

Pre-Application Consultation (PAC) Report



Full planning application for the proposed demolition of the existing retail foodstore (Use Class A1) and its replacement with a new discount foodstore (Use Class A1), together with reconfigured access and car parking, external lighting, drainage, landscaping, and other associated site works.

Land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

April 2024

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For and on behalf of Avison Young (UK) Limited

1. Introduction

The Purpose of this Report

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared by Avison Young, on behalf of Aldi Stores Limited, in support of a full planning application for the proposed demolition of an existing Co-op retail foodstore (Use Class A1) and its replacement with a new discount retail foodstore (Use Class A1) for Aldi, together with reconfigured access and car parking, external lighting, drainage, landscaping, and other associated site works on land at Mafon Road, Nelson, Caerphilly, CF46 6PE.
- 1.2 The report has been prepared in accordance with Article 2F of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), which requires particulars of how the applicant has complied with section 61Z of the Town and Country Planning Act 1990; inserted into the 1990 Act by section 18 of the Planning (Wales) Act 2015.
- 1.3 A range of technical investigations have been undertaken to support the planning application for the site. Importantly, these investigations do not identify any technical reasons why the development proposals should not be granted planning permission.

Structure of this Report

- 1.4 This report has been prepared to document the consultation process. It describes the methodology adopted for the consultation, sets out the views expressed by the consultees through that consultation, identifies the key messages to emerge, and provides the applicant's response.
- 1.5 The report is therefore structured as follows:
- Section 2 provides an explanation of the context of the application site, a description of the proposals and outlines the consultation methodology;
 - Section 3 details the consultations undertaken;
 - Section 4 sets out the feedback received through the consultation process;
 - Section 5 considers the feedback received and provides the applicant's response;
 - Section 6 provides an overview and concludes the report.

2. The Proposals & Consultation Methodology

Site Context

- 2.1 The site extends to approximately 1.02 hectares (2.51 acres) and currently accommodates a Co-op retail foodstore (Use Class A1), together with associated car parking and access from Mafon Road.
- 2.2 The site is bounded to the north by the A472 Nelson Bypass, to the west by a Texaco petrol filling station, to the east (beyond the adjoining mixed-use development at Ty Du) by agricultural land, and to the south by rising open countryside.
- 2.3 The site is located to the south of Nelson (approximately 500m south), situated between Abercynon (approximately 2.5km west) and Ystrad Mynach (approximately 3km east). Along the A472 (where existing site access is located), commercial land uses include, a car repair, tyre centre and car sales. The Railway Inn public house is located to the west of the site at the crossroad junction of Llwyncelyn Terrace and Llanfabon Road. Residential development extends along both Llwyncelyn Terrace and Llanfabon Road.
- 2.4 Nelson is a village of approximately 4,700 people. The village centre includes a post office, bank, pharmacy, bakery, library, dentist, a doctor's surgery, and a central bus station. Llanfabon Infants School and Llancaeath Junior School are both located in Nelson.
- 2.5 The majority of Nelson, and the facilities within it, can be reached within 20 minutes on foot to/from the site. Cycling infrastructure within the vicinity of the site primarily includes the National Cycle Network (NCN) and roads that are conducive to cycling. NCN Route 47 routes to the east of the site and is accessible within 5 minutes via Caerphilly Road via Dynevor Terrace to the north of the site. This route provides a cycle link to Newport, Fishguard, Neath and Carmarthen.
- 2.6 The nearest bus stop is located adjacent to the site along Mafon Road providing services east and westbound. Both stops benefit from shelter, seating, and timetabling information. The local stops are served by bus service 78 which provides a route into Merthyr Tydfil and Pontypridd. It is also served by the C1 service, a Nelson local service, and the X38 which provides a connection from the site to Pontypridd and Bargoed.
- 2.7 The closest railway station to the site is Ystrad Mynach, located approximately 4 km to the east of the site. This train station provides services to Rhymney, Bargoed, Cardiff, and Penarth.

- 2.8 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. We note that a range of improvements in Nelson and the wider Caerphilly Borough area gained formal approval in January 2022 following lengthy and detailed public consultation. Notably, the routes include a traffic free link between Nelson and Ystrad Mynach as well as a link between Nelson and Abercynon via Treharris, creating a convenient connection to the local stations.
- 2.9 The site is in a sustainable and accessible location, benefitting from good walking and cycling links to the surrounding area via the existing infrastructure and good access to regular and frequent public transport services.
- 2.10 The site falls within the defined settlement boundary for Nelson, as defined by the proposals map accompanying the Caerphilly County Borough Local Development Plan (LDP) 2006-2021 (adopted 23rd November 2010).
- 2.11 The site is not allocated for any specified land use and is therefore classed as “white land”.
- 2.12 The site is not subject to any ecological or landscape designations and does not contain any Tree Preservation Orders.
- 2.13 There are no cultural heritage features recorded for the site on databases held by Cadw, the Royal Commission for Ancient and Historic Monuments in Wales or the Sites and Monuments Record. The site is not within or adjoining a conservation area and there are no Scheduled Ancient Monuments or listed buildings within the immediate vicinity of the site.
- 2.14 The site lies within an area that has been identified by the Coal Authority as containing potential hazards arising from former coal mining activity.
- 2.15 The site is located within Flood Risk Zone A which is considered to be at little or no risk of fluvial or tidal/coastal flooding, as defined by the Development Advice Map contained within Technical Advice Note 15: Development and Flood Risk (2004). Under the emerging revised TAN15, the site is not considered to be at risk of tidal or fluvial flooding but is subject to potential flood risk from surface water and small watercourses according to the Flood Map for Planning.
- 2.16 The site location plan, attached at Appendix I, clearly indicates the site and its context.

The Application

2.17 The proposed development, as described on the planning application form is as follows:

“Demolition of existing retail foodstore (Use Class A1) and its replacement with a new discount retail foodstore (Use Class A1), together with reconfigured access and car parking, external lighting, drainage, landscaping, and other associated site works.”

