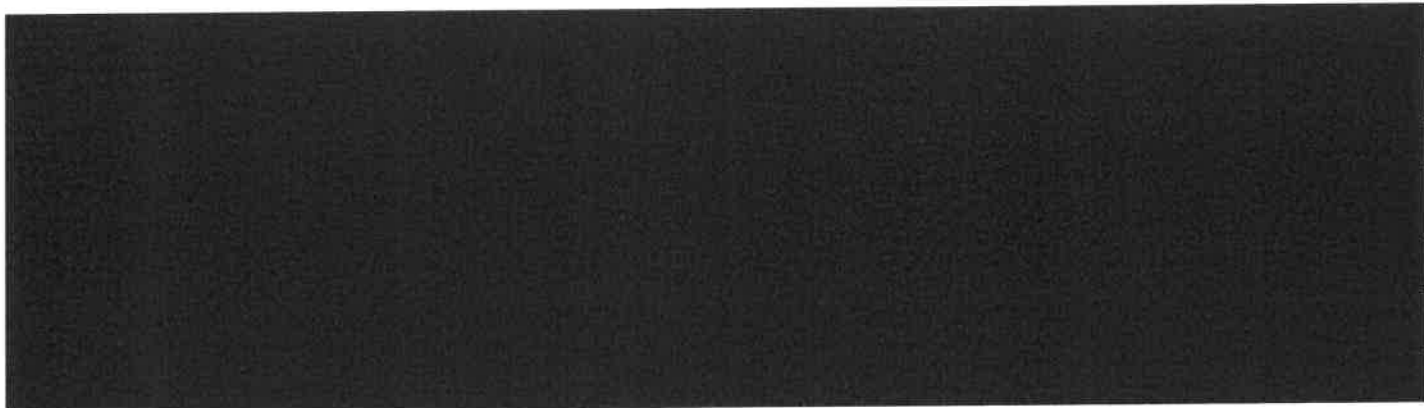
Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

A large rectangular area of the form is completely redacted with a solid black fill.

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☐ The Applicant

☒ The Agent

Title

☒ Declaration made

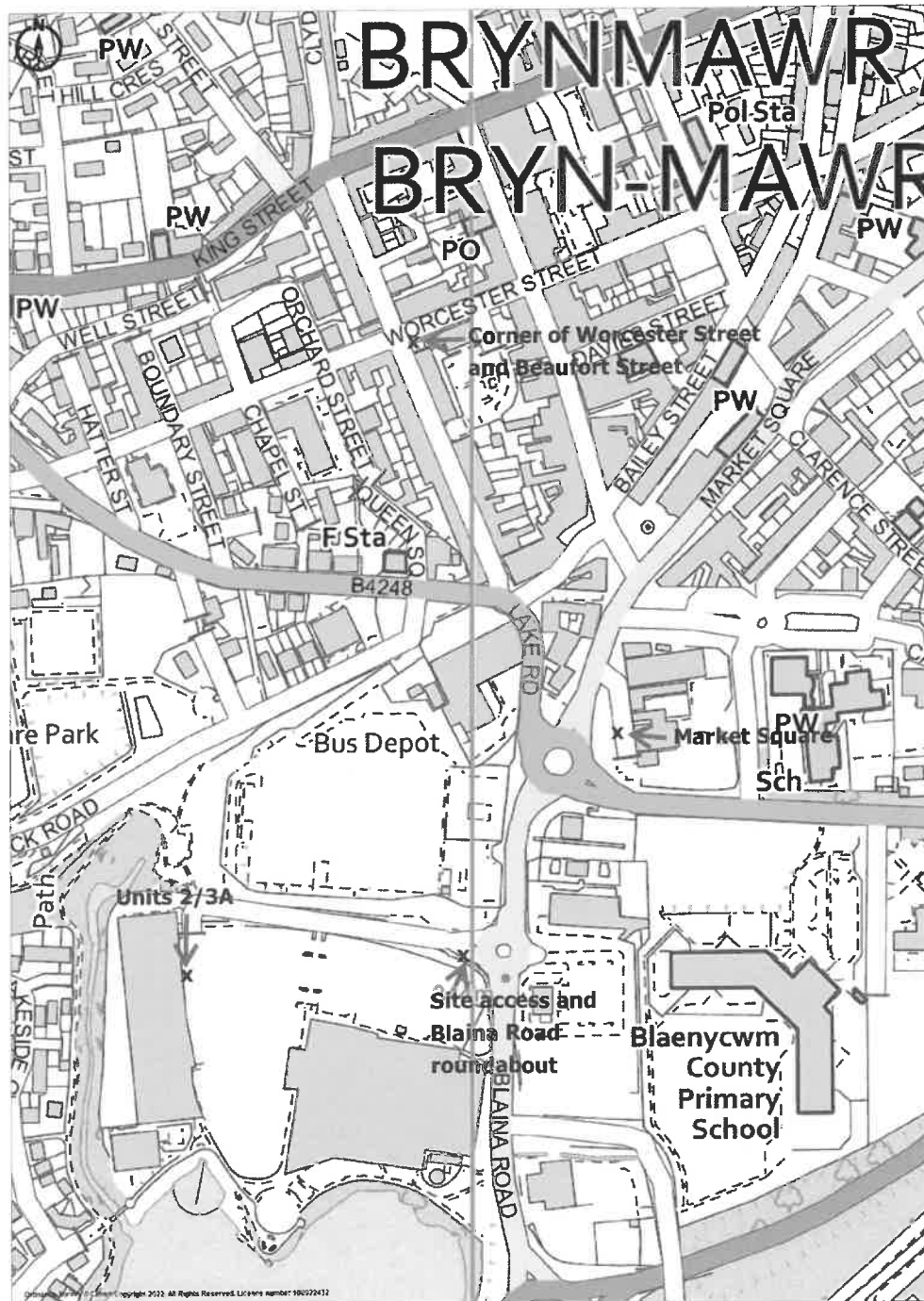
Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Site notices: 6th September 2022



Promap
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Licence number 100022432.
Plotted Scale - 1:4000. Paper Size - A4

Schedule 1B
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure)
(Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displaying by site notice on or near the location of the proposed development).

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any relating planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) Units 2 and 3A, Lakeside Retail Park, Nantyglo, Brynmawr, NP23 4SL

I give notice that (b) CDS (Superstores International) Ltd trading as The Range

is intending to apply for planning permission to (c) Blaenau Gwent County Borough Council

You may inspect copies of:

the proposed application;

the plans; and

other supporting documents

online at (d) <https://www.therange.co.uk/brynmawr-consultation/>

Anyone who wishes to make representations about this proposed development must write to

the application/agent at (i) mark@mwaplanning.co.uk

Or writing to: Mark Wood, MWA, 12 The Glenmore Centre, Jessop Court. Waterwells Business Park, Gloucester GL2 2AP

By 10th October 2022

Signed:



Date: 6th September 2022

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD
CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D**

(i'w gyflwyno i berchnogion a neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatid cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gas cynllunio dilysol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gas cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn (a) CDS Superstores International Ltd trading as The Range

Rwyfyn hysbyrsu bod (b) Units 2 and 3A Lakeside Retail Park, Nantyglo, Brynmawr NP23 4SL

yn bwriadu gwneud cais am ganiatid cynllunio i (c) Blaenau Gwent County Borough Council

Gellwch archwilio copïau o'r canlynol:

y cais arfaethedig;

y planiau; a

dogfennau ategol eraill <https://www.therange.co.uk/brynmawr-consultation/>

ar-lein yn (d) ac mae cyfleusterau
cyfrifiaduwr ar gael i archwilio'r wybodaeth hon ar-lein yn (e)
rhwng yr oriau (f)

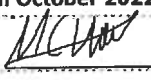
(neu)

Gellwch weld yr wybodaeth hon yn (g) rhwng yr oriau (h)

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn
ysgrifennu at y ceisydd yr asiant yn (i) neu (j) mark@mwaplanning.co.uk

**MWA, 12 The Glenmore Centre
Jessop Court, Gloucester GL2 2AP**

erbyn (k) **10th October 2022**

Llofnod: 

Dyddiad: **6th September 2022**

Schedule 1B
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure)
(Wales) Order 2012

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Or writing to: Mark Wood, MWA, 12 The Glenmore Centre, Jessop Court. Waterwells Business Park, Gloucester GL2 2AP

By 10th October 2022

Signed:

Date: 6th September 2022

TRAVEL PLAN

The Range

Units 2a and 3, Lakeside Retail Park
Brynmawr

November 2022

Travel Plan

vectos.co.uk

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Figures

Figure 2.1	– Site Location Plan
Figure 2.2	– Local Pedestrian Infrastructure
Figure 2.3	– Local Cycle Infrastructure

Appendices

Appendix A	– Proposed Site Layout
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1 Introduction

- 1.1 Vectos is retained by The Range to provide highways and transportation advice in relation to the redevelopment of units 2a and 3 of the Lakeside Retail Park, Brynmawr, within the administrative boundary of Blaenau Gwent County Borough Council (BGCBC).

Site Location

- 1.2 To the north the site fronts unit 3b, presently occupied by Halfords, whilst to the south it adjoins unit 1b, presently occupied by Poundland. The retail park car park is located to the east of the site with service yards separating the eastern boundary from undeveloped land.
- 1.3 In the wider context Lakeside Retail Park is located circa 600 metres to the south of Brynmawr town centre. Local buses operate from Blaina Road to the east from which vehicular access to the site is also taken. The strategic highway network in the area is focused around the A465, Heads of the Valley.

Development Proposals

- 1.4 The proposals seek to combine units 2a and 3 to provide a single retail unit comprising a total floor area of 2,738sqm. In addition, it is proposed to provide 1,452sqm of further floor area in the form of a mezzanine level. No change to access or parking is proposed to facilitate the development proposals.
- 1.5 It is noted that pre-application discussions have been undertaken with BGCBC as local highway authority which requested that any future planning application be accompanied by a Travel Plan. This Travel Plan has therefore been prepared with reference to the comments received.

Report Structure

- 1.6 A Travel Plan is a management tool that allows a coordinated strategy to bring together daily travel issues and achieve a more sustainable travel choice. A successfully implemented Travel Plan can offer substantial gains towards the sustainable transport objectives of central and local government.
- 1.7 Following this introduction, the remainder of this report comprises the following sections:
- **Baseline Conditions** – details the existing accessibility of the site;
 - **Development Proposals** – describes the proposed development;
 - **Baseline Travel Patterns** – sets out the existing travel patterns for the area;
 - **Objectives** – sets out the primary objectives of the Travel Plan;
 - **Management and Marketing Strategy** – details how the Travel Plan will be promoted and managed;
 - **Travel Plan Measures** – sets of the measures and initiatives which will support the implementation of the Travel Plan;

- **Monitoring and Review** - outlines how the monitoring and review programme will ensure the Travel Plan will continue to progress; and
- **Action Plan** – details the action plan;
- **Summary and Conclusions** - concludes the Travel Plan

2 Baseline Conditions

Overview

- 2.1 This section outlines the existing accessibility of the site by a variety of transport modes accounting for active travel, public transport and the local highway network.

Site Location

- 2.2 To the north the site fronts unit 3b, presently occupied by Halfords, whilst to the south it adjoins unit 1b, presently occupied by Poundland. The retail park car park is located to the east of the site with service yards located at the western boundary.
- 2.3 In the wider context Lakeside Retail Park is located circa 600 metres to the south of Brynmawr town centre. Local buses operate from Blaina Road to the east from which vehicular access to the site is also taken. The strategic highway network in the area is focused around the A465, Heads of the Valley. The site location in relation to the surrounding area is shown in **Figure 2.1**.

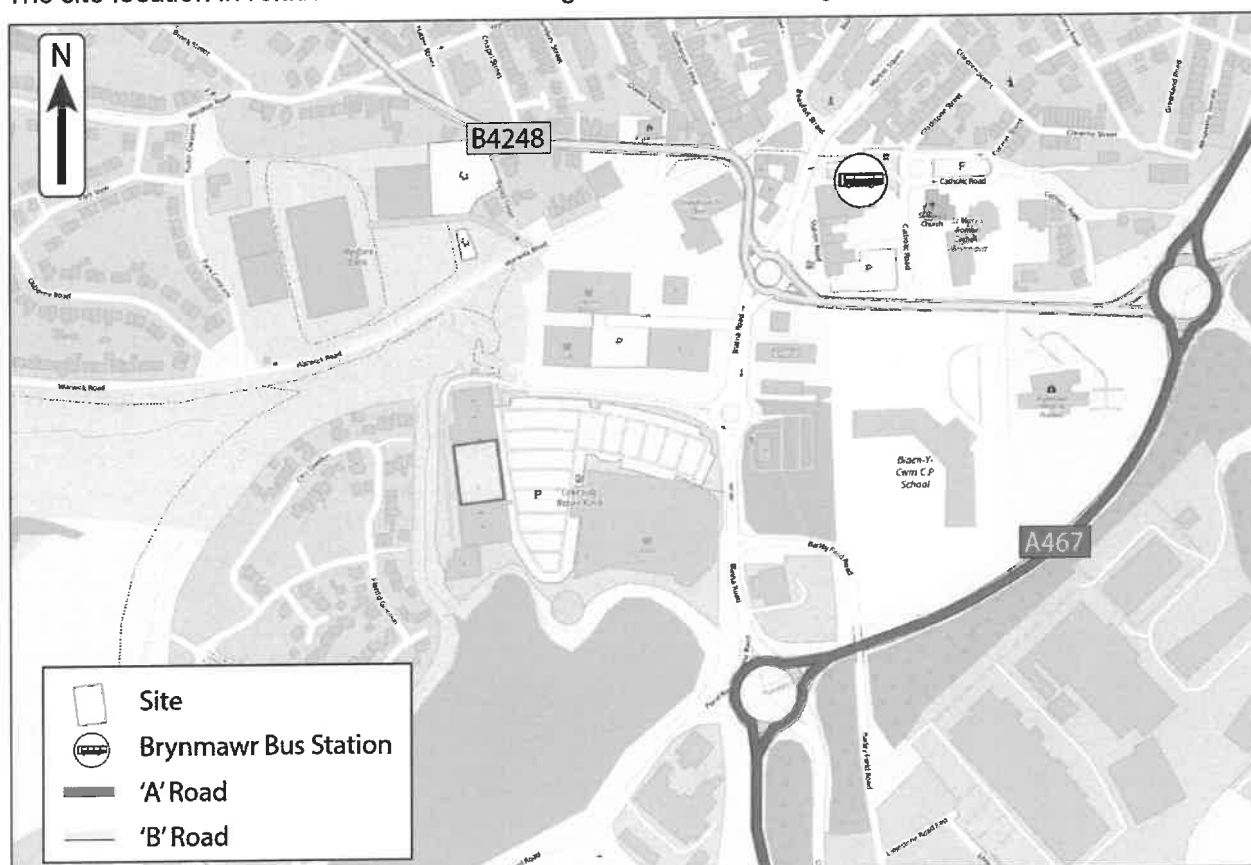


Figure 2.1 – Site Location Plan

Active Travel Network

- 2.4 It is generally accepted that walking and cycling provide important alternatives to the private car and should also be encouraged to form part of longer journeys via public transport. An overview of the local pedestrian and cycle networks is provided below.

Pedestrian Network

- 2.5 Footways are provided throughout the retail park with frequent zebra crossings connecting the various retail units, it is noted that the nearest of these is adjacent to the southern boundary of the site. Further footways are provided on both sides of Blaina Road with a signalised pedestrian crossing located to the east of the retail park for a safe and convenient link towards Brynmawr town centre.
- 2.6 Alongside local footways, a range of traffic-free connections are provided in the vicinity of the site. These include a footpath operating to the south of the retail park connecting to the residential area at Lakeside Way to the west. This link further joins a traffic-free route operating north towards Warwick Road, from which footways can be used to access the town centre. To the south the traffic-free link serves open space to the south of Pond Road and west of the A467.
- 2.7 An overview of the existing pedestrian infrastructure in the vicinity of the site is provided in **Figure 2.2**, below.

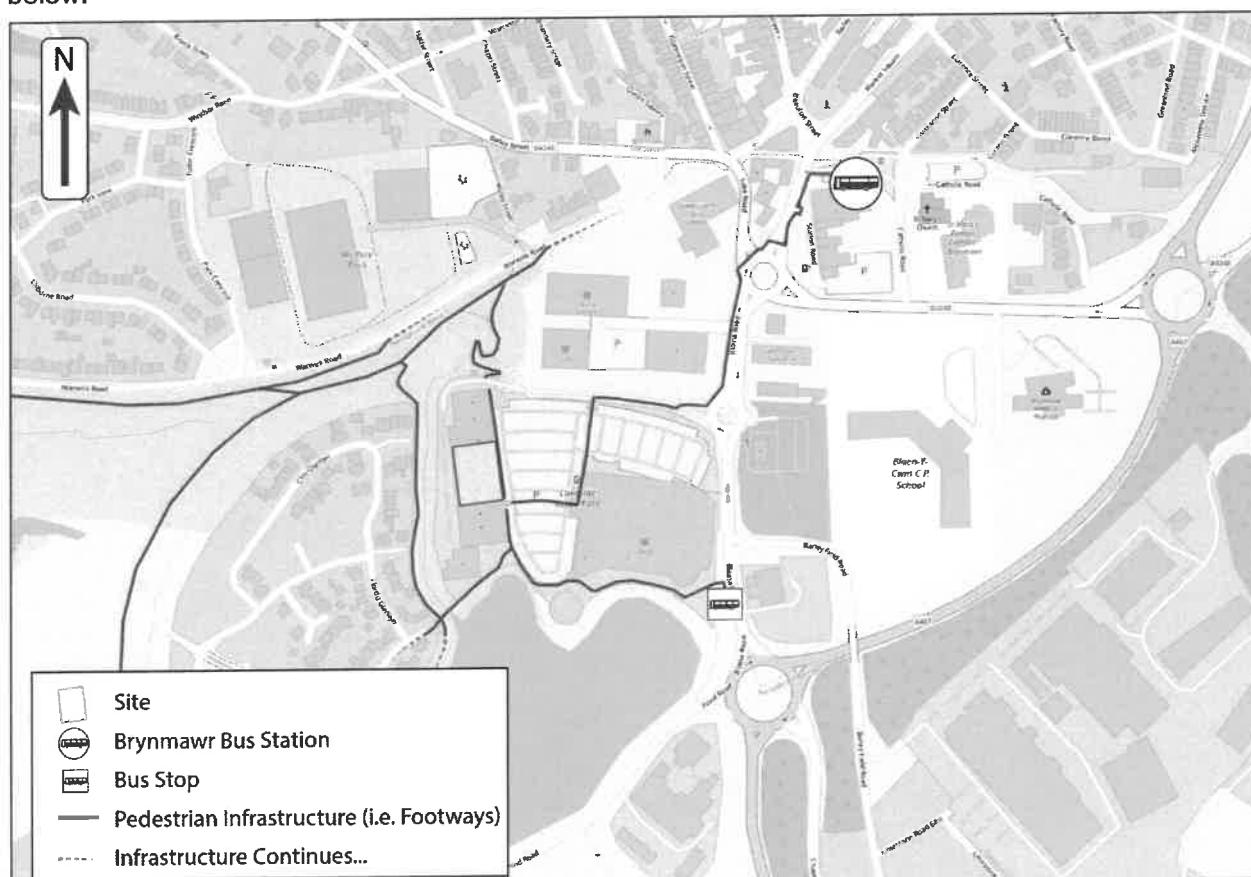


Figure 2.2 – Local Pedestrian Infrastructure

Cycle Network

- 2.8 The site is well located with regard to cycle provision with a range of dedicated lanes and bike friendly roads connecting the site to Brynmawr town centre as well as to Beaufort and Merthyr Tydfil to the west, Clydach and Abergavenny to the east, and Abertillery, Pontypool, Newport and Cardiff to the south.