2.18 The existing Co-op foodstore (Use Class A1), which is to be demolished, has a gross external area of 1,550 sqm, a gross internal area of 1,500 sqm, and a net retail sales area of 723 sqm. The proposed store will have a gross external area of 2,000 sqm, a proposed gross internal area of 1,910 sqm, and a net retail sales area of 1,356 sqm. It is proposed that 80% (1,085 sqm) of the net sales area of the proposed store will sell convenience goods, with the remaining 20% (271 sqm) selling comparison goods. This is illustrated on the proposed site plan and floor plan. The existing vehicular access from Mafon Road will be used to serve the proposed new foodstore. The foodstore will be served by 120 no. customer car parking spaces, including 5 no. accessible spaces for disabled persons only; 8 no. parent and child spaces; 4 no. active electric vehicle charging points (EVCPs) with provision for a further 20 no. EVCP spaces in the future; 4 no. motorcycle spaces, and 4 no. external Sheffield cycle stands (i.e. 8 no. cycle spaces).

2.19 The proposed building will be of a modern design with a mono-pitch roof set, sited along the application site's southern boundary and set back from Mafon Road (A472), orientated with the store entrance facing north into the centre of the site, whilst the service area and delivery bay is located to the western side of the building. In summary, the proposals comprise:

a foodstore with a net retail sales area of 1,356 sqm;

existing vehicular access from Mafon Road;

120 no. car parking spaces including 5 no. accessible spaces for disabled persons only; 8 no. parent and child spaces; 4 no. active electric vehicle charging points (EVCPs) with provision for a further 20 no. EVCP spaces in the future; 4 no. motorcycle spaces, and 4 no. external Sheffield cycle stands for secure cycle parking for up to 8 no. bicycles with staff cycle parking also provided internal to the foodstore warehouse;

a scheme of hard and soft landscaping;

drainage / SuDS features;

covered trolley bay and cycle hoops;

service yard to the western side of the proposed foodstore;

lighting columns to be installed in the car parking area;

boundary enclosures, and

totem sign (subject to a separate advertisement consent application).

2.20 The proposed development is submitted as a full planning application, with all the detail submitted for the council's consideration.

Consultation Methodology

2.21 The consultation methodology for 'major' development proposals (in this case, residential development proposals exceeding 10 units) is set out in Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

2.22 In accordance with these regulations, the draft planning application was placed on deposit on 29th February 2024 and the consultation period ended on 28th March 2024.

2.23 In order to comply with this legislation effectively, the following methodology was adopted:

- Consult / notify relevant parties;
- Gather responses from those parties and report their comments, and
- Respond on how the specific comments have been addressed.

3. Consultations Undertaken

Preface

3.1 This section of the PAC Report details the extent of consultation undertaken in accordance with Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Site Notice

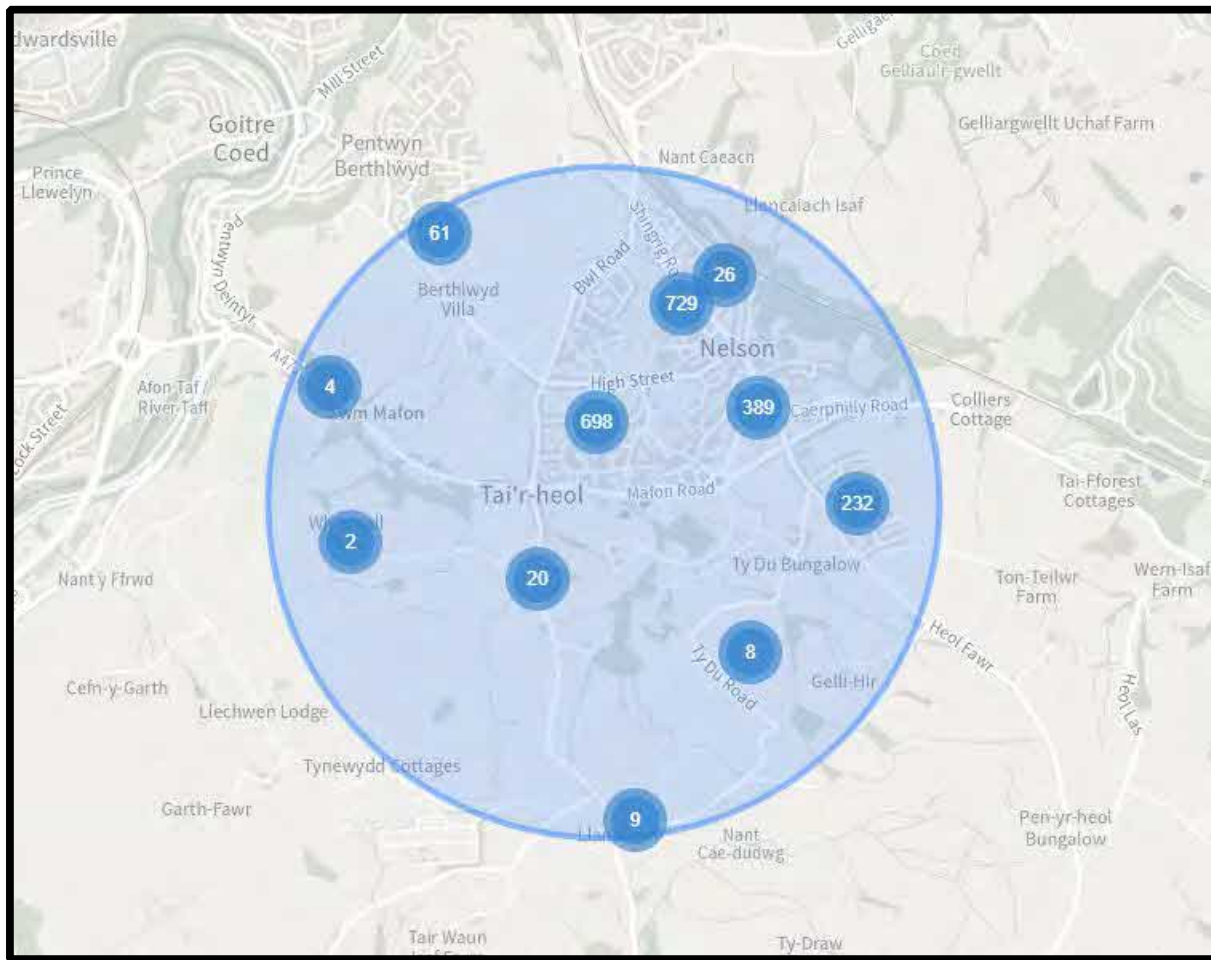
3.2 In accordance with Article 2C of the Order, the proposed application must be publicised by giving requisite notice by site display on or near the application site for not less than 28 days.

3.3 A site notice (included at Appendix II) was duly displayed on the lamp posts directly in front of the application site on Mafon Road. The specific locations of these notices are shown on the map below. The notice remained in situ for the full consultation period. Photographs of the displayed site notice are included at Appendix III.



Adjoining Land Owners

- 3.4 Article 2C of the Order requires requisite notice to be given in writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
- 3.5 Accordingly, letters (included at Appendix IV), enclosing a schedule 1B notice (included at Appendix V), a bilingual newsletter (included at Appendix VI), a bilingual Pre-Application Consultation Reply Card (included at Appendix VII) and freepost envelope, were issued to each of the following owners/occupiers of adjoining land to notify them of the proposals and their opportunity to comment:
- Co-operative Foodstores Limited;
 - K/S Nelson;
 - St Albans Operating Company Limited;
 - Welsh Government, and
 - Caerphilly County Borough Council (Highways).
- 3.6 In addition, letters (accompanied by a bilingual newsletter, a reply card in English and Welsh and a freepost envelope) were sent to the nearest 2,178 residents to notify them of the proposed development. The plan below shows the catchment of residents notified by letter:



Specialist Consultees

- 3.7 As required by Article 2D of the Order, requisite notice is required to be given in writing to 'specialist consultees' allowing a minimum of 28 days to provide a substantive response.
- 3.8 The following list of specialist consultees were defined having regard to Schedule 4 of the Order and were each sent a letter (included at Appendix VIII) given written notice (included at Appendix IX) of the proposals and their opportunity to comment:
- Dwr Cymru / Welsh Water;
 - Wales and West Utilities;
 - Western Power Distribution;
 - CADW;
 - Natural Resources Wales;
 - Glamorgan-Gwent Archaeological Trust;

- South Wales Fire and Rescue;
- The Council's Arboricultural Officer;
- The Council's Landscape Architect;
- The Council's Drainage Officer;
- The Council's Planning Department, and
- The Council's Highways Department.

Community Consultees

3.9 Article 2D of the Order also requires 'community consultees' to be given written notice of the proposals. Accordingly, the following community consultees were sent letters (included at Appendix X) enclosing the requisite notice (included at Appendix IX) of the application:

- Leader of the Council and Ward Councillor Sean Morgan (Labour) (Nelson Ward);
- Ward Councillor Brenda Miles (Labour) (Nelson Ward);
- Nelson Community Council (c/o clerk Mr L John);
- Councillor James Pritchard (Deputy Leader of the Council and Cabinet Member for Prosperity, Regeneration & Climate Change)
- Councillor Eluned Stenner (Cabinet Member Finance & Performance)
- Councillor Philippa Leonard (Cabinet Member for Planning & Public Protection)
- Mr Hefin David MS (Welsh Labour Member of Senedd Cymru), and
- Mr Wayne David MP (Labour Member of Parliament for Caerphilly).

3.10 Cavendish initially contacted the two local ward councillors for Nelson by letter on Monday 16th October 2023 (included at Appendix X). A letter was also sent to the CEO of CCBC, Ms Christina HARRY, but received no response. A positive meeting was held with Councillors Brenda Miles and Sean Morgan, who is also Leader of the Council, on Tuesday 21st November 2023. Also in attendance were Alexander Magee and Tristan Chatfield of Cavendish. In summary, the proposals are a hot topic in the village but people are supportive of the idea. There were queries around the exposed water course; members are concerned about drainage and flood management and said there have been issues in the past - they have requested a bit more information around this. The store and its staff are an important part of the community and it would be really valued if Aldi can do everything to support the staff there. The offer of an interview at the new store is great but is there anything

more that can be done was the leader's question. The store does a lot to support the community, what initiatives does Aldi undertake for their local community? Current initiatives mentioned include a food bank, clothes bank, and gifted chocolates at Christmas. Aldi would of course want to support the local community. One concern was raised around managing the lack of a store for Nelson but it's accepted there is little Aldi can do about this. A follow up email was sent by Cavendish on Friday 8th December 2023 responding to some of these aforementioned queries. In terms of doing more for staff, Cavendish provided an update that the Co-op intends to redeploy staff to their nearby store. On community initiatives, information was shared on Aldi's partnership with Neighbourly.

- 3.11 As stated on the site notice and schedule 1B & 1C notices issued to the relevant land owners / occupiers, specialist and community consultees, the draft planning application was made available for inspection online at Cavendish's purpose-built website, subdomain name: <https://aldiconsultation.co.uk/nelson>. A copy of the virtual exhibition room mockup and exhibition boards is included at Appendix XI.
- 3.12 These notices detailed the addresses and opening hours of the publically available locations at which computer facilities are provided to enable this information to be viewed online. The following addresses were specified:
- Nelson Library & Learning Centre, Commercial Street, Nelson, Treharris, CF46 6NF, and
 - Treharris Library, Perrot Street, Treharris, CF46 5ET.
- 3.13 Cavendish's purpose-built website included a 'Pre-Application Consultation Reply Card' (included at Appendix VII), which could be completed online to assist members of the public in making representations about the proposed development.