- 2.9 The retail park currently benefits from 44 cycle parking spaces with 6 located adjacent to the Halfords store at unit 3b and the remaining 38 located in the vicinity of the Asda store.

Active Travel Improvements

- 2.10 As part of the legal requirements of the Active Travel (Wales) Act 2013, all Welsh Councils must plan and submit suitable Active Travel routes for within their county, to earmark future expansion of the active travel network over a 15-year period. Notably, the Welsh Government approved schemes include:

- A segregated foot/cycle path operating parallel to the A467 connecting Brynmawr to Abertillery and Llanhilleth to the south,
- A segregated foot/cycle path operating parallel to the A4043 serving Blaenavon, Abersychan and Cwmbran. This can be accessed from Brynmawr via existing cycle infrastructure.
- A segregated foot/cycle path operating parallel to the A4046 serving Ebbw Vale and Cwm. This can be accessed from Brynmawr via existing cycle infrastructure.

- 2.11 An overview of the existing and approved cycle infrastructure in the vicinity of the site is shown in **Figure 2.3**.

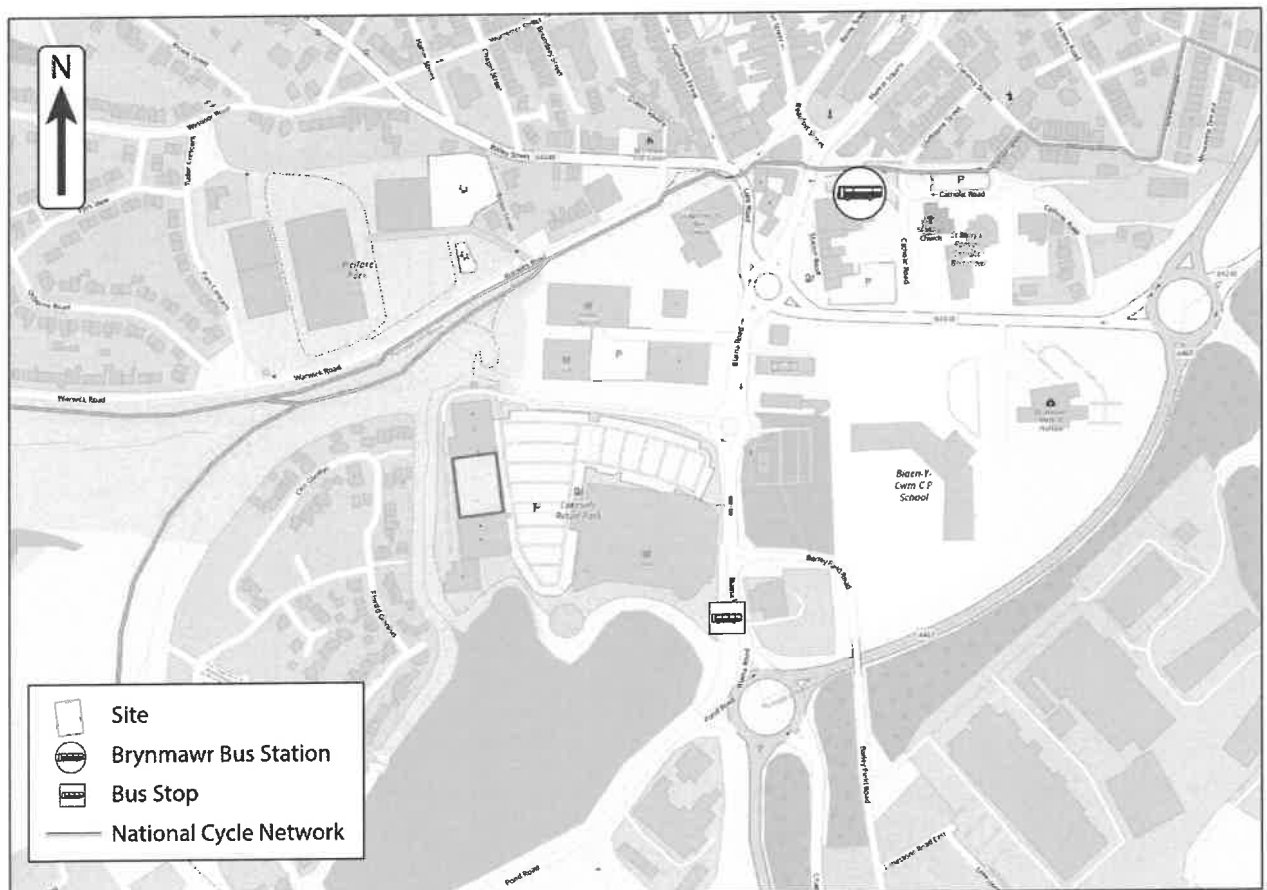


Figure 2.3 – Local Cycle Infrastructure

Public Transport Network

- 2.12 The local public transport network is centred around bus services with the nearest bus stop, providing access to northbound service, located on Blaina Road approximately 220 metres to the east of the site. In addition, a wide variety of services can be accessed at Brynmawr bus station, located 550 metres to the north east of the site.
- 2.13 The Blaina Way stop is served by routes 31 and X1, both operating to Brynmawr bus station. Services from the bus station provide onward connections to a range of destinations including Merthyr Tydfil, Abergavenny and Newport. A summary of the local bus services is provided in **Table 2.1**.

Service	Route	Frequency		
		Mon-Fri	Saturday	Sunday
31	Brynmawr to Foergeside	60 minutes	60 minutes	No service
62A	Pontypool to Ebbw Vale College via Blaenavon	Daily	No service	No service
78	Abergavenny to Merthyr Tydfil	60 minutes	60 minutes	No service
91	Brynmawr to Abertillery School	Daily	No service	No service
97	Brynmawr to Ebbw Vale	Daily	No service	No service
A3	Abergavenny to Brynmawr via Clydach	4 per day	4 per day	No service
X1	Brynmawr to Cwmbran via Abertillery	60 minutes	60 minutes	No service
X15	Brynmawr to Ebbw Vale	60 minutes	60 minutes	No service
	Brynmawr to Newport	60 minutes	60 minutes	60 minutes

Table 2.1 – Local Bus Services

- 2.14 Whilst there is no station in Brynmawr, it should be noted that several can be accessed via local bus services. These include:
- Abergavenny station accessed in 30 minutes via bus route 78 with the station located a 10-minute walk from the nearest bus stops.
 - Merthyr Tydfil station accessed in 50 minutes via bus route 78 with the station located a 5-minute walk from the nearest bus stops.
 - Ebbw Vale station accessed in 25 minutes via bus routes 78 or X15 with the nearest bus stops located adjacent to the station.
 - Newport station accessed in 85 minutes via bus route X15 with the station located a 5-minute walk from the nearest bus stops.
 - Cwmbran accessed in 65 minutes via bus route X1 with the station located a 5-minute walk from the nearest bus stops.
- 2.15 It is evident from the above that Ebbw Vale and Abergavenny stations are the most easily accessible with journey times of circa 25 minutes and 40 minutes (including walk times from the bus stops) respectively. Consideration has therefore been made as to the rail services available at each station, this is outlined in **Table 2.2**.

Station	Destination	Route	Frequency		
			Mon-Fri	Saturday	Sunday
Ebbw Vale Town	Cardiff Central	Llanhilleth – Rogerstone – Pye Corner – Cardiff Central	60 minutes	60 minutes	90 minutes
Abergavenny	Holyhead	Hereford – Shrewsbury – Rhyl – Bangor – Holyhead	120 minutes	120 minutes	120 minutes
	Tenby	Newport – Bridgend – Swansea – Llanelli – Tenby	Daily	Daily	No service
	Manchester Piccadilly	Leominster – Craven Arms – Crewe – Manchester Piccadilly	60 minutes	60 minutes	60 minutes
	Milford Haven	Cwmbran – Carmarthen – Haverfordwest – Milford Haven	120 minutes	120 minutes	No service

Table 2.2 – Local Rail Services

Local Highway Network

- 2.16 Access to the site is taken via a roundabout junction with Blaina Road. Blaina Road is a two-way carriageway subject to a 30mph speed limit in the vicinity of the site.
- 2.17 To the north Blaina Road serves Brynmawr town centre via Market Square as well as local residential areas. To the south Blaina Road connects to the A467 via a roundabout junction also serving Pond Road and Chapel Road.
- 2.18 The A467 connects the site to the strategic Highway Network in the form of the A465 to the north and the M4 to the south.
- 2.19 The A465 (Heads of the Valley) operates to the north of the site and connects Hereford to the north east with Swansea to the south west. The route has benefitted from a range of improvements including localised dualling of the carriageway between Brynmawr and Gilwern. Further upgrades continue to be implemented with works currently being undertaken at Dowlais Top, to the north of Merthyr Tydfil, to include dualling the carriageway and a new junction arrangement with the A4060.
- 2.20 The M4 can be joined at junction 28, Tredegar, via the A465. The motorway operates on an east-west alignment connecting Swansea to the west with London to the east, also serving Cardiff, Bristol and Reading.

Summary

- 2.21 The above review demonstrates that the site is accessible by a variety of transport modes including access to the pedestrian, cycle and bus networks. It is considered that these elements could reduce reliance on journeys undertaken by the private car.

3 Development Proposals

- 3.1 The proposals seek to combine units 2a and 3 to provide a single retail unit comprising 1,441sqm whilst additionally providing 1,452sqm of new floor area in the form of a mezzanine level. No change to access or parking is proposed to facilitate the development proposals. The proposed site layout is attached as **Appendix A**.

Access Strategy

- 3.2 No change to the existing access strategy is proposed to serve the development. Vehicular access will continue to be taken from the Blaina Road roundabout to the north east of the site which serves the site, wider Lakeside Retail Park and Brynmawr Retail Park to the north.
- 3.3 The existing pedestrian access points will be retained to serve the development, these include direct footway access from Blaina Road and footpath access from the south. No changes to the retail park pedestrian network are proposed and therefore the existing footways and crossing will be retained.

Servicing Strategy

- 3.4 Access for servicing vehicles will be taken from the Blaina Road roundabout. No changes to the existing servicing route operating to the north of unit 4b (currently occupied by Pets at Home) are proposed.
- 3.5 In addition, no changes to the servicing yard located to the rear of the development are proposed. It is therefore evident that the development will not have any adverse impact on the servicing arrangements of the surrounding units.

Parking Strategy

- 3.6 No change to the parking provision at Lakeside Retail Park is proposed as part of the development. The park currently provides 473 car parking spaces to serve 8 retail units.
- 3.7 It is noted that an application for a petrol filling station associated with the Asda store was granted consent at appeal in May 2018 (Planning Ref. C/2017/0220 and APP/X6910/A/18/3193495). The development, if built out, would result in a reduction in parking of 39 spaces taking total provision to 434 spaces.

4 Baseline Travel Patterns

- 4.1 This section sets out the baseline modal split for the Blaenau Gwent 'W35002253' Workplace Zone; where the site resides. These datasets have been used to deduce a baseline level for targets in this Travel Plan.

Modal Split

- 4.2 An initial staff survey of travel patterns will be carried out within three months of occupation. The exact nature and content of the surveys will need to be discussed and agreed in advance with the Council. The undertaking of the baseline survey represents the start of the Travel Plan for monitoring purposes and is described as Year 0.
- 4.3 These surveys will give baseline information on modal split for the site. It is anticipated that the travel behaviour will be established early on in the life of the development; however, the baseline data will be a useful guide in the setting of realistic targets for modal shift over the life of the development.
- 4.4 In the interim, origin and destination data from the Census 2011 journeys to work database has been used to give an indication of expected modal split for employees. The existing traffic patterns for journeys to work have been derived for the Blaenau Gwent 'W35002253' Workplace Zone. **Table 4.1** shows the average mode splits from this MSOA.

Method of Travel to Work	Mode Split
Underground, metro, light rail or tram	0%
Train	0%
Bus, minibus or coach	5%
Taxi	1%
Motorcycle, scooter or moped	1%
Driving a car or van	71%
Passenger in a car or van	9%
Bicycle	0%
On foot	13%
Other method of travel to work	0%
Total	100%

Table 4.1 – Existing Mode Splits

- 4.5 The data summarised in **Table 4.1** illustrates that the existing workforce in in this area currently travel to work in a relatively sustainable manner with a reasonable proportion (13%) travelling to work on foot, 5% travelling by public transport and 9% travelling as a passenger in a private vehicle.

5 Objectives

Objectives

- 5.1 This Travel Plan is primarily aimed at reducing the dependence of staff travelling via single occupancy car. Therefore, the primary objectives of this Travel Plan are to achieve and promote the following:
- Encouragement to use alternative modes of transport to the private car;
 - Increased awareness of the environmental and social benefits of using alternative modes of transport;
 - Actively promote sustainable transport options for travel to and from the proposed development, to enable informed decisions about how to travel is to be made;
 - Reduced level of car use, particularly single occupancy car use;
 - Increase awareness of the advantages and availability of sustainable modes, but particularly active modes;
 - Increase the use of active and sustainable travel modes (particularly for shorter trips), and to encourage people to build active travel into their everyday routines to support and contribute to wider health benefits; and,
 - Raise awareness of the impacts of travel choices on health, safety and the local environment.

Targets

- 5.2 In order to assess whether this Travel Plan is successful in achieving its objectives, a set of targets have been set.
- 5.3 All targets need to be SMART; that is **S**pecific, **M**easurable, **A**chievable, **R**ealistic and **T**ime related.
- 5.4 Targets, or outcomes can be reviewed and once achieved will be maintained at not less than that level, subject to review as part of the annual monitoring programme. In addition, targets may be modified once travel surveys have been undertaken following discussion with Blaenau Gwent Highways Department.
- 5.5 There are two types of targets, namely: 'Action' and 'Aim' targets. Action targets set out specific commitments to implement measures to ensure delivery. Aim targets provide numerical goals for mode shift.

Action Targets

- The first travel survey will be undertaken within three months of the store opening;
- Further surveys will be undertaken at years 3 and 5;

- Increase the mode split of active travel (walking and cycling) and public transport for staff and reduce the mode share of single occupant car use.

Aim Targets

- 5.6 The following targets have been derived using the assumed modal split for the development as set out in Section 4. **Table 5.1** below shows the target modal split for the development once the Travel Plan has been implemented.

Method of Travel to Work	Assumed Existing Split Year 0	Employee Target Split	
		Year 1	Year 5
Underground, metro, light rail or tram	0%	0%	0%
Train	0%	0%	0%
Bus, minibuss or coach	5%	5%	5%
Taxi	1%	1%	1%
Motorcycle, scooter or moped	1%	1%	1%
Driving a car or van	71%	69%	60%
Passenger in a car or van	9%	9%	9%
Bicycle	0%	1%	5%
On foot	13%	14%	19%
Other method of travel to work	0%	0%	0%
Total	100%	100%	100%

Table 5.1 – Target Mode Splits

- 5.7 The primary purpose of the Travel Plan is to limit unnecessary or unsustainable car journeys (particularly those with single occupants) to and from the development.
- 5.8 If the subsequent baseline travel survey shows that the assumed modal split is not accurate the targets will be amended to take into account the actual modal split. Targets will be finalised and written into the Travel Plan once the travel surveys have been completed.

Summary

- 5.9 Baseline staff travel surveys are proposed to be undertaken within three months of the store opening. In the absence of existing baseline staff travel data, which will be collected through the staff travel survey, journey to work data for this area of Brynmawr has been obtained to provide an indicative modal split.

6 Management and Marketing Strategy

Travel Plan Co-ordinator

- 6.1 A Travel Plan Co-ordinator (TPC) will be appointed who will remain in place for a period of five years following occupation of the store.
- 6.2 The TPC's contact details will be identified on the Travel Plan notice board within the store. A TPC has not yet been appointed but it is anticipated that this will be a member of senior staff within the store.
- 6.3 The primary responsibility of the TPC is to undertake the general administration of the Travel Plan and ensuring the effective implementation and monitoring of the measures of the Travel Plan.
- 6.4 Administration of the Travel Plan will involve the maintenance of the necessary systems, data and paperwork, consultation and promotion associated with the implementation of the Travel Plan. Regular updating of the Travel Plan document is part of the responsibility of the nominated person.
- 6.5 A filing system will be established and maintained, for recording all correspondence relating to the Travel Plan, the results of periodic monitoring and the results of each review.
- 6.6 The TPC will be responsible for preparing and distributing a staff travel survey within the first 3 months of occupation, and thereafter to be undertaken on the timescales set out above.
- 6.7 The main duties of the TPC will therefore include:
 - To provide guidance to, and be the main point of contact for employees within the store requiring travel information;
 - To communicate information to employees regarding relevant national and local initiatives related to the promotion of sustainable travel;
 - Undertake the Travel Surveys over the five year period, and within 3 months following occupation of the site, and supply evidence of this to the Council;
 - Take responsibility for data collection and review of the Travel Plan;
 - Design and implement effective marketing and awareness-raising campaigns to promote the Travel Plan;
 - Liaise with external organisations, e.g. local authorities;
 - Co-ordinate the monitoring programme for the Travel Plan, including target setting and make necessary changes if the targets are not being met; and
 - Establish and maintain a filing system for recording all correspondence relating to the Travel Plan.

Travel Packs

- 6.8 The TPC will prepare and issue Travel Packs to future employees which will describe the Travel Plan including details concerning walking and cycling routes, bus routes, bus and rail services, car sharing schemes, car clubs and eco-driving.

Reporting

- 6.9 The TPC will prepare a full monitoring report on the progress of the Travel Plan. The reports will include the following:
- Progress on the implementation of measures and initiatives to promote sustainable transport use;
 - Latest survey results (if a survey year); and,
 - Any revisions to targets and measures.

Funding

- 6.10 The Travel Plan, its accompanying measures and initiatives and the TPC role will be funded by the developer throughout the five year period. The developer will ensure that the TPC has sufficient funding to effectively implement the Plan.

Marketing Strategy

- 6.11 An essential element of the Travel Plan strategy, and one which largely determines its success, is the promotion of the Travel Plan. In order to promote and increase awareness of the Travel Plan, the following measures will be adopted:
- Distribution of travel packs to all future employees of the store. This will include; maps, bus routes and frequencies and details of local amenities;
 - Display of key Travel Plan information on public notice boards, including posters and/or leaflets;
 - Mail drops can be used to disseminate new information or promote events;
 - Arrange Q&A sessions and offer a personalised travel planning service if demand is identified;
 - Promote national travel initiatives and organise events such as organised cycle rides.

7 Travel Plan Measures

- 7.1 This section of the Travel Plan outlines the specific measures to be implemented and help achieve the objectives. The listed measures, which include awareness and promotion initiatives, will be validated following undertaking the baseline staff travel surveys and then modified accordingly.
- 7.2 The implementation of the listed measures, which include awareness initiatives and infrastructure provision, is the core of the Travel Plan.

Measures

Survey of Staff Travel

- 7.3 The TPC will be responsible for preparing and distributing a survey of staff travel to be undertaken within 3 months of occupation of the development, and thereafter on an annual basis. The TPC shall then compile a full monitoring report informed by the staff travel survey undertaken within the first 3 months following occupation of the development and thereafter on an annual basis.
- 7.4 The findings of the results of the survey will be made available to the local authority and posted on the Travel Plan notice board.