4. Consultation Feedback

Statutory and Community Consultees

4.1 During the consultation process responses were received from the following parties; each of their responses has been summarised for ease of reference, although the original responses are included at Appendix XII.

- **Council's Highways Department** –no objection to the proposed development. In terms of access, the proposed development will utilise the existing means of access off the A472 Mafon Road that currently serve the co-op store. As such, the proposed means of access gives no fundamental cause for concern. Swept path analysis shows that proposed articulated delivery vehicles are able adequately negotiate the existing junction. There is an existing controlled pedestrian crossing facility on Mafon Road the east of the site entrance that provides safe pedestrian access to the site. In terms of circulation, the internal layout of the development is adequate to ensure vehicles enter and exit the site in a forward gear. There are segregated pedestrian footway facilities from the site entrance to the main entrance of the proposed store. the proposal includes a service area to the western side of the store and a swept path analysis shows that articulated delivery vehicles can access this area, turn within and exit to rejoin the highway in a forward gear. As such, the proposed internal layout of the development gives no undue cause for concern. In terms of parking, the proposal is for a 2,000m² food store and is located with parking zone 4. As such, in accordance with the Council's approved SPG the development has an off-street parking requirement of 1 space per 40m², which equates to a requirement of 50 spaces. The submitted information indicates that 120 spaces are to be provided, including 8 spaces for staff within the proposed service area. Given the size of the store at the upper limit of this requirement, the development proposes off-street parking provision broadly in line with the requirement of stores in excess of 2,000m². As such, there is no cause for concern regarding off-street parking provision. Sufficient cycle parking is also provided close to the proposed entrance to the store. In terms of the Transport Assessment, the submission includes a transport assessment which determines that the proposed development results in no adverse impact on the local highway network. Given the presence of the existing food store and the minor uplift in trip generation associated with the proposed store, the highway authority concurs with the findings of the TA. To conclude, the proposal gives no significant cause for concern and will not attract highway objection subject to typical highway conditions such as a construction method statement to be adhered to throughout the

construction phase of the development, retention of the proposed parking spaces and implementation of the proposed travel plan.

- **Glamorgan Gwent Archaeological Trust** –no objection to the proposed development. They have consulted the regional Historic Environment Record (HER) and note and note there are no known archaeological sites within the proposed development area, although several are located in the wider landscape including historically significant hedgerows and industrial sites. Similarly a review of historic Ordnance Survey mapping indicates no features or structures. Furthermore, the proposed development area has been at least partially disturbed by previous construction activity. Overall, it is unlikely that significant archaeological remains will be encountered during the course of the proposed development. As such, should a similar application be submitted, they would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.
- **CADW** –no objection to the proposed development. Their records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.
- **South Wales Fire and Rescue Authority** –no objection to the proposed development and refer the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.
- **Council’s Planning Department** –no comment as the proposals have already been subject to a formal detailed pre-application enquiry.
- **Council’s Arboricultural Officer** –no comment as the proposals have already been subject to a formal detailed pre-application enquiry.
- **Natural Resources Wales (NRW)** –no objection to the proposed development subject to the imposition of conditions on any planning permission granted: (1) A Construction Environmental Management Plan (CEMP) should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction; (2) A Biosecurity Risk Assessment (INNS) should be submitted to secure measures to control the spread and effective management of any invasive non-native species (Himalayan Balsam and Japanese Knotweed) at the site; (3) A Lighting Plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species such as otters and bats, habitats, commuting corridors, dark skies, visual amenity and nighttime tranquillity of designated landscapes.

- **Dwr Cymru / Welsh Water** –no response received.
- **Wales and West Utilities** –no response received.
- **Western Power Distribution** –no response received.
- **Council's Landscape Architect** –no response received.
- **Council's Drainage Officer** –no response received.

Adjoining and Neighbouring Landowners

4.2 During the consultation process, no written responses were received from any of the adjoining or neighbouring landowners.

Local Residents

4.3 As noted earlier, newsletters were sent to some 2,178 local residents notifying them of the proposed development.

4.4 In total, 470 responses were received from reply cards, online feedback forms, email and telephone.

4.5 Just taking into account feedback via the website (which includes reply cards but excludes emails and telephone responses), 94.6% (438 people) were in support of the scheme. 3.5% (16 people) were not sure about the scheme, while 1.9% (9 people) were against the scheme.

4.6 The Consultation Feedback Report included as Appendix XIII summarises the feedback received via the online exhibition and reply cards, which is overwhelmingly positive. The report contains information on whether people support the store, views on the design, whether a new store would benefit the area, and a list of supermarkets typically used by respondents. 404 people expanded on their answers to question 2 and 247 people provided general comments or observations in response to question 5. These are also included as Appendix XIII.

4.7 The comments received via email and phone are below:

Feedback Method	View	Comments
Email	Not sure	I'd just like to ensure that the property developer aware many Swallows nest in Coop roof during Summer. Birds nests are protected and they yearly in large numbers.
Email	Support	Good Afternoon,

		<p>My family and I would welcome Aldi coming to Nelson Treharris. It would be a boon to our area, offering more jobs and a way to save money in these difficult times.</p> <p>I hope that this application gets approved.</p> <p>Regards</p>
Email	Not sure	<p>Hi, my name is XXXXX and I own a catering business (mobile street food truck) based in Nelson Treharris where it is proposed that you have a new store being built on the grounds of the current co-op store. I am writing to yourselves with the hope and intent perhaps trading within the carpark of this new store. Would this be at all possible? Or would you consider passing my details on? Or perhaps point me in the right direction?. This would be greatly appreciated.</p> <p>Kind regards</p>
Email	Support	<p>Hi there,</p> <p>I am an Aldi/Lidl customer and being based in Treharris - I am extremely excited about this proposal! I currently drive to Ystrad Mynach or Merthyr Tydfil for our weekly shop.</p> <p>We have co-ops in Treharris, and Nelson and our shop costs 3x as much if we have to shop local.</p> <p>Our area desperately needs an Aldi close by for people who can't afford co-op but also can't transport to Aldi.</p> <p>Thank you for considering Nelson, I have always been hopeful we would have a cheaper alternative one day soon.</p> <p>Best wishes</p>
Email	Support	<p>Best of luck with your planning application. Nelson needs a supermarket with reasonable prices. Co-op costs a fortune so Aldi will be welcomed here. Can you give me an idea of how long it is expected to take before the store would be up and running please. Good luck</p>

Email	Support	There are concerns in the community regarding the volume of traffic using the A472. Customers accessing the store from the west have to cross oncoming traffic coming from the east while customers exiting wishing to proceed east have to cross oncoming traffic from the east. A solution to crossing over before it for access or exit would be to create a roundabout at the Mafon road Llwynceilyn terrace and Llanfabon junction to complement the roundabout at the Dynevor Terrace, Crosfield Road, Ty Du, Mabon Road roundabout to the east. No right turn signage would ensure drivers do not cross the carriageway and utilise the roundabouts to access/exit the store. Altered phased traffic lights at the store entrance/exit would also solve the crossing carriageway problem. Thank you
Telephone	Support	Pleased to see an Aldi may be built in Nelson. Feels Co-op does not serve the community at all. Believes an Aldi will be a huge asset for the community. Queried timelines.

4.8 The table below provides a summary of the number of responses received via each method of response.

Feedback Method	Support	Opposed	Unsure	Total
Online responses	296	8	13	317
Reply cards	142	1	3	146
Email	4	0	2	6
Telephone	1	0	0	1
Total	443	9	18	470

4.9 In summary, it is clear to see that there is overwhelming support for the proposed development.

5. The Applicant’s Response

5.1 As outlined in section 4 of this report, a number of key headlines emerged from the consultation exercise. These, along with the applicant’s response / commentary, are set out in the table below.

Key Messages	Applicant’s Response
Access	<p>In terms of access, the Council’s Highways Officer has reviewed the proposed scheme and raises no objection. They advise that the proposed development will utilise the existing means of access off the A472 Mafon Road that currently serve the Co-Op store. As such, proposed means of access gives no fundamental cause for concern. Swept path analysis shows that proposed articulated delivery vehicles are able adequately negotiate the existing junction. There is an controlled pedestrian crossing facility on Mafon Road the east of the site entrance that provides safe pedestrian access to the site.</p>
Circulation	<p>In terms of circulation, the Council’s Highways Officer has reviewed the proposed scheme and raises no objection. They have confirmed that the internal layout of the development is adequate to ensure vehicles enter and exit the site in a forward gear. There are segregated pedestrian footway facilities from the site entrance to the main entrance of the proposed store. the proposal includes a service area to the western side of the store and a swept path analysis shows that articulated delivery vehicles can access this area, turn within and exit to rejoin the highway in a forward gear. As such, the proposed internal layout of the development gives no undue cause for concern.</p>

Key Messages	Applicant's Response
<p>Parking</p>	<p>In terms of parking, the Council's Highways Officer has reviewed the proposed scheme and raises no objection. They advise that the proposal is for a 2,000sqm food store and is located with parking zone 4. As such, in accordance with the Council's approved SPG, the development has an off-street parking requirement of 1 space per 40sqm, which equates to a requirement of 50 spaces. The submitted information indicates that 120 spaces are to be provided, including 8 spaces for staff within the proposed service area. Given the size of the store at the upper limit of this requirement, the development proposes off-street parking provision broadly in line with the requirement of stores in excess of 2,000sqm. As such, there is no cause for concern regarding off-street parking provision. Sufficient cycle parking is also provided close to the proposed entrance to the store.</p>
<p>Transport Assessment</p>	<p>In terms of the Transport Assessment, the Council's Highways Officer has reviewed the proposed scheme and raises no objection. They advise that the submission includes a transport assessment which determines that the proposed development results in no adverse impact on the local highway network. Given the presence of the existing food store and the minor uplift in trip generation associated with the proposed store, the highway authority concurs with the findings of the TA. To conclude, the proposal gives no significant cause for concern and will not attract highway objection subject to highway conditions such as a construction statement to be adhered to throughout the construction phase of the development, retention of the proposed parking spaces and implementation of the proposed travel plan.</p>

Key Messages	Applicant's Response
Archaeology	<p>Glamorgan Gwent Archaeological Trust (GGAT) raise no objection to the proposed development. They have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area, although several located in the wider landscape including historically significant hedgerows and industrial sites. Similar review of historic Ordnance Survey mapping indicates no features or structures. Furthermore, the proposed development area has been at least partially disturbed by previous construction activity. Overall, it is unlikely that significant archaeological remains will be encountered during the course of the proposed development. As such, should a similar application be submitted, they would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to consent.</p>
Heritage	<p>CADW raise no objection to the proposed development. Their records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.</p>
Drainage & Flood Risk	<p>The consultation response from Natural Resources Wales (NRW) raises no concerns in terms drainage and flood risk. They confirm that the site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note (TAN) 15: Development and Flood Risk (2004). TAN15 advises for development located in Zone A, the justification test is not applicable and surface water requirements apply. The acceptability criteria are for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, NRW advise surface water requirements should</p>