Travel Packs

- 7.5 A travel pack will be distributed to all new employees upon occupation of the store, and will include the following information:
- The name and contact details of the TPC and the availability of the TPC to speak with staff;
 - An introduction to the Travel Plan, its purpose etc, and a summary document;
 - Maps of walking and cycling routes to key destinations;
 - Timetables, route maps and ticketing information for public transport;
 - Car sharing information, and motorcycle guides and leaflets;
 - Contact details for local taxi companies, and details of any special arrangements brokered by the TPC;
 - Web details for any community travel sites and community forum sites;
 - Contact numbers and web details for the TraveLine Journey Planner and National Rail Enquiries; and,
 - Location and contact details of nearby services.

Travel Notice Board

- 7.6 In a suitable location accessible by all staff, there will be a Travel Plan Notice Board. This will contain the name and contact details of the TPC as well as plans of nearby bus routes, cycle routes and pedestrian links. In addition, the board will display offers of lifts and car-sharing and details of local cycle shops able to service cycles during the day.
- 7.7 A copy of the full Travel Plan would also be available for any member of staff if they wish to look at it.
- 7.8 A second notice board will be installed in the main customer facing areas informing customers of each company's commitment to reducing unnecessary car travel and advising customers of the options for accessing the store by non-car modes, with details of local bus services and access to pedestrian and cycle links.

Travel Vouchers

- 7.9 The possibility of discounted travel with local bus and rail operators will be explored through liaising with the appropriate operators, in order to provide an incentive for employees to use such modes and form a habitual use from the outset.

Car Sharing

- 7.10 Car sharing aims to match commuting journeys allowing the individuals to benefit from the convenience of a car journey whilst reducing the cost of the journey and the number of vehicles on the network.
- 7.11 Car sharing should be encouraged amongst employees of the site. Details of schemes such as www.liftshare.com will be included in Welcome Packs and on notice boards. Sharing journeys to local residential areas or to rail stations should be encouraged as this will have a direct positive impact on traffic congestion and air quality levels as well as acting a good social networking opportunity.
- 7.12 Information will be drawn to relevant platforms to encourage car sharing where possible. One such example of this is KINTO Join Carpooling, which will enable staff with similar commutes to identify each other and travel together, reducing vehicle use and a more sustainable means of commuting.

Review of Existing Practices

- 7.13 After the results of the annual Travel Plan survey are available, the Travel Plan Co-ordinator will, in collaboration with senior management, review the working practices to see if there is any scope to modify working practices for staff, including reviewing shift hours. This will include reviewing the delivery process to try and co-ordinate deliveries to the site.

Recruitment

- 7.14 The site lies within walking and cycling distance of a number of residential areas. Where possible under employment regulations, all new members of staff will be recruited locally.
- 7.15 All prospective members of staff will be advised (along with the application form) of the existence of the Travel Plan and will be expected to adopt the appropriate measures.

Personalised Travel Planning

- 7.16 The TPC will offer a personalised Travel Planning service for all new staff. It is expected that this will be offered during induction sessions.
- 7.17 The TPC will be able to draw on advice from journey planning websites such as Travel Line (www.traveline.org).

Walking

- 7.18 The TPC will report the results of the travel survey to the relevant BGCBC officers and establish a way forward. The TPC will also seek to ensure that pedestrian routes are appropriately maintained.
- 7.19 The TPC will promote the health benefits of walking and explore the possibility of using such schemes as '10,000 steps a day campaign.'
- 7.20 The Travel Plan noticeboard will contain a map showing location of all pedestrian routes to the site and the recommended crossing points over the adjoining roads.

Cycling

- 7.21 The TPC will also seek to ensure that cycle routes are appropriately maintained. This will be achieved through regular dialogue with the Council.
- 7.22 Employees will be provided with information and advice concerning safe cycle routes to the site and the TPC will promote the health and economic benefits of cycling through the use of campaigns, such as National Bike Week.
- 7.23 The TPC will explore with local bicycle retailers the possibility of providing discounts on cycling equipment to employees of the development. The take up of this discount, if agreed, will be monitored.
- 7.24 External funding to purchase cycles or cycle clothing is available through the government assisted Cycle-to-Work scheme whereby the cost of purchasing a new cycle or cycle equipment by staff is reduced by 50% through a salary sacrifice scheme. The TPC will include details on the TP Noticeboard and assist any member of staff wishing to purchase a cycle or equipment this way.

Public Transport

- 7.25 Up-to-date details of bus, train and taxi services, including route information and service frequencies, will be permanently on display on the Travel Plan notice board. Details of National Rail, Traveline and car sharing websites and enquiry phone numbers will also be displayed.
- 7.26 The TPC will liaise with council officers ensure that issues periodically raised by employees are considered, for example, extension of services in mornings and evenings where services could be perceived to be lacking.
- 7.27 Taxis can have an important role in providing for employee trips, in particular when other modes of transport may not be available. The TPC will ensure that the contact details for a local taxi operator are available on site.

8 Monitoring and Review

- 8.1 In accordance national policy, a period of continuous monitoring and review will be undertaken to ensure the effectiveness of the transport measures and initiatives. This section of the report therefore outlines a suggested strategy for annual monitoring and reviewing of the Travel Plan with respect to the objectives, targets and measures.

Monitoring

- 8.2 The Travel Plan will be monitored for a period of five years. Monitoring staff surveys will be undertaken on an annual basis following the initial baseline travel survey.
- 8.3 As noted, the baseline travel survey will be undertaken within 3 months following full occupation of the development. The TPC is responsible for ensuring the survey achieves a minimum 50% response rate.
- 8.4 This baseline survey represents the start of the Travel Plan for monitoring purposes and is known as Year 0. Following this, the Year 1 travel survey will be taken on the one year anniversary of the baseline survey.
- 8.5 Information gathered through the monitoring process will be recorded for input to the annual review (outlined below).

Reporting

- 8.6 The TPC will compile an annual Review Report outlining the progress of the Travel Plan and its initiatives, as well as an assessment of the survey results (if a survey year) and any updates to the targets and initiatives that may subsequently be required. If targets are not being delivered, then the Travel Plan measures will be adjusted or added to, instead of simply revising down the target.
- 8.7 It should be noted that any proposed changes to the Travel Plan, including targets and action plans will be discussed and agreed with the Travel Plan officers.
- 8.8 The report will also incorporate the results of on-going monitoring by the TPC such as cycle parking observations, the uptake of TPC travel planning sessions and any comments received from employees, throughout the preceding period.

9 Action Plan

- 9.1 The Action Plan outlined below in **Table 9.1** sets out the measures included within the Travel Plan that are directed at influencing the travel habits of future employees at the store.

Table 9.1 - Action Plan				
Action Type	Action	Responsibility	Timeframe	Notes
Management	Appointment of Travel Plan Coordinator (TPC)	Member of Staff	Within three months of full occupation	This is preferable to be completed within 3 months of full occupation
Baseline Travel Patterns	Baseline travel survey	TPC	Undertaken within 3 months of full occupation.	Survey results will need to be reported back to Planning Authority so targets can be set. The baseline survey represents the Travel Plans Year 0 start point. The TPC is responsible for ensuring a minimum 50% response rate
Travel Plan Document Progression	Finalisation of measures to be implemented	TPC and Planning Authority officers	Within 3 months of the baseline survey.	The measures should be agreed with the Local Planning Authority; however, the baseline survey might reveal other possible measures to implement.
	Target setting	TPC and Planning officers	Within 3 months of the completion the baseline survey	Targets will need to be agreed with the Council
	Travel Plan document completion	TPC	Within 3 months of the completion of the baseline survey Revised at Year 3 after full review	This should be completed before Travel Plan launch.

Table 9.1 - Action Plan

Action Type	Action	Responsibility	Timeframe	Notes
Monitoring, Review & Reporting	Monitoring of measures and initiative take-up	TPC	On-going	This will involve regular monitoring of cycle and motorcycle parking use, and uptake of other measures implemented.
	First snapshot/monitoring survey	TPC	At Year 1	On the first anniversary of the completion of the baseline survey. This will be completed in-house
	Partial review and reporting 1	TPC and Planning officers	Following Year 1 snapshot survey result analysis	This will be a partial review focusing on revision of targets and measures where necessary.
	Second snapshot/monitoring survey	TPC	At Year 3	On the third anniversary of the completion of the baseline survey.
	Partial review and reporting	TPC and Planning officers	Following Year 3 monitoring survey results analysis	This will be a partial review focusing on revision of targets and measures where necessary.
	Third snapshot/monitoring survey	TPC	At Year 5	On the fifth anniversary of the completion of the baseline survey.
	Full review and reporting	TPC and Planning officers	Following Year 5 monitoring survey results analysis	This will be a full review at the end of the 5 year monitoring and review period. The Travel Plan document will be completely revised.
Implementation	Implementation of measures	TPC with liaison with Management Company	From the start of construction and on-going	Dependent on the nature of the measure. Physical measures such as cycle parking will be implemented during construction. Policy

Table 9.1 - Action Plan

Action Type	Action	Responsibility	Timeframe	Notes
				measures will be implemented on an on-going basis. The TPC will need to create a more detailed implementation timetable.
	Provision of Travel Packs to all employees	TPC	Upon occupation	Travel packs will contain up-to-date details of bus timetables, route maps and fare information, rail timetables and fare information, cycle and walking route maps, information on the benefits of sustainable travel and a brief overview of the Travel Plan. It will also include the TPC's details and their availability to provide personal travel planning services
	Communal Notice Boards within site	TPC	Upon occupation and information to be reviewed by TPC every 3 months	These will be provided in prominent communal locations and will be designed in the same format so that employees are able to recognise them around the site. They will provide the same information as the travel packs and will be reviewed on a 3 month basis to ensure that information is up-to-date
	Personal Travel Planning Service	TPC	On-going	The TPC will keep a record of all employees who use the personal travel planning service, and will collect feedback

Table 9.1 - Action Plan

Action Type	Action	Responsibility	Timeframe	Notes
	Explore possibility of discounts at cycle retailers	TPC	On-going (dependent on interest from employees)	The TPC will liaise with local bicycle retailers to explore the possibility of obtaining discounts on bicycles and equipment for employees. The uptake of said discount (if obtained) will be recorded
	Explore possibility of discounts on public transport routes	TPC	On-going (dependent on interest from employees)	The TPC will liaise with public transport operators to explore the possibility of obtaining discounts on season tickets for employees. The uptake of said discount (if obtained) will be recorded
	Promote cycling through awareness campaigns	TPC	On-going	The TPC will promote the benefits of cycling through campaigns such as National Bike Week and will organise group cycle rides
	Promote walking through awareness campaigns	TPC	On-going	The TPC will promote the benefits of walking through campaigns such as the '10,000 steps a day challenge' and will organise group walking activities

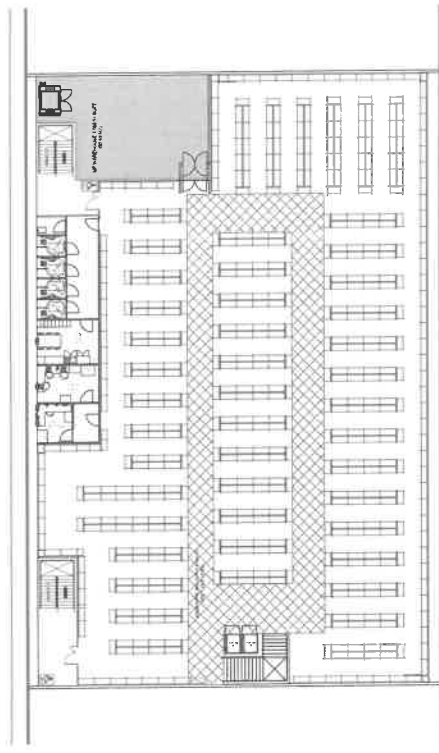
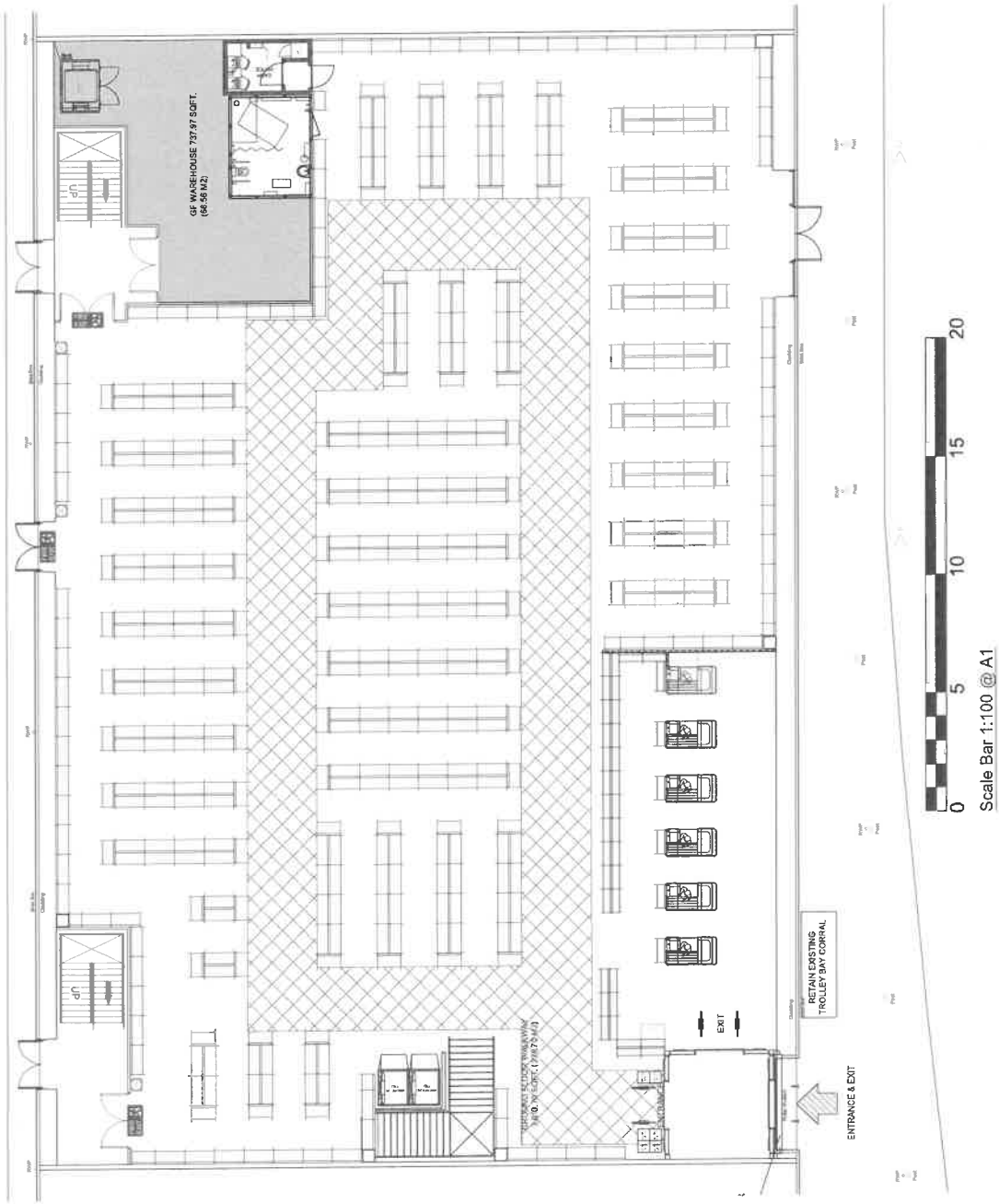
10 Summary and Conclusions

- 10.1 This Travel Plan forms the framework within which management of travel will occur for the Whiteheads development. The purpose of the travel management is to maximise an energy efficient and socially inclusive environment in the context of the development of the site, and enhance and promote connectivity, amenity, and sustainable travel.
- 10.2 The proposals seek to combine units 2a and 3 to provide a single retail unit comprising 1,441sqm whilst additionally providing 1,452sqm of new floor area in the form of a mezzanine level. No change to access or parking is proposed to facilitate the development proposals.
- 10.3 Further initiatives that will be provided as part of the Travel Plan include the following:
 - Provision of a TPC, with funding for day to day management of the Travel Plan;
 - Personalised Travel Planning advice for all staff;
 - A Travel Information Pack for all members of staff;
 - A Travel Notice Board, containing the name and contact details of the TPC as well as plans of nearby bus routes, cycle routes and pedestrian links.
 - Personalised Travel Planning service for all new staff.