Key Messages	Applicant's Response
	<p>be assessed and note it is for the Local Authority's Land Drainage Department to comment on the suitability of these proposals.</p> <p>The Ward Councillors for Nelson raised concerned about drainage and flood management, as there have been issues in the past.</p> <p>The surface water drainage for the proposed site will be developed and approved under a separate application to the SuDS Approval Body (SAB); this is separate to the planning process.</p> <p>The surface water drainage will be mitigated by presence and continued maintenance of the new trash screen at the upstream end of the culvert which through the site. Run-off from the site to the watercourse will be controlled by means of a flow cc appropriately sized attenuation.</p> <p>In summary, a Flood Consequences Assessment (FCA) and Drainage Strategy has been prepared by Craddys and is submitted in support of the planning application. This concludes that the proposed development is deemed acceptable in this location and meets the requirements of PPW, TAN15, and LDP Policy CW5.</p>
Pollution Prevention	<p>The consultation response from Natural Resources Wales (NRW) recommends that a CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. Several surface water lines connect to the watercourse at the front of the site as</p>

Key Messages	Applicant's Response
	<p>associated surrounding tributaries. The following conditions is recommended:</p> <p>“No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to approved in writing by the Local Planning Authority. The CEMP shall include:</p> <ul style="list-style-type: none">• General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. Wheel wa: facilities.• CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.• Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to mi noise and vibration from piling activities, for ex acoustic barriers; details of dust control me measures to control light spill and the conservati dark skies.• Resource Management: details of fuel and cher storage and containment; details of waste generation and its management.• Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will

Key Messages	Applicant's Response
	<p>be implemented, including details of emergency sp procedures and incident response plan.</p> <ul style="list-style-type: none"> • Details of the persons and bodies respons activities associated with the CEMP and eme contact details.
<p>Biodiversity (Himalayan Balsam ar Japanese Knotweed)</p>	<p>The consultation response from Natural Resources Wales (NRW) advises that they have considered the Ecological Impact Assessment, prepared by Tyler Grange, and welcome the recommendations and mitigation measures proposed as part of the planning application. They advise the Local Planning Authority that a condition should be imposed requiring the submission and implementation of a Biosecurity Risk Assessment to secure measures control the spread and effective management invasive non-native species at the site which was identified by the EIA with presence of Himalayan Balsam and Japanese Knotweed:</p> <p>“No development, including site clearance, \ potential to impact on invasive species, shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by ti Planning Authority. The risk assessment shall inclu measures to control, remove or for the long-term management of Himalayan Balsam and Japanese Knotweed both during construction and operation. The Biosecurity Risk Assessment shall be carri accordance with the approved details.”</p>
<p>Lighting</p>	<p>The consultation response from Natural Resources Wales (NRW) advises that they have considered the Ecological Impact Assessment, prepared by Tyler Grange, and welcome the recommendations and mitigation measures</p>

Key Messages	Applicant's Response
	<p>proposed as part of the planning application. They recommend a lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the area, including protected species such as otters and bats, highways, commuting corridors, dark skies, visual amenity and the nighttime tranquillity of designated landscapes. They advise the Local Planning Authority that the following condition is imposed on the planning permission granted:</p> <p>“Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan shall include:</p> <ul style="list-style-type: none"> • Details of the siting and type of external lighting to be used. • An Environmental Lighting Impact Assessment against conservation requirements for protected species which includes otters and bats. • Light modelling images to present the nighttime effects of lighting on building elevations and ground surfaces from key viewpoints. <p>The lighting shall be installed and retained as approved for the lifetime of the development.”</p>
The Community & Existing Staff	<p>The Ward Councillors for Nelson drew attention to the fact that the existing Co-op store does a lot to support the community and questioned what initiatives does Aldi undertake for their local community? The staff are also an important part of the community and it would be really valued if Aldi can do everything to support the staff there.</p>

Key Messages	Applicant's Response
	<p>Aldi's current community initiatives include a food bank, clothes bank, and gifted chocolates at Christmas. Aldi would of course want to support the local community. Information has also been shared on Aldi's partnership with Neighbourly.</p> <p>We are informed that the Co-op intends to redeploy staff to their nearby store and Aldi will be offering st interviews at the new Aldi store.</p>

6. Conclusion

- 6.1 This PAC report has been prepared by Avison Young, on behalf of Aldi Stores Limited, in accordance with Article 2F of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), to document the consultation process associated with a proposed full planning application for the proposed demolition of an existing Co-op foodstore and the development of a new foodstore for Aldi Stores Limited on a previously developed site within an established urban area, in a prominent and sustainable location.
- 6.2 The site lies within the defined settlement boundary for Nelson, as defined by the proposals map accompanying the Caerphilly County Borough Local Development Plan (LDP) 2006-2021 (adopted 23rd November 2010) and is not allocated for any specific land use.
- 6.3 The proposal provides the opportunity to deliver a modern discount foodstore on brownfield land. The site is currently occupied by the Co-op foodstore and some of the existing infrastructure will be utilised as part of this proposal. The proposal will bring with it economic benefits, including job creation, and ultimately contribute to the area's regeneration.
- 6.4 The provision of a discount foodstore will also provide a valuable service to the local community. Added to that, the site benefits from a good means of access for the public and deliveries alike which makes it a good location for a retail foodstore and it is accessible by a choice of means of transport.
- 6.5 Prior to undertaking this mandatory pre-application consultation exercise, the applicant submitted a pre-application enquiry to Caerphilly County Borough Council on 19th July 2023 for the proposed development. The enquiry was accompanied by a series of proposed plans and drawings, together with a Retail Assessment Scoping Note and sought the Council's views of the proposals in respect of: the principle of the proposed development; the scope of the technical documents required in support of the planning application, and the form and content of the Retail Assessment, including key aspects of the sequential approach to site selection and the assessment of impact. A pre-application meeting was held with the Council on 27th September 2023 and a written response (LPA Reference: PE/304/2022) was received on 27th October 2023. The comments and recommendations received have informed the design proposals.
- 6.6 Overall, the pre-application consultation process has identified overwhelming support for the proposed development scheme. The proposed development site will realise a number of benefits, including the following:

- The proposal will include more efficient access and space utilisation as well as include a more modern design. As the regeneration of a longstanding retail unit, located on brownfield land, with a new, modern discount foodstore, will represent an improvement to the visual amenity of the area as a whole.
- The proposals represent a multi-million pound investment in the area, deliverable in the short-term and which would regenerate a prominent brownfield site.
- The proposal will also deliver a low-cost shopping offer to those living locally.
- There will be an improved level of car parking and access arrangements to the site with potential to enhance the sustainability of shopping trips to reach a discount foodstore.
- The landscape proposals will enable significant biodiversity enhancements.
- A number of sustainable enhancement measures are proposed to be included in the Travel Plan, including the provision of cycle parking, electric vehicle charging points, provision of a Travel Plan Co-ordinator etc.
- Once complete, the new foodstore will generate employment opportunities in Nelson, offering a requirement for full and part-time staff who will be sourced from the local area (jobs will also be created during construction and in the supply chain).

6.7 We have carried out an assessment of potential impacts arising from the provision of a new foodstore and the associated increase in convenience goods floorspace. We have not done the same for the increase in comparison goods floorspace given its very small scale and turnover, and that Aldi's non-food offer varies from week to week so that any impacts are transient. We have concluded that there will be no significant adverse impacts on any centre.

6.8 We have considered whether there are any more centrally located sites or premises that may be suitable and available to accommodate the development that is proposed, taking into account Aldi's business model, which legitimately limits the extent to which Aldi may be 'flexible' in the application of the sequential approach.

6.9 The proposals will not result in any detrimental harm to the visual amenity of the area or the amenity of nearby residents and neither would they harm matters of highway safety, drainage, flood risk, ecology, noise, heritage or archaeology. The proposed landscaping scheme, including native planting, as well as the proposed ecological enhancements proposed will contribute positively to the biodiversity

of the area. Indeed, the development of this modern retail unit is considered to be a positive addition to the visual appearance of the area and represents a significant investment in the locality.

- 6.10 The feedback to the consultation exercise has been given due consideration in finalising the development proposals for submission as part of the planning application to Caerphilly County Borough Council.
- 6.11 Overall, we conclude that the relevant retail policy tests in the development plan and national policy are met fully by the proposal. Need is demonstrable, no harmful impact will arise, and there are no more centrally located opportunities to accommodate the development that is proposed. The proposed development comprises sustainable development which meets all relevant policy tests set out in the development plan, PPW and its accompanying Technical Advice Notes. It is therefore concluded that the application should be granted planning permission.

Appendix I

Site Location Plan



0 10 20 30 40 50 M

Scale 1/1250 @ A4

Application Area

10,160 m²

Site Address

Mafon Rd
Nelson
Treharris
CF46 6PE



Glenworth Court, Lime Kiln Close,
Stoke Gifford, Bristol, BS34 8SR

+44 (0)117 931 2062
www.kendallkingscott.co.uk

Do not scale this drawing

Project
Mafon Road, Nelson, Caerphilly

Client
Aldi Stores Ltd

Date	Drawn	Purpose/Status
17/08/2023	DG	PLANNING
Scale	Checked	Paper Size
1/1250	JS	ISO A4
Filename	200413 Planning Master.vwx	

P02 12/02/2024 JS GS Co-op to be demolished edged in green. Project description updated.

P01 08/01/2024 DG JS Preliminary Issue

Rev Date By Ap Note

Drawing Title
Site Location Plan

Project Number/Drawing Number

200413-1000

Check all dimensions and levels on site

Revision

P02

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Appendix II

Site Notice

SITE NOTICE

SCHEDULE 1 Article 4 (4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

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 an 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 related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

I give notice that Aldi Stores Ltd is intending to apply for full planning permission for the proposed demolition of the existing Co-operative retail food store (Use Class A1) and its replacement with a new retail food store (Use Class A1), together with associated access, car parking, drainage, landscaping and other site works on land at Mafon Road, Nelson, CF46 6PE.

You may view copies of the proposed application, plans, and other supporting documents online at aldiconsultation.co.uk/nelson. For those without access to the internet, computer facilities are available to view this information at Nelson Library & Learning Centre, Commercial Street, Nelson, CF46 6NF, between the hours of:

- Monday: 9:30am to 1:00pm and 2:00pm to 6:00pm
- Tuesday: Closed
- Wednesday: 9:30am to 1:00pm and 2:00pm to 6:00pm
- Thursday: Closed
- Friday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Saturday: 9:30am to 1:00pm
- Sunday: Closed

(or) you may view this information online at Treharris Library, Perrott Street, Treharris, CF46 5ET, between the hours of:

- Monday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Tuesday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Wednesday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Thursday: Closed
- Friday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Saturday: Closed
- Sunday: Closed

If you are unable to access the documents electronically you may request hardcopies of this information, by writing to us: **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.**

Anyone who wishes to make representations about this proposed development must write to the application/agent at feedback@consultation-online.co.uk or **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** by **Thursday 28th March 2024.**

Signed:

Date: Thursday 29th February 2024

(ALEXANDER MAGEE, ON BEHALF OF ROB JONES, REAL ESTATE DIRECTOR, ALDI STORES LTD)

HYSBYSIAD SAFLE

ATODLEN 1 Erthygl 4 (4)

Hysbysiadau cyn ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn effeithio ar eich gallu i gyflwyno sylwadau i'r ACLI am unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir yn Heol Mafon, Nelson, Caerffili, CF46 6PE.

Rhoddaf hysbysiad bod Aldi Stores Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer y bwriad i ddymchwel siop fwyd adwerthu bresennol y Co-operative (Defnyddio Dosbarth A1) a'i disodli â siop fwyd manwerthu newydd (Defnydd Dosbarth A1), ynghyd â mynediad cysylltiedig, maes parcio, draenio, tirlunio a gwaith safle arall ar dir yn Heol Mafon, Nelson, CF46 6PE.