Appendix A

Site Layout

41



UNITS 2 & 3A Lakeside Retail Park Brynmawr
PROPOSED MEZZ FLOOR | Scale 1:200@A1

SQM Area's	
Grd Floor Total Area -	1441 Sqm
Grd Floor Retail Area -	1298 Sqm
Mezz Floor Total Area-	1425 Sqm
Mezz Floor Retail Area -	1205 Sqm

[illegible]

Contact

London

Network Building,
97 Tottenham Court Road,
London W1T 4TP.
Tel: 020 7580 7373

Bristol

5th Floor, 4 Colston Avenue,
Bristol BS1 4ST
Tel: 0117 203 5240

Cardiff

Helmont House, Churchill Way,
Cardiff CF10 2HE
Tel: 029 2072 0860

Exeter

6 Victory House,
Dean Clarke Gardens,
Exeter EX2 4AA
Tel: 01392 422 315

Birmingham

Great Charles Street,
Birmingham B3 3JY
Tel: 0121 2895 624

Manchester

Oxford Place, 61 Oxford Street,
Manchester M1 6EQ.
Tel: 0161 228 1008

Leeds

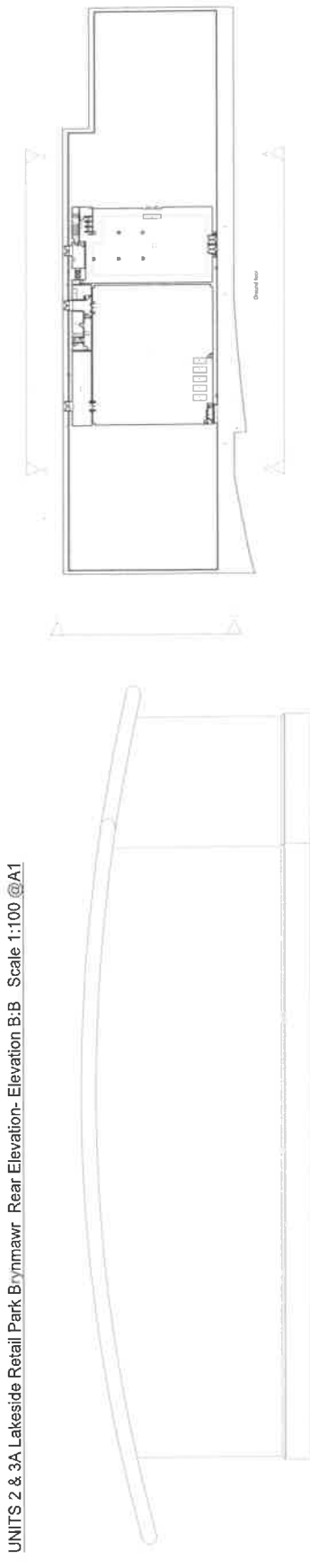
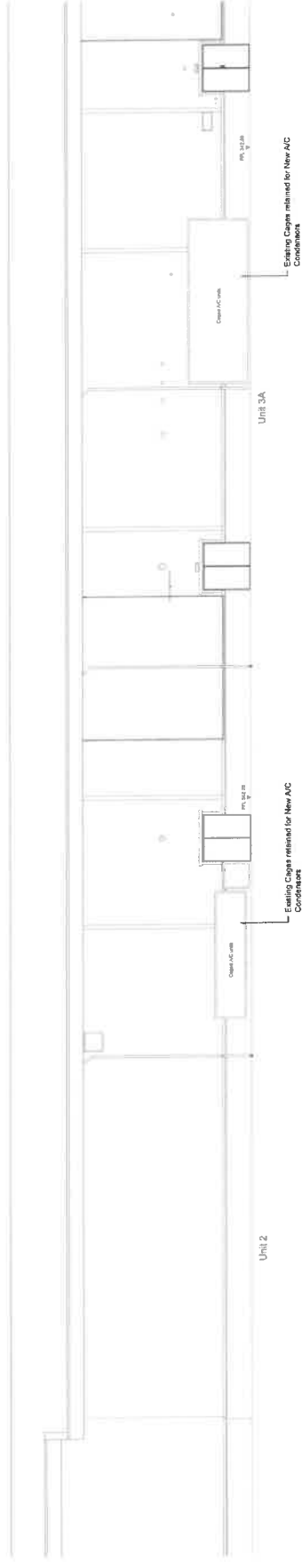
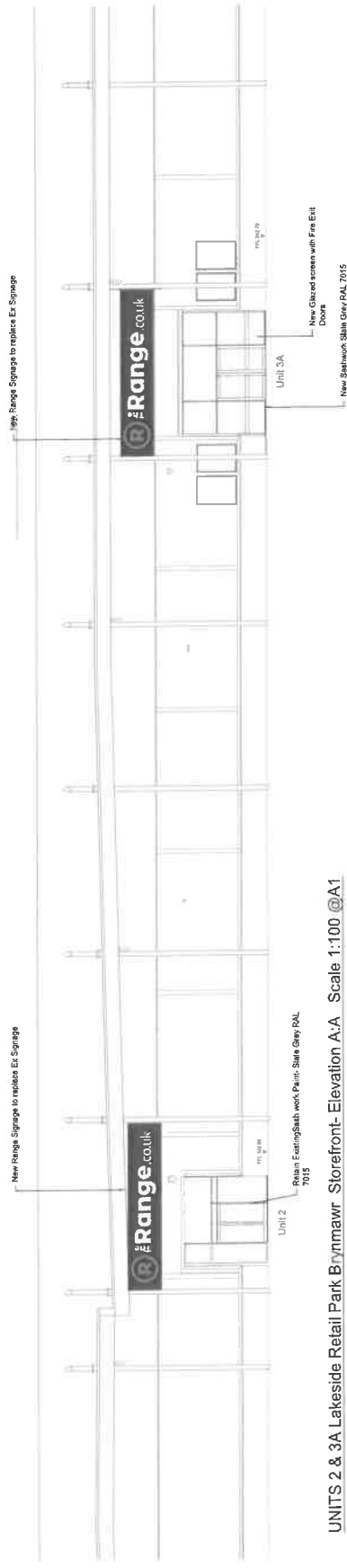
7 Park Row, Leeds LS1 5HD
Tel: 0113 512 0293

Bonn

Stockenstrasse 5, 53113,
Bonn, Germany
Tel: +49 176 8609 1360
www.vectos.eu

Registered Office

Vectos (South) Limited
Network Building,
97 Tottenham Court Road,
London W1T 4TP
Company no. 7591661



UNITS 2 & 3A Lakeside Retail Park Brynmawr North Elevation- Elevation C:C Scale 1:100 @A1

UNITS 2 & 3A Lakeside Retail Park Brynmawr
PROPOSED ELEVATIONS | Scale 1:100, 1:500 @A1

[illegible]

Appendix [5]

Neighbouring occupier consultation: Notified by post

Asda
Property Team
Asda House
Great Wilson Street
Leeds
West Yorkshire
LS11 5AD

TJ Morris Ltd t/a Home Bargains
Head Office
Portal Way
Liverpool
L11 0JA

Sportsworld Ltd t/a Cardfactory
Century House
Brunel Road
Wakefield 41 Industrial Estate
WF2 0XG

Farmfoods Ltd
7 Greens Road
Blairlinn
Cumbernauld
G67 2TU

Halfords Ltd
Ickneild Street Drive
Washford West
Redditch
Worcestershire
B98 0DE

Poundland Ltd
Poundland Csc
Midland Road
Walsall
WS1 3TX

Pets at Home
Epsom Avenue
Stanley Green Trading Estate
Handforth
Cheshire
SK9 3RN

The Willow Tree Public House
Blaina Road
Brynmawr
NP23 4SL

Flat 1
The Willow Tree Public House
Blaina Road
Brynmawr
NP23 4SL

Neighbouring occupier consultation: Notified by hand 8th December 2022

Occupiers of residential properties to the rear of the retail park:

Lakeside Way Brynmawr
Lakeside Close, Brynmawr

Appendix [6]

List of community consultees

Councillor Peter Baldwin
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

By email and letter

Peter.Baldwin@blaenau-gwent.gov.uk

Councillor Sonia Behr
Blaenau Gwent County Borough Council
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

By post and email

Sonia.Behr@blaenau-gwent.gov.uk

Councillor Jules Gardner
Blaenau Gwent CBC
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

By post and email

Jules.Gardner@blaenau-gwent.gov.uk

Councillor John Hill
Blaenau Gwent CBC
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

By post and email

John.Hill@blaenau-gwent.gov.uk

Councillor Wayne Hodgins
Blaenau Gwent CBC
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

By post and email

Wayne.Hodgins@blaenau-gwent.gov.uk

Mrs A.C. Davies
Town Clerk/RFO
Brynmawr Town Council
Town Council Offices
Orchard Street
Brynmawr
Ebbw Vale

By post and email

Email: clerk@brynmawrtc.co.uk

Mrs Tracy Hughes
Town Clerk/RFO
Nantyglo and Blaina Town Council
Blaina Institute
High Street
Abertillery
NP13 3BN

By post and email

Email: clerk@nantygloandblainatc.co.uk

Schedule 1C
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure)
(Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

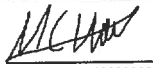
Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) Units 2 and 3A Lakeside Retail Park, Nantyglo, Brynmawr, NP23 4SL

I give notice that (b) CDS (Superstores International) Ltd trading as The Range is intending to apply for planning permission to (c): Blaenau Gwent County Borough Council

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d) <https://www.therange.co.uk/brynmawr-consultation/>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to mark@mwaplanning.co.uk by 10th October 2022

Signed: 

Date: 5 September 2022

Appendix [8]

List of specialist/statutory consultees

Mark Hopkins

Highways

Mark.hopkins@blaenau.gwent.gov.uk

NRW

southeastplanning@cyfoethnaturiolcymru.gov.uk

Hayley Spender & Tania Jones: Policy

BGCBC: Policy

Hayley.spender@blaenau.gwent.gov.uk

Tania.jones@blaenau.gwent.gov.uk

Welsh Water

developer.services@dwrcymru.com

South Wales Fire and Rescue Service Headquarters

Forest View Business Park

Llantrisant

Pontyclun

CF72 8LX

LOCAL LISTINGS PUBLIC NOTICES

Planning | Traffic & Roads | Goods Vehicle Licensing | Statutory | Alcohol & Licensing | Probate & Trustee | Contract & Tender | Other

To advertise telephone:

01633 777102

or email:

familynotices

@gwent-wales.co.uk

TRAFFIC & Roads

NEWPORT CITY COUNCIL (A467 NEWPORT) (50MPH SPEED LIMIT) ORDER 2022

NOTICE is hereby given that Newport City Council (hereinafter referred to as "the Council") in exercise of its powers under the Road Traffic Regulation Act 1984 (as amended) and of all other enabling powers, intends to make the above order the effect of which is set out in the Schedule below.

Full details of these proposals are in the draft order, which together with the plan and a statement of the Council's reasons for proposing to make the order, may be inspected via request to Conveyancing.Team@newport.gov.uk or telephone 01633 656656. If you wish to object to the proposals you should send the grounds for your objection in writing to the undersigned by 02 November 2022.

DATED: 05 October 2022

G D Price, Head of Law and Standards, Civic Centre, Newport, NP20 4UR.

SCHEDULE

The following lengths of the A467 will be subject to a 50mph speed limit:

- Northbound carriageway from a point 35 metres north of its junction with A467 Forge Road roundabout (Pye Corner) to a point 220 metres north west of its junction with Meadowland Drive roundabout, in line with the common boundary with Caerphilly County Borough Council.
- Northbound off-slip from its junction with A467 northbound carriageway to its junction with Tregwylm Road southern roundabout.
- Northbound on-slip from its junction with Tregwylm Road southern roundabout to its junction with A467 northbound carriageway.
- Southbound carriageway from a point 220 metres north west of its junction with Meadowland Drive roundabout, in line with the common boundary with Caerphilly County Borough Council to a point 90 metres north west of its junction with the southbound on-slip from Tregwylm Road northern roundabout.
- Southbound off-slip from its junction with A467 southbound carriageway to its junction with Tregwylm Road northern roundabout.

GORCHYMYN CYNGOR DINAS CASNEWYDD (A467 CASNEWYDD) (TERFYN CYFLYMDER 50MYA) 2022

HYSBYSIR drwy hyn fod Cyngor Dinas Casnewydd (y cyfeirir ato fel "y Cyngor" o hyn ymlaen) wrth arfer ei bwerau dan Ddeddf Rheoleiddio Traffig Ffyrdd 1984 (fel y'i diwygiwyd) a'r holl bwerau galluogi eraill, yn bwriadu gwneud y gorchymyn uchod a ddisgrifir yn yr Atodlen isod.

Mae manylion llawn y cynllun hyn yn y gorchymyn drafft, y gellir ei archwilio, ynghyd â datganiad o resymau'r Cyngor dros gynllun gwneud y gorchymyn, drwy wneud cais i Conveyancing.Team@newport.gov.uk neu drwy ffonio 01633 656656. Os hoffech wrthwynebu'r cynllun, dylech anfon eich rhesymau dros wrthwynebu yn ysgrifenedig at yr unigolyn isod erbyn 02 Tachwedd 2022.

DYDDIEDIG: 05 Hydref 2022

G D Price, Pennaeth y Gyfraith a Safonau, Canolfan Ddinesig, Casnewydd, NP20 4UR.

ATODLEN

- Bydd y darnau canlynol o'r A467 yn ddarostyngedig i derfyn cyflymdar o 50mya:
- y lôn gerbyddau tua'r gogledd o bwynt 35metr i'r gogledd o'r gyffordd â chylchfan Forge Road yr A467 (Cornel Pye) i bwynt 220 metr i'r gogledd-orllewin o'r gyffordd â chylchfan Meadowland Drive, yn unol â'r ffin gyffredin â Chyngor Bwrdeistref Sirol Caerffili.
 - y ffordd ymadael tua'r gogledd o'r gyffordd â lôn gerbyddau tua'r gogledd yr A467 i'r gyffordd â chylchfan ddeheuol Tregwylm Road.
 - y ffordd ymadael tua'r gogledd o'r gyffordd â chylchfan ddeheuol Tregwylm Road i'r gyffordd â lôn gerbyddau tua'r gogledd yr A467.
 - y lôn gerbyddau tua'r de o bwynt 220 metr i'r gogledd-orllewin o'r gyffordd â chylchfan Meadowland Drive, yn unol â'r ffin gyffredin â Chyngor Bwrdeistref Sirol Caerffili i bwynt 90 metr i'r gogledd-orllewin o'r gyffordd â ffordd ymadael tua'r de o'r gyffordd â chylchfan ddeheuol Tregwylm Road.
 - y ffordd ymadael tua'r de o'r gyffordd â lôn gerbyddau tua'r de yr A467 i'r gyffordd â chylchfan ddeheuol Tregwylm Road.

NEWPORT CITY COUNCIL (A468, MACHEN ISAF, CASNEWYDD) (50MPH SPEED LIMIT) ORDER 2022

NOTICE is hereby given that Newport City Council (hereinafter referred to as "the Council") in exercise of its powers under the Road Traffic Regulation Act 1984 (as amended) and of all other enabling powers, intends to make the above order the effect of which is to prohibit vehicles from proceeding along the A468 at Lower Machen at a speed of more than 50mph. The length of the A468 affected runs from a point 670 metres east of its eastern junction with Old Road to a point 475 metres north west of its western junction with Old Road, where it meets the boundary with Caerphilly County Borough.

Full details of these proposals are in the draft order, which together with the plan and a statement of the Council's reasons for proposing to make the order, may be inspected via request to Conveyancing.Team@newport.gov.uk or telephone 01633 656656. If you wish to object to the proposals you should send the grounds for your objection in writing to the undersigned by 02 November 2022.

DATED: 05 October 2022

G D Price, Head of Law and Standards, Civic Centre, Newport, NP20 4UR.

GORCHYMYN CYNGOR DINAS CASNEWYDD (A468, MACHEN ISAF, CASNEWYDD) (TERFYN CYFLYMDER 50MYA) 2022

HYSBYSIR drwy hyn fod Cyngor Dinas Casnewydd (y cyfeirir ato fel "y Cyngor" o hyn ymlaen) wrth arfer ei bwerau dan Ddeddf Rheoleiddio Traffig Ffyrdd 1984 (fel y'i diwygiwyd) a'r holl bwerau galluogi eraill, yn bwriadu gwneud y gorchymyn uchod a fydd yn gwahardd cerbyddau rhag mynd ar hyd yr A468 ym Machen isaf ar gyflymdar uwch na 50mya. Mae hyd yr A468 yr effeithir arni yn mynd o bwynt 670 metr i'r dwyrain o'r gyffordd ddwyreiniol gydag Old Road i bwynt 475 metr i'r gogledd-orllewin o'r gyffordd orllewinol ag Old Road, lle mae'n cwrdd â'r ffin â Bwrdeistref Sirol Caerffili.

Mae manylion llawn y cynllun hyn yn y gorchymyn drafft, y gellir ei archwilio, ynghyd â datganiad o resymau'r Cyngor dros gynllun gwneud y gorchymyn, drwy wneud cais i Conveyancing.Team@newport.gov.uk neu drwy ffonio 01633 656656. Os hoffech wrthwynebu'r cynllun, dylech anfon eich rhesymau dros wrthwynebu yn ysgrifenedig at yr unigolyn isod erbyn 02 Tachwedd 2022.

DYDDIAD: 05 Hydref 2022

G D Price, Pennaeth y Gyfraith a Safonau, Canolfan Ddinesig, Casnewydd, NP20 4UR.

PLANNING

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D
Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be published by the relevant LPA, any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any relating planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) Units 2 and 3A, Lakeside Retail Park, Nantyglo, Brynmawr, NP23 4SL

I give notice that (b) CDS (Superstores International) Ltd trading as The Range is intending to apply for planning permission to (c) Blaenau Gwent County Borough Council

You may inspect copies of: the proposed application; the plans; and other supporting documents online at (d) <https://www.therange.co.uk/brynmawr-consultation/> and also a hard copy can be viewed at Brynmawr Library, Market Square, Ebbw Vale, NP23 4AJ between the hours of 9am-1pm and 2pm-5.30pm on Monday, Tuesday, Thursday and Friday. Anyone who wishes to make representations about this proposed development must email the agent at mark@mwplanning.co.uk Or in writing to: Mark Wood, MWA, 12 The Glenmore Centre, Jessop Court, Waterwalls Business Park, Gloucester GL2 2AP by 3rd November 2022
Mark Wood on behalf of CDS (Superstores International) Ltd

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdraf Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglyn â datblygiad arfaethedig cyn cyflwyno cais am ganiatad cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim er eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn (a) Units 2 and 3A, Lakeside Retail Park, Nantyglo, Brynmawr, NP23 4SL

Rwyf yn hysbysu bod (b) CDS (Superstores International) Ltd trading as The Range yn bwriadu gwneud cais am ganiatad cynllunio i: (c) Cyngor Bwrdeistref Sirol Blaenau Gwent

Gellwch archwilio copiau o'r canlynol: Y cais arfaethedig; Y planiau; a dogfenau ategol eraill ar-lein ar <https://www.therange.co.uk/brynmawr-consultation/> a hefyd gellir gweld copi caled yn Llyfrgell Brynmawr, Market Square, Glyn Ebwy, NP23 4AJ rhwng 9yb-1yp a 2yp-5.30yp ar ddydd Llun, dydd Mawrth, dydd Iau a dydd Gwener. Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglyn â'r datblygiad arfaethedig hwn ysgrifennu e-bost at mark@mwplanning.co.uk Neu ysgrifennu at: Mark Wood, MWA, 12 The Glenmore Centre, Jessop Court, Waterwalls Business Park, Gloucester GL2 2AP erbyn 3dd Tachwedd 2022
Mark Wood ar ran CDS (Superstores International) Ltd

MATCHMAKERS



CHAT SAFELY
BEHIND CLOSED
DOORS!
TIME FOR SMILES
AND LAUGHS!

TKT LOVE
TO 80098

All messages received 8.1.20. You may receive up to 4 messages for each message you send. Text STOP to 80098 to end any time. Max 7 messages must be sent. All contact details can be exchanged. Service not computer generated. All messages responded to by real person. No meetings are guaranteed. If arranging a meeting choose a public space. Do not give personal details to people you have not met. Service SportsAdults. Help 0207 7207 130 email support@matchmakers.co.uk

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LOCALIQ

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VISIT YOUR LOCAL WEBSITE
AND CLICK ON 'LOCAL LISTINGS'.

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Schedule 1B
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure)
(Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displaying by site notice on or near the location of the proposed development).

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any relating planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) at Units 2 and 3A, Lakeside Retail Park, Nantyglo, Brynmawr, NP23 4SL

I give notice that (b) CDS (Superstores International) Ltd trading as The Range is intending to apply for planning permission to (c) Blaenau Gwent County Borough Council, permission to construct a mezzanine floor.

You may inspect copies of:

the proposed application;

the plans; and

other supporting documents

online at (d) <https://www.therange.co.uk/brynmawr-consultation/>

and also a hard copy of the application documents can be viewed at Brynmawr Library, Market Square, Ebbw Vale, NP23 4AJ between the hours of 9am-1pm and 2pm-5.30pm on Monday, Tuesday, Thursday and Friday.

Anyone who wishes to make representations about this proposed development must write to the application/agent at (i) mark@mwaplanning.co.uk

Or writing to: Mark Wood, MWA, 12 The Glenmore Centre, Jessop Court. Waterwells Business Park, Gloucester GL2 2AP

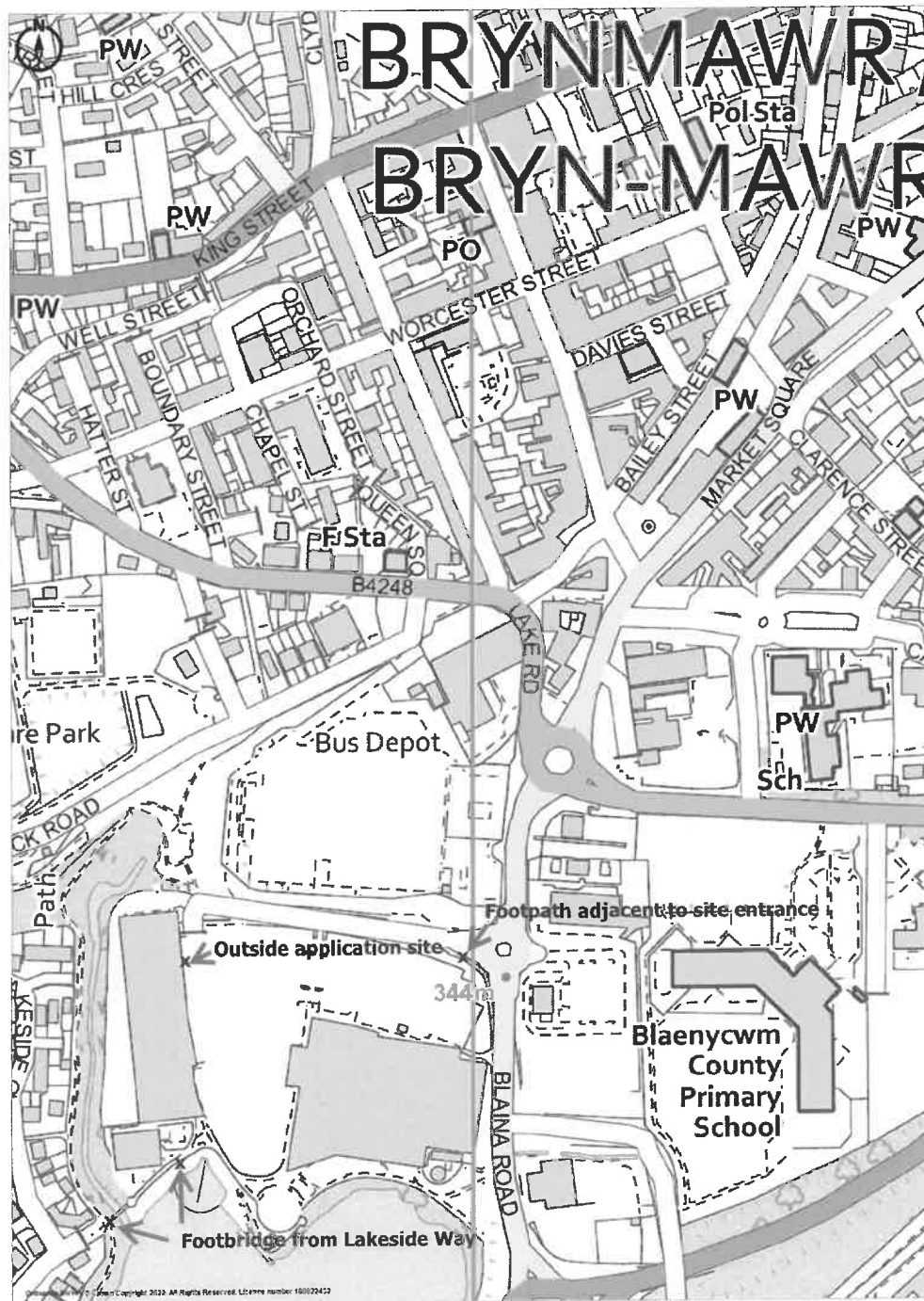
By 8th January 2023

Signed:



Date: 8th December 2022

Location of updated site notice posted on 8th December 2022



Promap
LANDMARK INFORMATION

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Licence number 100022432.
Plotted Scale - 1:4000. Paper Size - A4

Appendix [12] Specialist/Statutory Consultees

Natural Resources Wales



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-198092-F3N9
Eich cyf/Your ref:

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

Mark Wood
MWA
12 The Glenmore Centre
Jessop Court
Waterwells Business Park
Gloucester
GL2 0PB

ebost/email:
southeastplanning@cyfoethnaturiolcymru.go
Symudol / Mobile: 07971 847091
Ffôn/Phone: 030005 4959

10/10/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS
AMENDED.**

**BWRIAD / PROPOSAL: INSTALLATION OF MEZZANINE FLOOR WITHIN UNITS 2 AND
3A.**

**LLEOLIAD / LOCATION: UNITS 2 AND 3A, LAKESIDE RETAIL PARK, NANTYGLO,
BRYNMAWR, NP23 4SL**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 3 September 2022.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, we would advise the Local Planning Authority further consideration is required regarding foul drainage. If this information is not provided, we may object to this planning application when formally consulted by the planning authority. Further details are provided below.

River Usk Special Area of Conservation and Foul Drainage

The application site has been identified as within the catchment of the River Usk Special Area of Conservation (SAC). On the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Local Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We would advise the Local Planning Authority (LPA) to consider whether the

proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

The proposal to increase the floor space in a retail unit, includes the employment of 45 people (full-time equivalent). We note the proposal will use the existing foul water connection and discharge to the mains sewer.

We note that on the 6 September 2022, you were awaiting Dwr Cymru/Welsh Water confirm to which Wastewater Treatment Works the proposal would discharge.

In the absence of this information, we would refer the LPA to the information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'.

Should the proposal discharge to the sensitive riverine SAC, the LPA would need to take the above into account in the determination of whether the development is likely to have a significant effect on the SAC. Should the LPA determine that an Appropriate Assessment is required, you will then need to submit whatever evidence the LPA deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, they will consult us on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Kate Glover

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Welsh Water



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwr-cymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwr-cymru.com

Mr Mark Wood

MWA
12 The Glenmore Centre
Jessop Court
Waterwells Business Park
Gloucester
GL2 2AP

Date: 20/09/2022
Our Ref: PPA0007131

Dear Mr Wood,

Grid Ref: 318814 211398

Site Address: Peacocks, Lakeside Retail Park, Brynmawr

Development: Schedule 1C Article 2D - Installation of mezzanine floor within Units 2 and 3A

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 05/09/2022, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted we would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

Having regard to the Proposed Mezz Floor Plan (Drawing No. 0000-500 revision A) and description of proposal for "Construct a 1,450 sq.m gross mezzanine floor within units 2 and 3A", it would appear the information submitted that the premises are already connected to the main water and foul drainage systems and therefore does not intend to connect to the public sewer network. Nonetheless, for the avoidance of doubt, please note any application for planning permission does not extend any rights to carry out works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industries Act 1991.

Please note that no surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Glas Dŵr Cymru yn eiddo Glas Cymru – cwmni 'nid-er-afael'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyl, a limited company registered in
Wales no 2366777. Registered office: Pantoya Road,
Nelson, Treherria, Llan Gwstanog CF46 6LY

Rydym yn croeso cerbydau gŵbheirdd yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyl, cwmni ni'yoeddig wedi'i gofrestru yng
Ngwynu ddi' 2366777. Bwydello gofrestradig: Haul Pantoya
Nelson, Treherria, Llan Gwstanog CF46 6LY

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

glas
Glas Cymru Cyf

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo : Glas Cymru – cwmni 'nid-yn-afael'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Penryn Road,
Halsan, Treherbert, Mid Glamorgan CF46 6LY

Byddwn yn croeso i chi gyswrtio yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nglymru rhif 2366777. Swyddfa gofrestredig: Heol Penryn
Halsan, Treherbert, Morgannwg Ganol CF46 6LY

Highway Authority

Dear Sirs

I write in reference to your notice requesting a pre-application consultation response for the proposed development at Units 2 and 3A Lakeside Retail Park, Nantyglo, Brynmawr, NP23 4SL.

4SL

With regards to the submitted application, plans and supporting documents, Blaenau Gwent County Borough Council as Highway Authority would make the following observations:-

1. It is noted that this proposal will result in an additional gross floor space of 2,866 sq.m with no changes proposed to the existing car parking and servicing arrangements. The highway authority is minded that there is an extant planning permission for a petrol station within the existing shared car park that, if implemented, would reduce the available car parking spaces by 39 spaces. In order to determine whether this proposal will result in an unacceptable increase in parking demand the applicant is advised that a Transport Statement and car parking survey must be completed and submitted with any future planning application (The TS is to also consider the petrol station impact). The proposed development is to comply with the Council's 'Access, Car Parking and Design' SPG.
2. A Travel Plan is to be submitted with any planning application.

I trust this information clarifies the position of the Highway Authority with regards to the submitted proposal. The Highway Authority reserves further comments upon submission of a formal planning application.

Kind regards

Mark Hopkins BEng (Hons)

Team Manager – Built Environment

Infrastructure Services

REGENERATION & COMMUNITY SERVICES

Blaenau Gwent County Borough Council

Municipal Offices, Civic Centre, Ebbw Vale NP23 6XB

t: 01495 355411 m: 07972 167715

e-mail: mark.hopkins@blaenau-gwent.gov.uk

South Wales Fire and Rescue Service



RAISING AWARENESS • REDUCING RISK

Wildfires are a significant potential threat particularly in populated areas adjoining green spaces such as mountains or forestry. Therefore, it is critical that new developments are designed with this in mind. Where a new development is proposed in an area which is at risk of a wildfire, consideration should be given on how to mitigate the spread of wildfires. For example, sustainable land management could assist with prevention measures.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

- The following concerns are identified, in relation to the proposed developments, together with suggestions as to how these can be addressed.

A comprehensive fire strategy should be provided which indicates the package of fire safety measures that are proposed to satisfy the Building Regulations and should address any variations to current guidelines.

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances.

Should the applicant require further information in relation to these matters they should contact the above named fire safety officer.

Yours faithfully,

Duly signed and authorised by



For Assistant Chief Fire Officer

Cc: WATERGEN@southwales-fire.gov.uk
Enc: BR13 Appendix

Appendix

1.0 Access For Fire Appliances

Typical vehicle access route requirements:

Appliance Type	Min Width Road	Min Width Gate	Min Turning Circle between Kerb
Pump	3.7m	3.1m	16.8m
Aerial Appliance	3.7m	3.1m	26.9m
Min Turning between Wall	Min Height Clearance	Min Capacity Tonnes	
19.2	3.7m	12.5	
29.0	4.0m	23	

Pedestrian Priority

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of the fire appliances but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements for aerial appliances. Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

2.0 Water Supplies for Firefighting

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to cater for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Access to Open Water Supplies

Where development of water front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

2.1 Housing

Minimum main size 100mm. Housing developments with units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

Housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any hydrant on the development.

2.2 Transportation

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100mm. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

2.3 Industry

In order that an adequate supply of water is available for use by the Fire Authority in case of fire, it is recommended that the water supply infrastructure to any Industrial estate is as follows:

Light Industrial

Minimum Main Size 100mm
Up to one hectare, 20 litres per second

Commercial/Industrial

Up to two hectares, 35 litres per second - Minimum Main Size 150mm

High Risk Industrial

Two to three hectares 50 litres per second - Minimum Main Size 150mm.
Over three hectares, 75 litres per second.

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site at the above flow rates for at least one hour.

The Fire Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high risk units may require a greater flow.

2.4 Shopping, Health and Community Facilities

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and single storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

2.6 Distances Between Fire Hydrants

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates (Subject to operational needs)	-	150 metres
Town centre areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hotels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Homes)	-	Adjacent to access
Old Persons Homes	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

2.7 Conclusion

Developers should hold joint discussion with Dwr Cymru - Welsh Water or the National Rivers Authority and the Fire Authority to ensure that adequate water supplies are available in case of fire. the Fire Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Appendix [13] Community and local residents

Councillor Sonia Behr

Dear Mr Wood,

Thank you for your letter outlining the plans you have for The Range at Nantyglo retail park.

I'm not on the planning committee so I feel fairly free to comment.

I have asked a handful of local residents and I have to say, anecdotally, the suggestion was met with enthusiasm. On my part, I'm not familiar with The Range but had a look on your website and it appears to provide a large range (excuse the pun!) of goods which aren't readily available in the retail park. Whether some local independent shops in Brynmawr will be affected I leave to the Brynmawr councillors to consult and comment.

It was also good to see that the currently unoccupied unit that was Peacocks would be re-occupied and indeed expanded by moving into the adjacent Home Bargains; a popular shop which won't be lost as you explain it will be moving to the development nearby.

I was a little surprised at your projection of 63 local jobs, however I guess it'll be a large store and with a number of part time and flexi jobs that might well amount to 63. What number would be the full-time equivalence? Don't get me wrong – we're always happy for every job that comes to Blaenau Gwent!

Meanwhile, I would like to explain that I'm the recently appointed Climate Champion for Blaenau Gwent. As such, I'm currently trying to ascertain, in order to map and collate, the heating systems, both commercial and domestic, in Blaenau Gwent. I don't know what is in use at the retail park and would be most grateful if you would let me know what's in place there. I'm assuming all the units have the same systems?

Many thanks and if I get further feedback I shall let you know.

All the best,

Sonia

CLlr Sonia Behr

Climate Champ

Ps I've copied my fellow Nantyglo councillor into this e mail

Councillor Wayne Hodgins

Good afternoon

Mr wood

I welcome any investment and job creation to the area

Hopefully, you can work with our planning team who will be most helpful
Our head of service is Steve smith
And Steph Hopkins is a team manager
Kind regards
Councillor
Wayne Hodgins

Brynmawr Town Council

Dear Mr. Wood,

The Brynmawr Town Council has no objection to the pre application - The Range, Brynmawr).

Kind regards.

Angela. C. Davies.
Town Clerk/RFO.

Local resident

Hello,
I'm not sure if this is the correct person to be emailing, but I am enquiring about job availability for the new Range store in Brynmawr.
If there are Job availability's, when are they likely to put for post?
If this is not the correct email, could you please point me in the right direction to find out this information.
Many Thanks

(Name withheld)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(WALES)(AMENDMENT) ORDER 2016

SECTION 2F- PRE-APPLICATION CONSULTATION REPORT

UNITS 2 & 3A

LAKESIDE RETAIL PARK

BLAINA ROAD

BRYNMAWR

NP23 4SL

PREPARED ON BEHALF OF

CDS (SUPERSTORES INTERNATIONAL) LTD

9th January 2023

MWA

12 The Glenmore Centre

Jessop Court

Marconi Drive

Waterwells Business Park

Quedgeley

Gloucester

GL2 2AP

Tel: 01452 722323

Email: mark@mwaplanning.co.uk

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2.0 CONSULTATION PROCESS	4
3.0 CONSULTATION RESPONSES	6

Appendices

Appendix [1]	Location of site notices.
Appendix [2]	Copy of site notice (English).
Appendix [3]	Copy of site notice (Welsh).
Appendix [4]	Schedule 1B: Notice under Articles 2C and 2D.
Appendix [5]	List of owners/occupiers of adjoining land.
Appendix [6]	List of community consultees.
Appendix [7]	Schedule 1C: Notice under Article 2D.
Appendix [8]	List of statutory consultees.
Appendix [9]	Public notice in South Wales Argus in English and Welsh published 5th October 2022.
Appendix [10]	Revised site notice posted 8th December 2022.
Appendix [11]	Locations of revised site notice.
Appendix [12]	Responses from statutory consultees.
Appendix [13]	Response from community consultees and the public.

1.0 INTRODUCTION

- 1.1 MWA have been instructed by CDS (Superstores International Ltd trading as The Range to prepare a Pre-Application Consultation Report (PAC) in support of a proposed development at Units 2 and 3A, Lakeside Retail Park, Brynmawr. The proposal involves the insertion of a mezzanine floor to enable The Range to occupy both units as amalgamated.
- 1.2 Part 1A of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016, all major developments are required to be subject to pre-application consultation. This is required before a planning application can be validated by the local planning authority.
- 1.3 This report confirms that the Applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) and has responded to the Consultation received from any person consulted as part of the process.
- 1.4 A PAC was initially submitted in November 2022. However, the Council requested that additional consultation should be undertaken to include:
- A revised site notice confirming that details of the planning application and supporting documents were available to view at the Brynmawr Library.
 - South Wales Fire and Rescue Service
 - The Willow Tree Public House and flat above
 - Residents living in properties backing onto the site in Lakeside Way/Lakeside Close.
- 1.5 This request has been actioned and included in the PAC.
- 1.6 Attached to this report are:
- A copy of the site notice in English and Welsh and a plan showing the 4 locations in Brynmawr where they were posted on 6th September 2022.
 - A copy of a revised site notice showing 4 locations which updated details of how the planning application could be viewed posted on 8th December 2022.
 - A declaration that the site notice was displayed in accordance with the requirements of the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.
 - Copy of the advert published in the South Wales Argus.
 - A list of addresses of adjoining occupiers consulted.
 - Copies of the notices given to community and specialist consultees.
 - A summary of issues raised by consultees and how these have been addressed.

2.0 CONSULTATION PROCESS AND LEGAL COMPLIANCE

(i) Consultation process

- 2.1 A copy of the draft application was prepared which included a full set of plans indicating the size of the mezzanine and the external appearance of the two units once amalgamated. These details were made available on line at the Applicant's web site:
- 2.2 The consultation process was publicised as follows:
- A site notice was displayed at 4 locations as indicated on the plan attached as **Appendix [1]**. A copy of the notices are attached as **Appendix [2]** and **[3]**.
 - A second and revised site notice was displayed at 4 locations on 8th December 2022 as indicated on the plan attached as **Appendix [10]**. A copy of the notice is attached as **Appendix [11]**.
 - Letters including the Notice under Schedule 1B (**Appendix [4]**) were posted to owners, occupiers of adjoining land and community consultees as set out in **Appendix [5]** and **Appendix [6]**. The updated consultation included The Willow Tree PH and flat and residents to the rear of the site along Lakeside Way and Lakeside Close.
 - Notification under Schedule 1C were sent to specialist consultees as set out in **Appendix [7]**. A list of consultees is attached as **Appendix [8]**.
 - Publication of a notice in the South Wales Argus in English and Welsh confirming that full details of the application could be viewed at Brynmawr Public Library. Copies of the notices as they were published in the South Wales Argus is attached as **Appendix [9]**. The library also displayed details of the application on its web site.
- 2.3 In accordance with the requirements of Part 1A of the Town and Country Planning (Development Management Procedures)(Wales)(Amended) Order 2016 it is declared on behalf of CDS (Superstores International) Ltd that the notice was displayed correctly and for the requisite timescale.
- 2.4 Comments could be emailed or posted to MWA. In addition all consultees were invited to contact MWA if they required further information.

(ii) Legal compliance

- 2.5 The 2016 Order requires that the following steps must be undertaken:
- Display site notices to inform consultees of the proposals and how further information can be accessed and a response provided in accordance with Schedule 1B of the Publicity before Applying for Planning Permission Notice under Articles 2C and 2D of the Order 2016. The site notices were displayed in 4 locations including two locations within Brynmawr Town Centre.
 - A copy of the site notice to be sent to owners or occupiers of adjoining. All retailers on the retail park were so notified.
 - Information under Schedule 1C under Article 2D was sent to specialist consultees. These consultees were agreed with the Council prior to distribution.
 - Display of the draft application and supporting documents/plans at a local venue which is accessible to the public. The Brynmawr Library was chosen for this purpose. And confirmation of the details were published in the South Wales Argus on [].
 - A PAC report must be submitted as part of the application.

- 2.6 Although not required as part of the regulations a public notice confirming details of the proposed development was published in the South Wales Argus. Two copies of the application and supporting plans/documents were deposited in the Brynmawr Library for viewing by interested parties. In addition the library posted details on its social media site confirming the details with a link to the Applicant's own web site.

3.0 CONSULTATION RESPONSES

(i) Specialist consultees

- 3.1 The table below provides a summary of the responses from statutory consultees and suitable responses to comments received.

Consultee	Comment	Response
Natural Resources Wales	Requested information on drainage and whether the retail park drained south or north. This was to avoid potential increase in phosphorous entering River Usk catchment.	Confirmed drainage to the south to Nanyglo and Blaina. Specifically Welsh Water have confirmed that the receiving waste water treatment works is the Cardiff Bay WWTW.
Welsh Water	No objection. The site is already connected to the main water and foul drainage systems. No surface water from any increase in the roof area or impermeable surfaces within the curtilage will be permitted to discharge directly into the public sewerage system.	No increase in impermeable and roof surfaces are proposed. The works are all internal.
Local Highway Authority	There is an extant permission for a petrol filling station within the shared car park which if implemented would reduce the available car parking capacity by around 39 spaces. Thus a Transport Statement and car parking assessment are required. In addition a Travel Plan is also required.	Vectos have prepared these documents addressing these matters and they will be submitted in support of the planning application.
Policy (BGCBC)	No response.	No comments received.

South Wales Fire and Rescue Service	A comprehensive fire safety package should be provided which indicate the fire safety measures which are proposed to satisfy building regulations. The developer should also consider adequate water supplies on site for firefighting and access for emergency appliances	On the basis that planning permission is granted, The Applicant will submit an application for building regulation approval which will include details of fire safety requirements including means of ensuring safe evacuation in the event of an emergency. The unit and retail park are supplied with adequate water supplies and access for emergency vehicles can be obtained to the front and rear of the site.
-------------------------------------	--	--

3.2 Copies of the responses are attached as **Appendix [12]**.

(ii) Community and local residents

3.3 The following responses were received from community consultees:

Councillor Hodgins (BGCBC)

3.4 The Councillor welcomes any investment and job creation and confirmed the names of senior officers who could assist with the application.

3.5 MWA responded confirming the names of the planning officers who had assisted the process to date.

Councillor Behr (BGCBC)

3.6 The Councillor confirmed she was not on the planning committee and felt able to comment. She confirmed anecdotal evidence after speaking with a handful of local residents that the proposal was met with enthusiasm. She had examined the Applicant's web site and noted that the company sold many goods not available on the retail park. However it was noted that some local independent shops in the town centre will be affected and this was a matter for the Council to assess. Re-occupation of the former Peacocks unit was welcomed and the relocation of Home Bargains meant that a popular shop would be retained locally. The number of projected jobs created by The Range appeared to be high. Details of the proposed heating system was requested.

3.7 In response MWA confirmed that the 65 employment opportunities would involve a mixture of full and part-time opportunities. The total full-time positions expected to be 20 with 45 part-time positions (the latter involving 30 hours or less).

3.8 In relation to the heating system this will be electrically operated and provide both heating and cooling to the store. It was also confirmed that the Applicant is currently upgrading all the lighting in its stores to LED systems which will reduce energy consumption by 67%.

Brynmawr Town Council

3.9 No objection

3.9 Copies of the emails are attached as **Appendix [13]**.

Public comments

3.10 One comment from a member of the public has been received enquiring about employment opportunities. This has been passed to the Human Resources department at The Range. However the respondent has been informed that the creation of employment opportunities is subject to securing planning permission for the mezzanine.

3.11 Following publication of the second site notice in December 2022 and the distribution of notices to residents living along Lakeside Way and Lakeside Close, no further representations have been received.

Clerk

From: BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>
Sent: 18 January 2023 17:02
To: Clerk; clerk@brynmawrtc.co.uk
Subject: Planning Consultation - C/2023/0012 - The Range - units 2 & 3A (Home Bargains & Peacocks) Lakeside Retail Park Nantyglo
Attachments: Appendix 5.pdf; Appendix 6 .pdf; Appendix 7.pdf; Appendix 8.pdf; Appendix 9.pdf; Appendix 10.pdf; Appendix 11.pdf; Appendix 12.pdf; Appendix 13.pdf; Response to Consultation (January 2023).pdf; Appendix 1.pdf; Appendix 2.pdf; Appendix 3.pdf; Appendix 4.pdf; Appendix 5.pdf; Planning and Retail Statement (August 2022).pdf; Appendix 1.pdf; Appendix 2.pdf; Appendix 3.pdf; Appendix 4.pdf; Brynmawr 0000-400A-Grd Floor.pdf; Brynmawr 0000-500A- Mezz Proposed.pdf; Brynmawr 0000-800- Ex Grd and 1st Floor Plans.pdf; 227011 - Transport Statement - V1[155270].pdf; 227011 - Travel Plan - V1[155269].pdf; ApplicationForm (Redacted).pdf; Brynmawr - 0000-100A Site Location Plan.pdf; Brynmawr - 0000-200A-Ex Elevations.pdf; Brynmawr - 0000-300A-Proposed Elevations.pdf



Date:18 January 2023

Planning Ref: C/2023/0012

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Units 2 & 3A (Home Bargains & Peacocks) Lakeside Retail Park, Nantyglo NP23 4SL

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Joanne White

OBSERVATIONS

Tracy

From: BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>
Sent: 24 January 2023 13:03
To: Clerk
Subject: Planning Application - C/20230/0018 - CB Commercials Ltd, Blaenant Industrial Estate, Brynmawr, NP23 4AZ
Attachments: 399,5 Proposed Block Plan 20220923_15100513.pdf; 399,6 Section 1-1 20220923_15124549.pdf; Application Form (Redacted).pdf; CMRA - Blaenant Industrial Estate[10732].pdf; Site Location Plan.pdf; 399,1A Site Layout 20230116_12125494.pdf; 399,2 Elevations.pdf; 399,3 Floor plan 20220923_15034281.pdf; 399,4 Existing Block Plan 20220923_15062417.pdf

NANTYGLO & BLAINA

24 JAN 2023

TOWN COUNCIL



Cyngor Bwrdeistref Sirol

Blaenau Gwent

County Borough Council

Date: 24 January 2023

Planning Ref: C/2023/0018

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mr Craig Bennett, CB Commercials Ltd, Blaenant Industrial Estate, Blaenavon Road, Brynmawr, NP23 4AZ

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Sophie Godfrey

OBSERVATIONS



Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre,
Ebbw Vale. NP23 6XB
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig
Glyn Ebwy. NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	CRAIG
Last name:	BENNETT		
Company (optional):			
Unit:		House number:	
House name:	TY-WYTH HOUSE		
Address 1:	GARN CROSS		
Address 2:	NANTYGLO		
Address 3:			
Town:	EBBW VALE		
County:	GWENT		
Country:			
Postcode:	NP23 4LJ		

2. Agent Name and Address

Title:	MR	First name:	TERRY
Last name:	MORGAN		
Company (optional):			
Unit:		House number:	
House name:	CLIFTON HOUSE		
Address 1:	WESTSIDE		
Address 2:	BLAINA		
Address 3:			
Town:	ABERTILLERY		
County:	GWENT		
Country:			
Postcode:	NP23 3DD		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

*PROPOSED VEHICLE WORKSHOP
WITH ON SITE PARKING*

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:

House
number:

House
suffix:

House
name:

CB COMMERCIALS LTD

Address 1:

BLAENANT IND EST

Address 2:

BLAENAYON ROAD

Town:

BRYNMAWR, EBBW VALE

County:

GWENT

Postcode
(optional):

NP23 4AZ

If you cannot provide a postcode, the description of the site
location must be completed. Please provide the most accurate site
description you can, to help locate the site - for example "field to
the North of the Post Office".

Easting:

Northing:

Description:

5. Pre-application Advice

Has pre-application advice been sought from the local
authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice
you were given. (This will help the authority to deal with this
application more efficiently).

Please tick if the full contact details are not
known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff

b) an elected member

c) related to a member of staff

d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	N/A	FAIR FACED BLOCK BLUE/BLACK BRICK PROFILE SHEET JUNIPER GREEN	☐	☐
Roof	N/A	PROFILE SHEET JUNIPER GREEN	☐	☐
Windows		-----	☒	☐
Doors	N/A	ROLLER SHUTTER JUNIPER GREEN - EMERGENCY DOOR - BLACK - - - -	☐	☐
Boundary treatments (e.g. fences, walls)	AS EXISTING	AS EXISTING	☒	☐
Vehicle access and hard-standing	HARDCORE	CONCRETE	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PLAN REF: 399/1 399/2 399/3 399/4 399/5 399/6
 SITE PLAN REF: 319635-310880
 COAL MINING RISK ASSESSMENT REPORT: 17547

11. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

If Yes, please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

12. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Cess pit ☐ Package treatment plant ☐ Septic tank ☐ Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

14. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

16. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If you answered "Yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

17. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☒			
	Net tradable area:	☒			
A2	Financial and professional services	☒			
A3	Restaurants and cafes	☒			
B1 (a)	Offices	☒			
B1 (b)	Research and development	☒			
B1 (c)	Light industrial	☐	—	—	210
B2	General industrial	☒			
B8	Storage or distribution	☒			
C1	Hotels and halls of residence	☒			
C2	Residential institutions	☒			
D1	Non-residential institutions	☒			
D2	Assembly and leisure	☒			
OTHER		☐			
Please Specify		☐			
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☒			
C2	Residential Institutions	☒			
OTHER		☐			
Please Specify		☐			

18. Employment

Please complete the following information regarding employees:

** EXISTING EMPLOYEES*

	Full-time	Part-time	Total full-time equivalent
Existing employees	—		
Proposed employees	4		

19. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
B1(c)	8:00am - 5:00pm		—	

20. Site Area

Please state the site area in hectares (ha)

0.29

If Yes, please complete the following information regarding public open space:

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

	Open Space Lost	Open space gained
Area of Land (ha)		

21. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

☐ Yes ☒ No

If Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1		
Floodplain C2		

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Soakaway ☐ Main sewer ☐ Existing watercourse ☐ Pond/lake

22. Existing Use

Please describe the current use of the site:

COMMERCIAL VEHICLE
PARKING

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes ☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development	0.29	

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? ☐ Yes ☒ No

If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

24. Industrial or Commercial Processes and Machinery

N/A.

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

25. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
DAENAH GWENTOR ESTATES DEPT.	THE GENERAL OFFICES STEELWORKS ROAD, EBBW VALE NP 23 6 DN	03-01-2023

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27. Agricultural Holdings

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

23/09/2022

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

28. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if the proposed development:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



• is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or



If the proposed development constitutes major development, the original and 3 copies of the pre-application consultation report



• constitutes "major development".



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):



Depending on the type and scale of proposed development, your application - in order to be validated - may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

The Welsh Government's Management Manual will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





23/09/2022

(date cannot be pre-application)

30. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

44

7966 241708

Email address (optional):

31. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

44

1495 290852

Country code:

Mobile number (optional):

44

7522 384753

Email address (optional):

tanyu.morgan@btinternet.com

32. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

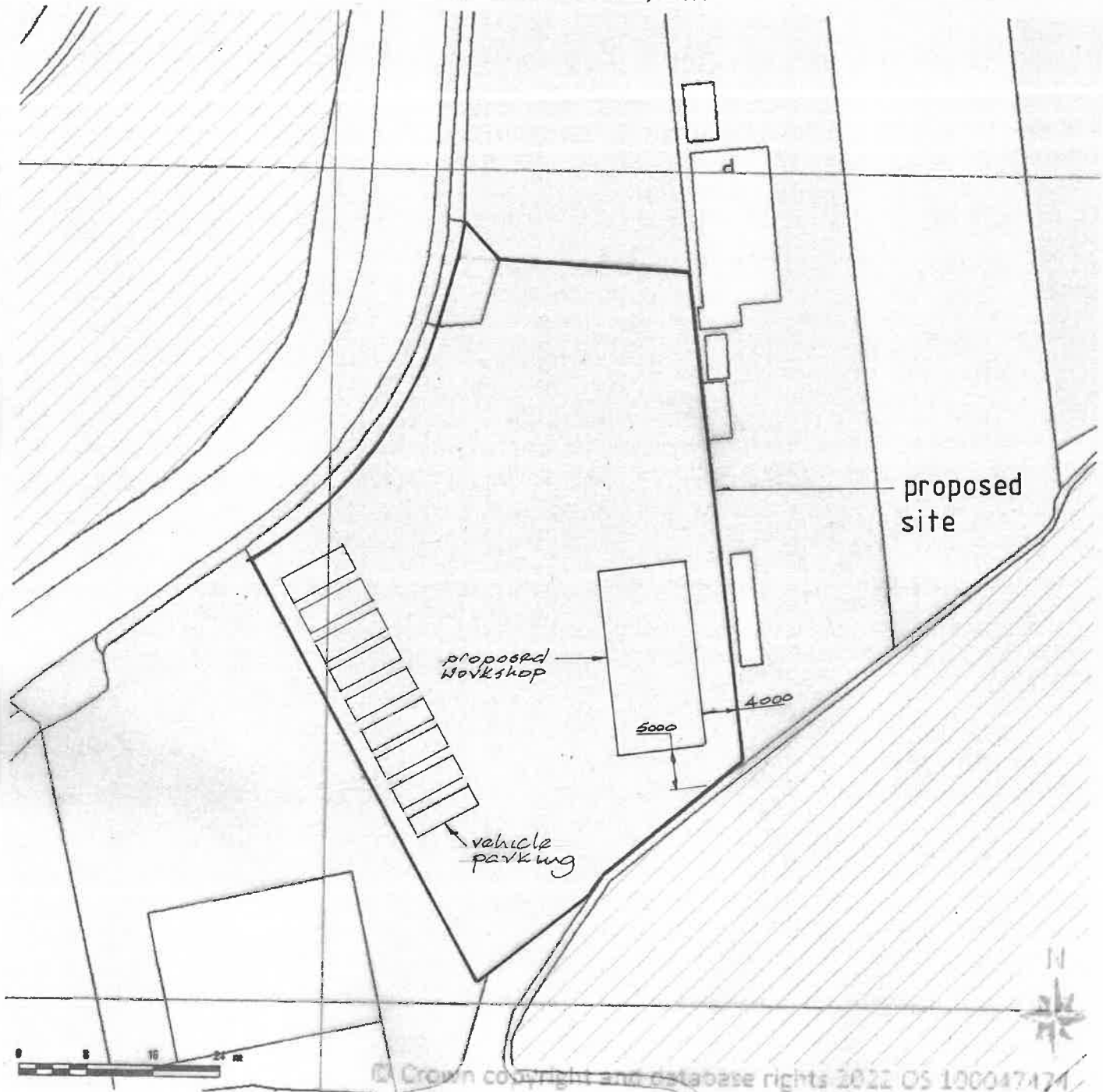
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

BLOCK/SITE PLAN
AREA 130m x 130m A3
SCALE 1:500
CENTRE COORDINATES: S19627, 210854



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
18/09/2022 20:53:05

Agent

T. Morgan
Clifton House
Westside
Blana
Gwent
tel:
01495 290852

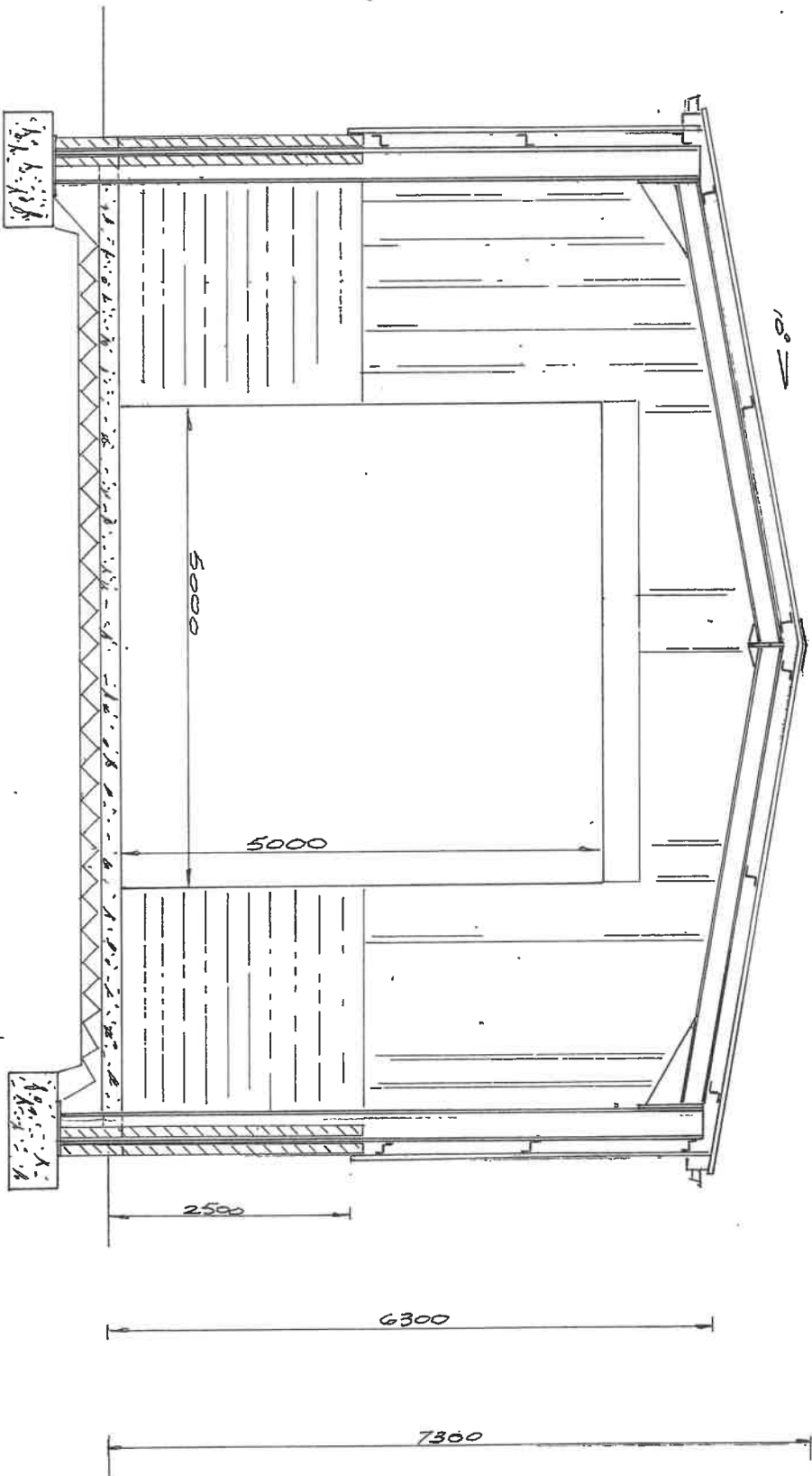
Project

CB COMMERCIALS LTD.
Blauant Ind Est Brynmawr
Proposed Workshop

Drawing title

Proposed block plan

Drawn	Date	Scale	Drawn
399/5	19-9-22	1:500/A3	TM



Agent

T. Morgan
 Cliff Top House
 Blaenau
 Gwent
 Tel: 01496 290852

Project

C.B. Commercial Ltd
 Blaenau Twp Est. Brynaman
 Proposed Workshop

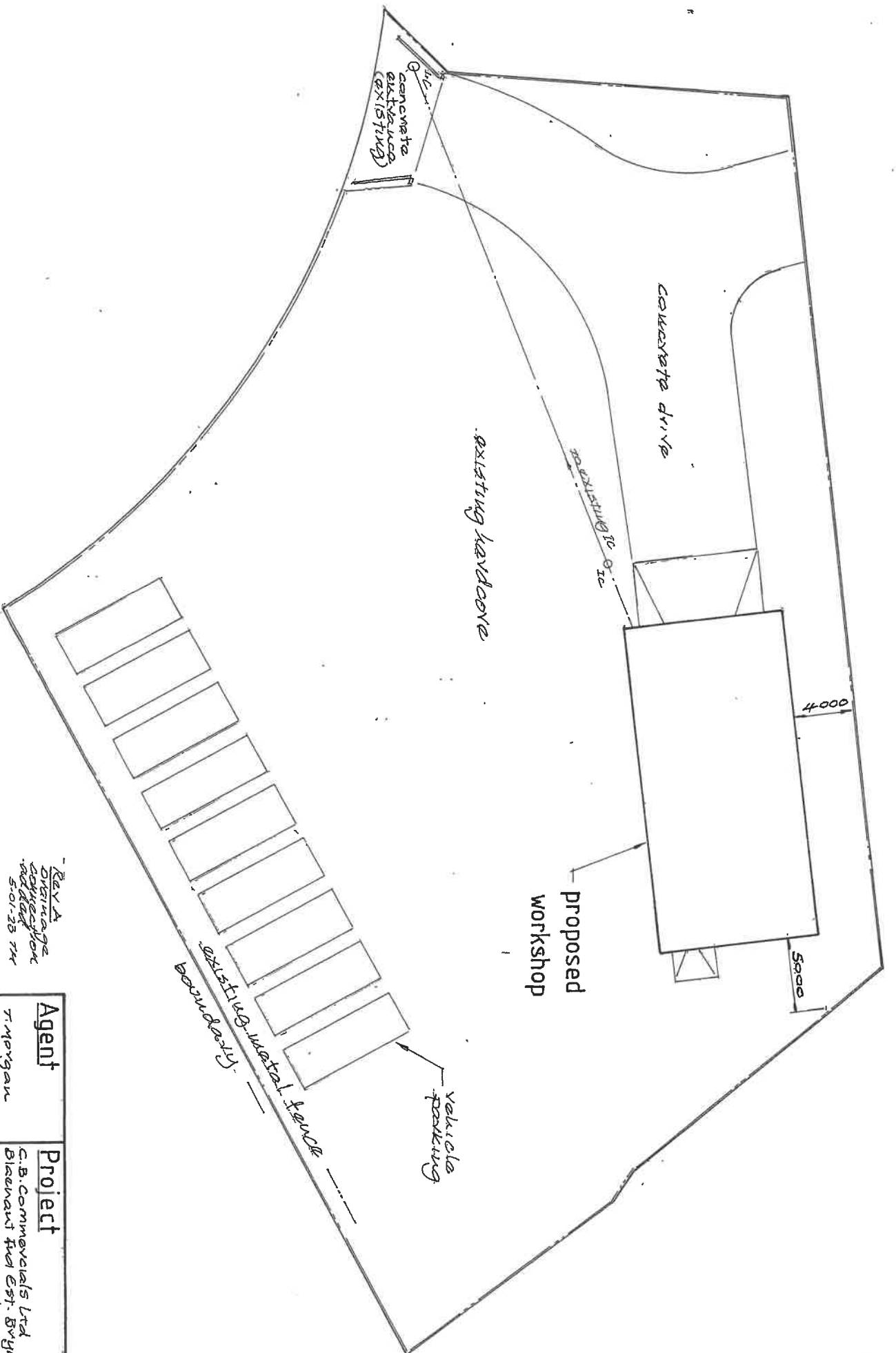
Drawing title

Section 1-1

DWG NO	Date	Scale	Drawn
39010	10.08.99	1:50	JS

**SITE LOCATION PLAN
AREA 4 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 319635, 210880**

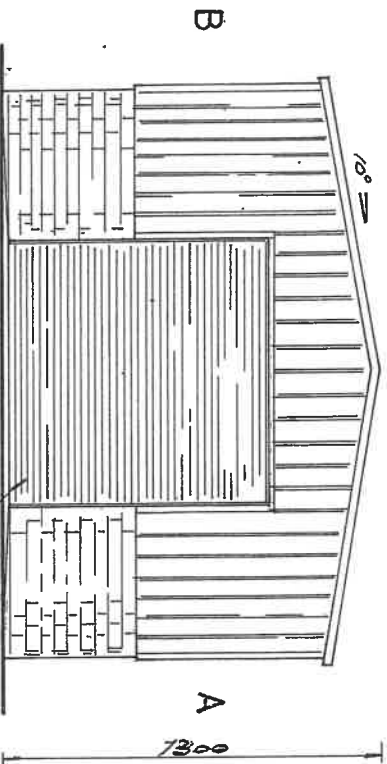




site layout

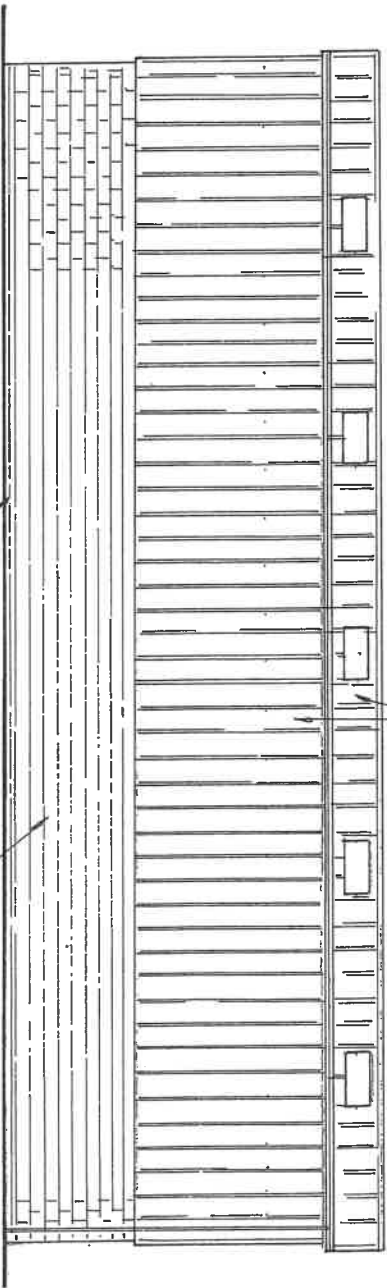
Key A
Orange
concrete
entrance
5-01-23 TK

Agent		Project	
T. Morgan	Clifton House	C.B. Commercial's Ltd	
Blower	Westside	Blower and Est. Brynmawr	
tel: 01495 240852		Proposed workshop	
Drawing title		Site layout	
209 AD	2012	2012	2012
2012	2012	2012	2012



front elevation

Roller shutter
colour: white
spec: BS12B29

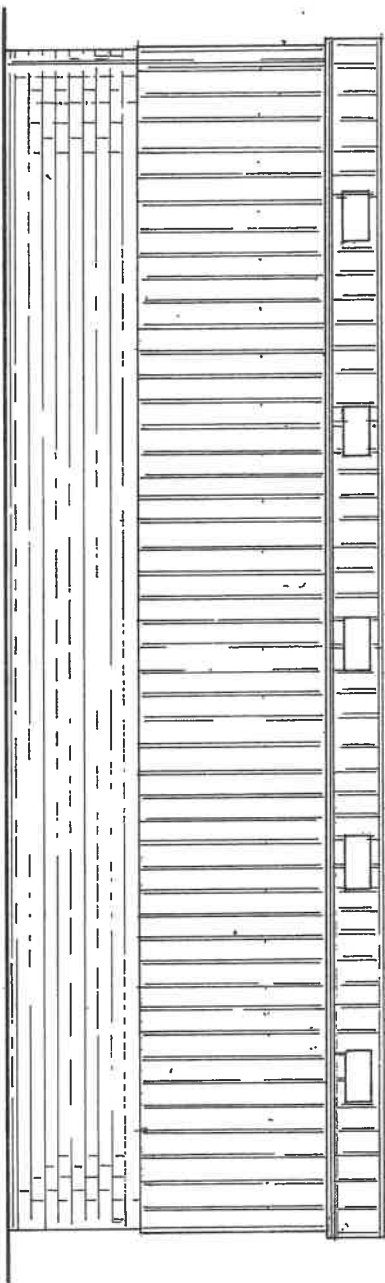


elevation A

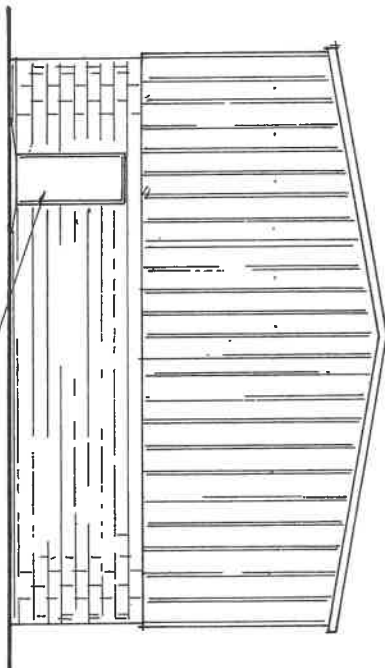
Brickwork
black

Front facade
black

Brickwork
colour: white
spec: BS12B29



elevation B



rear elevation

Steel framed door
colour: black

Agent

T. Morgan
21-1700, 170000
Weybridge
Surrey
Surrey
Tel: 01495 240852

Project

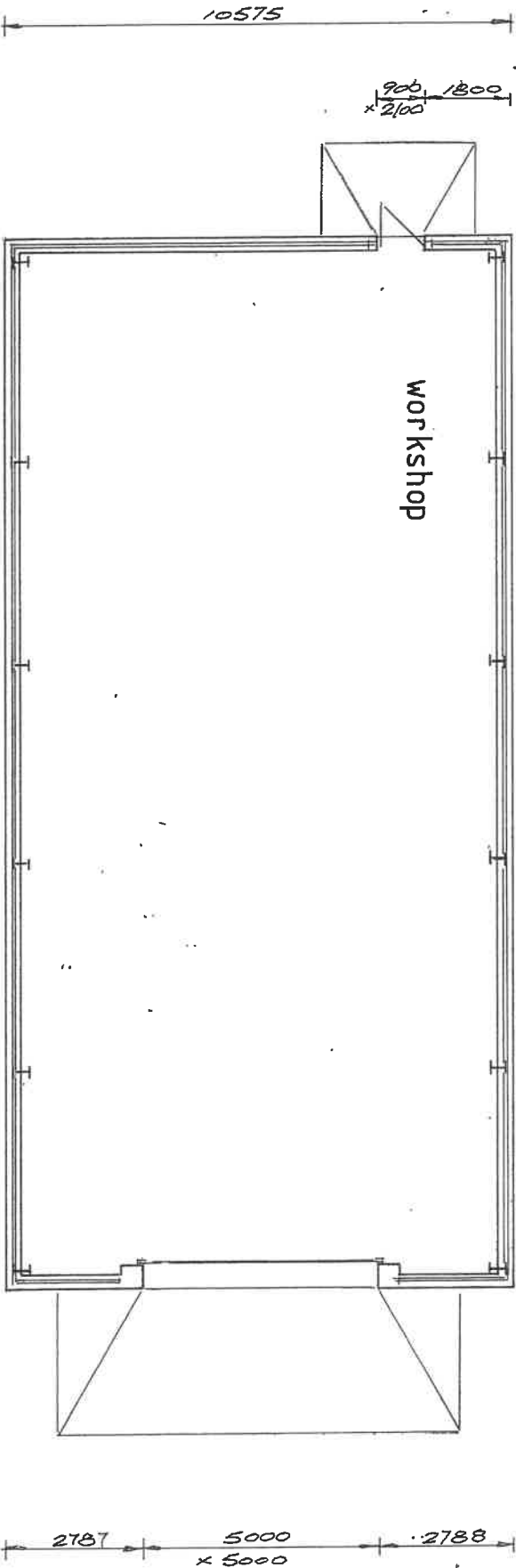
C.B. Commercial Ltd
Barnet East. Brynau
Proposed Workshop

Drawing title

Elevation 5

Rev	Date	Scale	Drawn
001	19.9.22	1:100	13

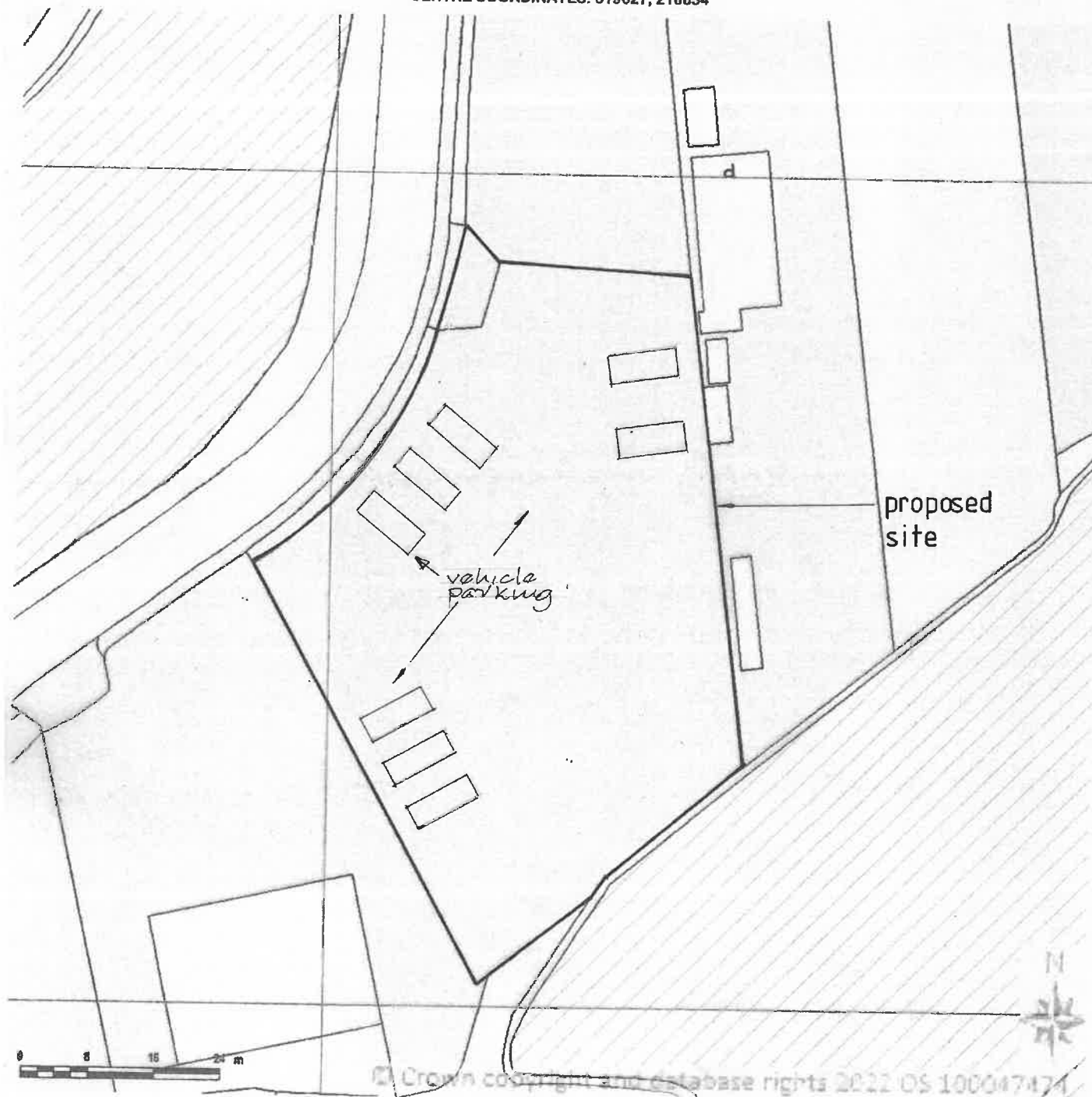
22050



floor plan

Agent				Project			
T. Morgan				C.B. Commercial's Ltd			
Clifton House				Blaenau Tŷ Est. Brynamwr			
Westeride				Proposed workshop			
Blaua				Drawing title			
Gwent				Floor plan			
Tel: 01496 240852				Date			
				Scale			
				Drawn			
				7/4			

BLOCK/SITE PLAN
AREA 130m x 130m A3
SCALE 1:500
CENTRE COORDINATES: 319627, 210854



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www.streetwise.net
Licence No: 100047474
18/09/2022 20:53:05

Agent	Project
T. Morgan	C.B. Commercial Ltd.
Clifton House	Blauant Ind Est Brynmawr
Waste 1012	Proposed Workshop
Blama	Drawing title
Gwent	existing block plan
tel:	Dwg No
01495 290852	399/4
	Date
	18-9-22
	Scale
	1:500 A3
	Drawn
	TYL

Tracy

From: Russell, Alanna <Alanna.Russell@blaenau-gwent.gov.uk>
Sent: 26 January 2023 10:05
To: Clerk
Subject: Planning Consultation - C/2023/0019 - Arosfa Day Centre, High Street, Abertillery, Blaenau Gwent NP13 3AN



Date: 25 January 2023

Planning Ref: C/2023/0019

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Arosfa Day Centre, High Street, Abertillery, Blaenau Gwent NP13 3AN

I enclose herewith a link to download the application documents in respect of a planning application for development at Arosfa Day Centre, High Street, Abertillery, Blaenau Gwent NP13 3AN. You will need to create an Egress ID and password.

<https://reader.egress.com/remote.aspx/14b309f615e24cb6864ca3711c740d30>

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Sophie Godfrey

OBSERVATIONS



Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

Floor 1a, Municipal Offices, Civic Centre,
Ebbw Vale. NP23 6XB
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig
Glyn Ebwy. NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	CRAIG
Last name:	BENNETT		
Company (optional):			
Unit:		House number:	
House name:	TY-WYTH		
Address 1:	GARN CROSS		
Address 2:			
Address 3:			
Town:	NANTYGLO		
County:	BLAENAU GWENT		
Country:			
Postcode:	NP23 4LT		

2. Agent Name and Address

Title:		First name:	ADRIAN
Last name:	DREW		
Company (optional):			
Unit:		House number:	14
House name:			
Address 1:	THORNHILL CLOSE		
Address 2:			
Address 3:			
Town:	BRYN MAWR		
County:	BLAENAU GWENT		
Country:			
Postcode:	NP23 4SA		

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

☒ None ☐ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposed works:

CONSTRUCTION OF TWO DORMA BUNGALOWS

Has building or works already been carried out? ☐ Yes ☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):
(date must be pre-application submission)

Have the works been completed? ☐ Yes ☒ No

If Yes, please state the date when the works were completed (DD/MM/YYYY):
(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: LAND ADJACENT TO THE

Address 1: EX ARSFA MEDICAL UNIT

Address 2: HIGH STREET

Town: BLAINA

County: BLAENAU GWENT

Postcode (optional): NP13 3BN

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Easting: Northing:

Description:

5. Pre-application Advice

Has pre-application advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☒ Yes ☐ No ☐ Unknown

Are there any new public roads to be provided within the site?

☐ Yes ☒ No ☐ Unknown

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No ☐ Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No ☐ Unknown

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No ☐ Unknown

If Yes, please provide details:

FOR COUNCIL COLLECTION

9. Authority Employee / Member

With respect to the Authority, I am:

- a) a member of staff
- b) an elected member
- c) related to a member of staff
- d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not Applicable	Don't Know
Walls		BRICK	☐	☐
Roof		TILE	☐	☐
Windows		PVC	☐	☐
Doors		PVC	☐	☐
Boundary treatments (e.g. fences, walls)		SECURITY FENCE	☐	☐
Vehicle access and hard-standing		PRIVATE DRIVE IN PERMIABLE TARMAK	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

EXISTING & PROPOSED SITE LOCATION PLANS
PLUS ELEVATIONS & FLOOR PLANS

11. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

If Yes, please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

12. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer ☐ Cess pit ☐ Package treatment plant ☐ Septic tank ☐ Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

MAIN SEWER IN ACCESS ROAD

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

14. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

16. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If Yes, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

17. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐		☐		☐	
	Net tradable area:	☐		☐		☐	
A2	Financial and professional services	☐		☐		☐	
A3	Restaurants and cafes	☐		☐		☐	
B1 (a)	Offices	☐		☐		☐	
B1 (b)	Research and development	☐		☐		☐	
B1 (c)	Light industrial	☐		☐		☐	
B2	General industrial	☐		☐		☐	
B8	Storage or distribution	☐		☐		☐	
C1	Hotels and halls of residence	☐		☐		☐	
C2	Residential institutions	☐		☐		☐	
D1	Non-residential institutions	☐		☐		☐	
D2	Assembly and leisure	☐		☐		☐	
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	
Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	

18. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

19. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

20. Site Area

Please state the site area in hectares (ha)

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

If Yes, please complete the following information regarding public open space:

	Open Space Lost	Open space gained
Area of Land (ha)		

21. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

☐ Yes ☒ No

If Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1		
Floodplain C2		

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Soakaway ☐ Main sewer ☐ Existing watercourse ☐ Pond/lake

22. Existing Use

Please describe the current use of the site:

OPEN LAND

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

COLLEGE

When did this use end (if known)? (DD/MM/YYYY)

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☒ Yes ☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development	1000 SQM	

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? ☐ Yes ☒ No

If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

24. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput put in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
---Energy from waste incineration---	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

25. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

26. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

--

26. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

27. Agricultural Holdings

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

28. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



If the proposed development constitutes major development, the original and 3 copies of the pre-application consultation report



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if the proposed development:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



• is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres; or



The correct fee:



• constitutes "major development"



The original and 3 copies of a Heritage Impact Statement



The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

The Welsh Government's Development Management Manual will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

30. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

31. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

32. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



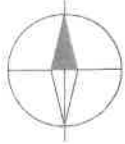
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

NORTH



Ex-Arosfa
Day
Centre

MAIN ACCESS ROAD

BOUNDARY

BOUNDARY

GARAGE

GARAGES

GARAGE

BOUNDARY

BOUNDARY

EARTH TRACK

GARAGE

Stone's Houses

HIGH STREET

LAND REGISTRY WA838941

DRG REF 23/CB/101

SCALE 1:200 ON A3

EXISTING SITE LOCATION PLAN FOR LAND ADJACENT TO
EX DAY CENTRE SITE BLAINA

NORTH



LAND REGISTRY REF WA838941

PRIVATE DRIVEWAY ACCESS TO BE 5500 WIDE
AND A 1:8 GRADIENT TO BE ACHIEVED BY
LOWERING THE PLOT LEVELS TO SUIT.
ALL SURGACES TO BE CONSTRUCTED IN A
PERMIABLE HARD SURFACE AND A CROSSING
DRAIN TO BE SET AT THE BARRIER LOCATION.

Ex-Arosfa
Day
Centre

RETAINING
WALL

FOUL
DRAIN

ELECTRIC
BARRIER

PRIVATE ACCESS DRIVE

GARAGE

MAIN ACCESS ROAD

GARAGE

EARTH TRACK

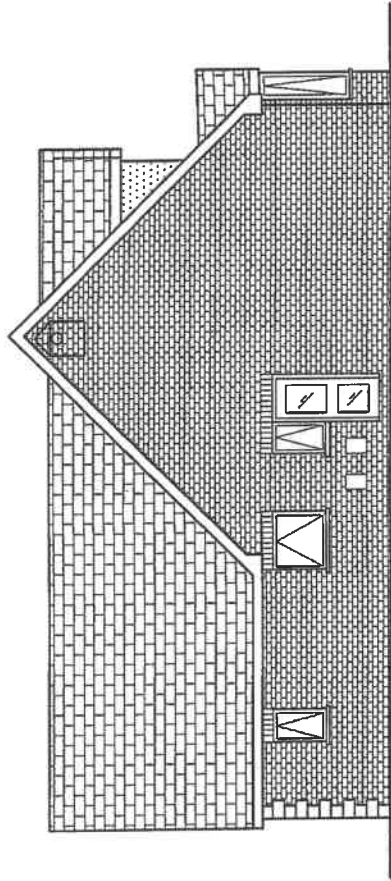
Stone's Houses

HIGH STREET

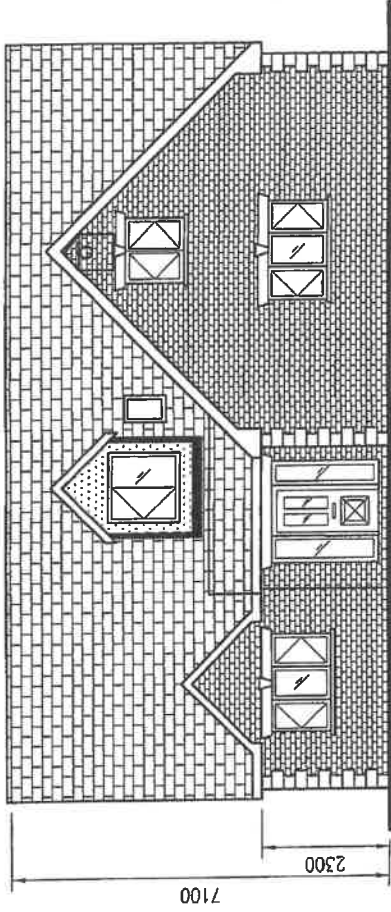
DRG REF 23/CB/102

SCALE 1:200 ON A3

PROPOSED SITE LOCATION PLAN FOR LAND ADJACENT TO
EX DAY CENTRE SITE 'BLAINA. FOR DOMESTIC DWELLINGS

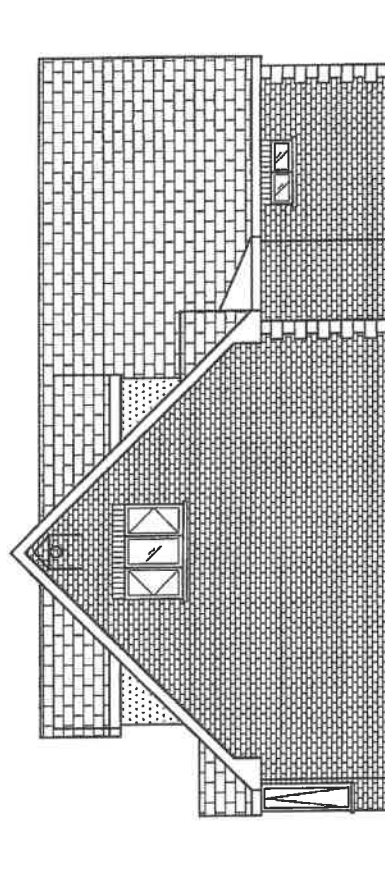


SIDE ELEVATION

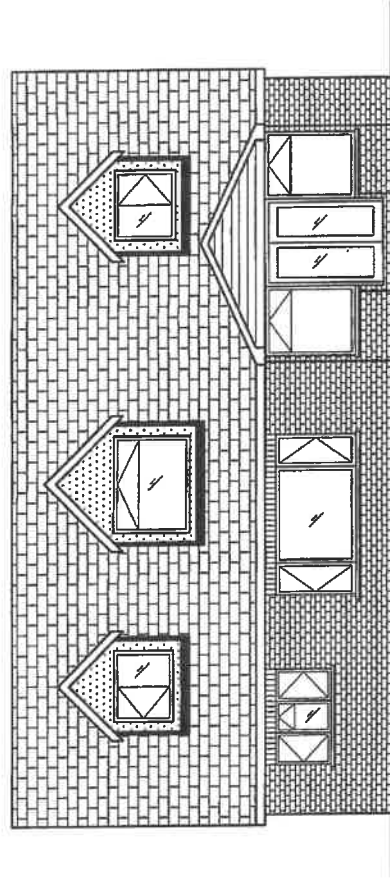


FRONT ELEVATION

MAX. RIDGE HEIGHT	---7100
MIN. RIDGE HEIGHT	---6900
MAX. EAVES HEIGHT	---2500
MIN. EAVES HEIGHT	---2300



SIDE ELEVATION



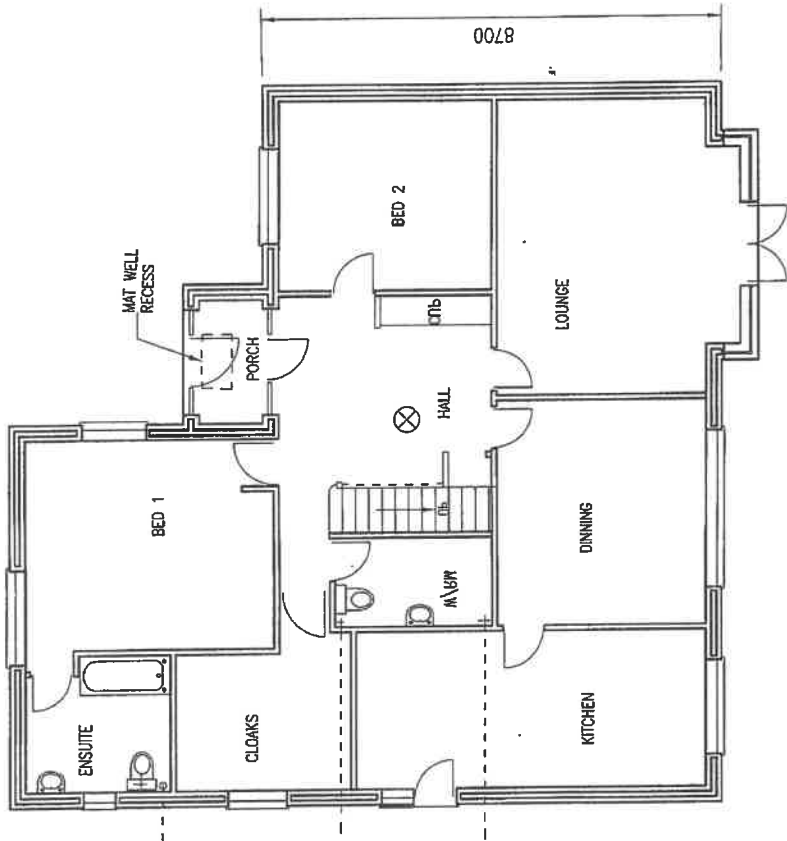
REAR ELEVATION

PROPOSED ELEVATIONS FOR DWELLING

DRG REF 23/CB/103

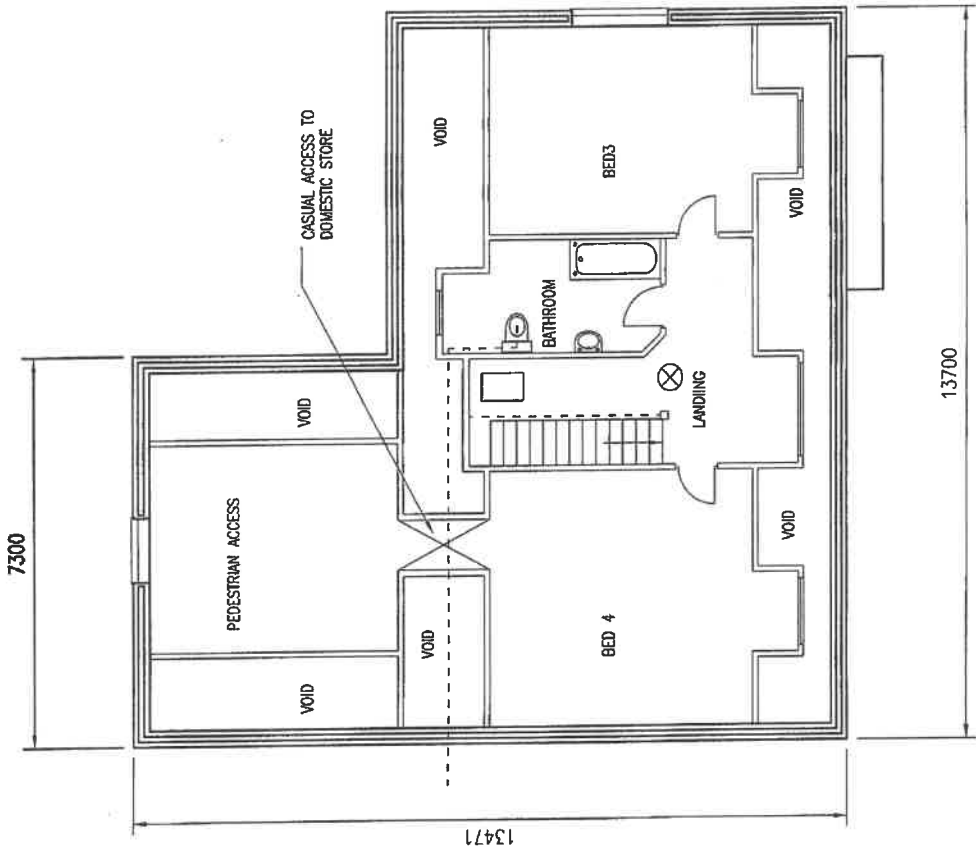
SCALE 1 : 100 ON A3

MAX WIDTH 13.7 AND MIN WIDTH 12.7
MAX DEPTH 13.4 AND MIN DEPTH 8.7



GROUND FLOOR PLAN

FIRST FLOOR PLAN



PROPOSED FLOOR PLAN LAYOUTS FOR DWELLING

DRG REF 23/CB/104

SCALE 1 : 100 ON A3

Public Protection Division

Map Reference : SO1908NE



Scale : 1:1250

PROJECT:

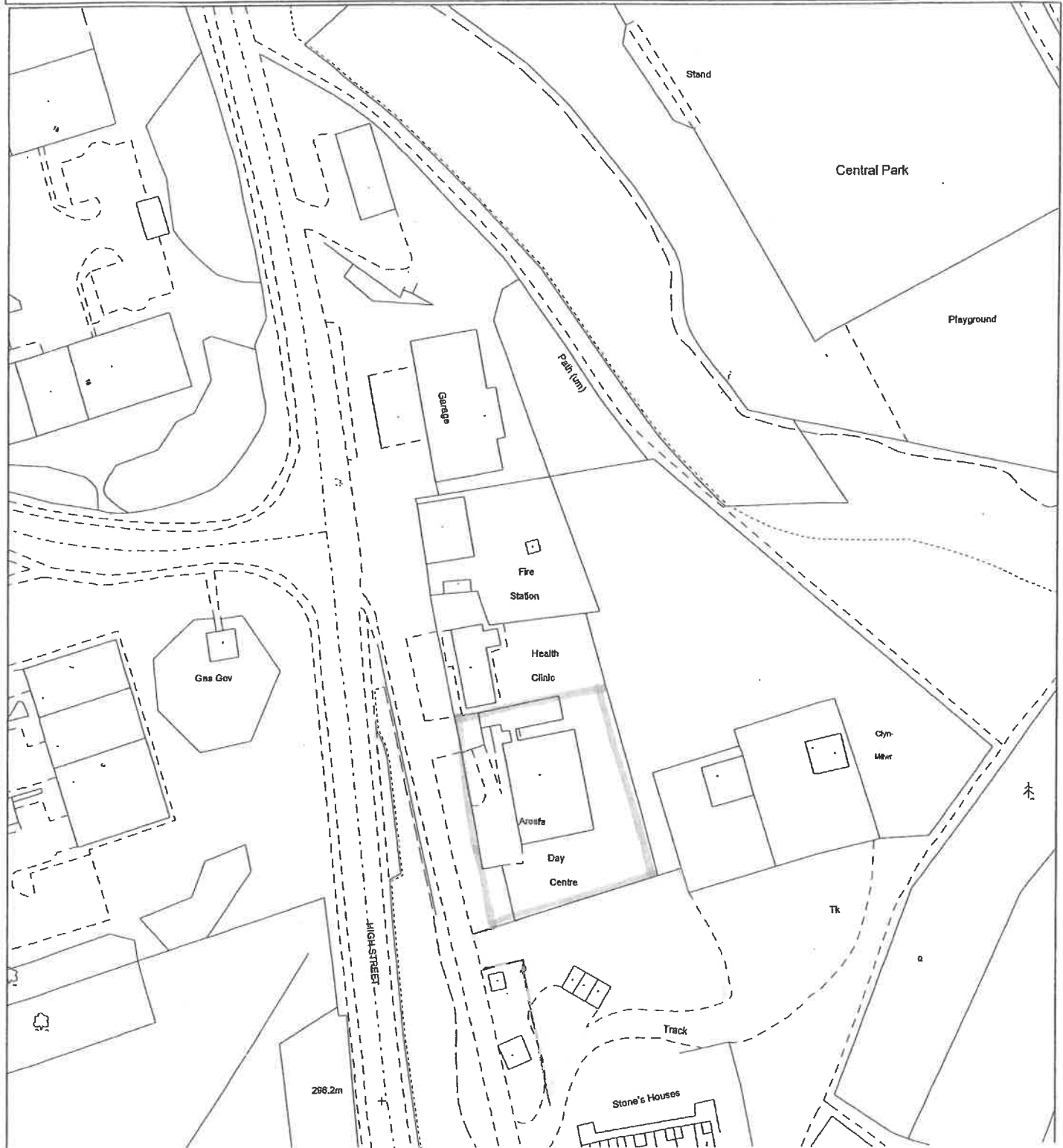
Date : 21/05/2009

TITLE:

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Atgynhychwyd o Fapiau'r Ordnance Survey chaniatad Rheolwr Llyfrfa Ei Mawrhydi (c) Hawlfraint y Goron.

Y mae atgynhyrchu heb awdurdod yn torri Hawlfraint y Goron a gall arwain at erlyniad neu achosion sifil. BGCBC - LA09002L



Executive Summary

Site Location and Proposed Development

Mr Craig Bennett (the Client) is proposing the development of the Ex Medical Centre in Blaina.

Site History

The development site is rectangular in shape and locates to the east of High Street, Blaina. The site centres on an approximate National Grid Reference of 319930, 208730, occupying a plan area of approximately 0.2 Hectares.

Geology

Earliest map editions show an old shaft located on the site. The Sun pit was constructed on site in the early 1900's. The pit was later renamed the North Blaina Colliery in the 1920's. A medical/day centre was later built on site following closure of the pits.

Preliminary Coal Mining Risks

The site is underlain by the South Wales Middle Coal Measures. Head deposits are shown to overly the solid geology.

The Upper Pentre coal seam is shown to outcrop just west of the site and will therefore underlie the site at shallow depth. The Coal Authority confirm that the seam is workable though do not hold records of workings in this seam beneath the site. Given that several collieries have been located on the site. It is highly unlikely that this seam would have been worked directly beneath the site as this would likely cause stability issues for the main colliery shafts.

The risk from shallow coal workings is therefore considered to be very low.

The Coal Authority record two shafts on the site which are also shown on historical and geological maps. The likely zone of influence of these shafts may potentially cover the majority of the site prohibiting future development. In order to assess the impact of the shafts, they will first need to be located and investigated. At present it is considered that the shafts pose a significant high risk to future development on site.

Recommended Intrusive Investigation

In order to locate and quantify the risk posed by the known mine shafts on site, they will need to be located and investigated. In order to do this it is recommended that a series of rotary open hole boreholes are sunk across the anticipated shaft locations.