Gallwch weld copïau o'r cais, cynlluniau a dogfennau cefnogol arfaethedig eraill ar-lein yn aldiconsultation.co.uk/nelson. I'r rhai nad oes ganddynt fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon yn Llyfrgell a Chanolfan Ddysgu Nelson, Commercial Street, Nelson, CF46 6NF, rhwng yr oriau canlynol:

- Dydd Llun: 9:30am i 1:00pm a 2:00pm i 6:00pm
- Dydd Mawrth: Ar gau
- Dydd Mercher: 9:30am i 1:00pm a 2:00pm i 6:00pm
- Dydd Iau: Ar gau
- Dydd Gwener: 9:30am i 1:00pm a 2:00pm i 5:00pm
- Dydd Sadwrn: 9:30am i 1:00pm
- Dydd Sul: Ar gau

(neu) gallwch weld y wybodaeth hon ar-lein yn Llyfrgell Treharris, Stryd Perrott, Treharris, CF46 5ET, rhwng yr oriau canlynol:

- Dydd Llun: 9:30am i 1:00pm a 2:00pm i 5:00pm
- Dydd Mawrth: 9:30am i 1:00pm a 2:00pm i 5:00pm
- Dydd Mercher: 9:30am i 1:00pm a 2:00pm i 5:00pm
- Dydd Iau: Ar gau
- Dydd Gwener: 9:30am i 1:00pm a 2:00pm i 5:00pm
- Dydd Sadwrn: Ar gau
- Dydd Sul: Ar gau

Os nad ydych yn gallu cyrchu'r dogfennau'n electronig gallwch ofyn am gopïau caled o'r wybodaeth hon, drwy ysgrifennu atom: **Aldi Stores Limited**, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at y cais/asiant yn feedback@consultation-online.co.uk neu **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** erbyn **dydd Iau 28 Mawrth 2024**.

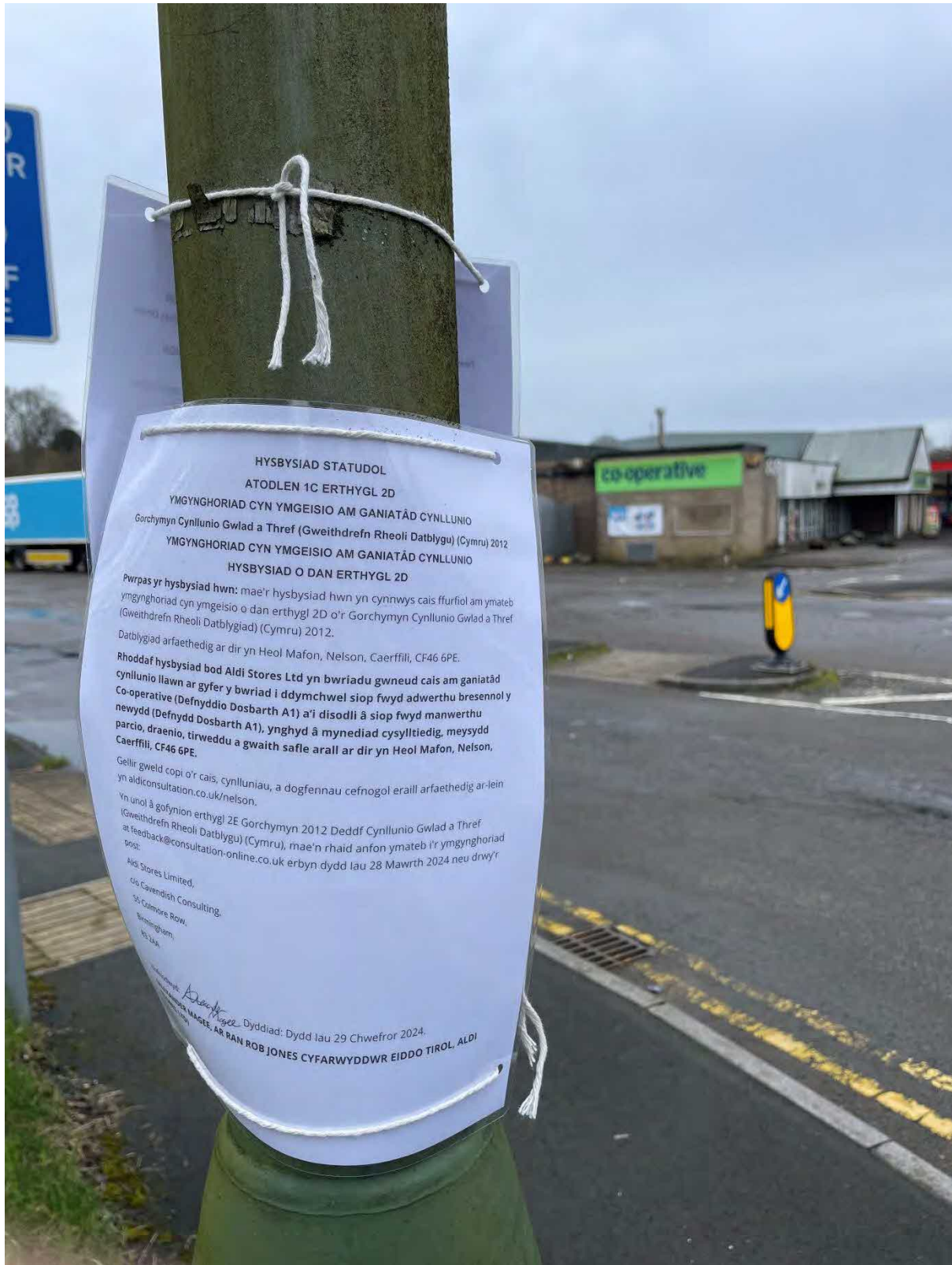
Llofnodwyd:

Dyddiad: Dydd Iau 29 Chwefror 2024

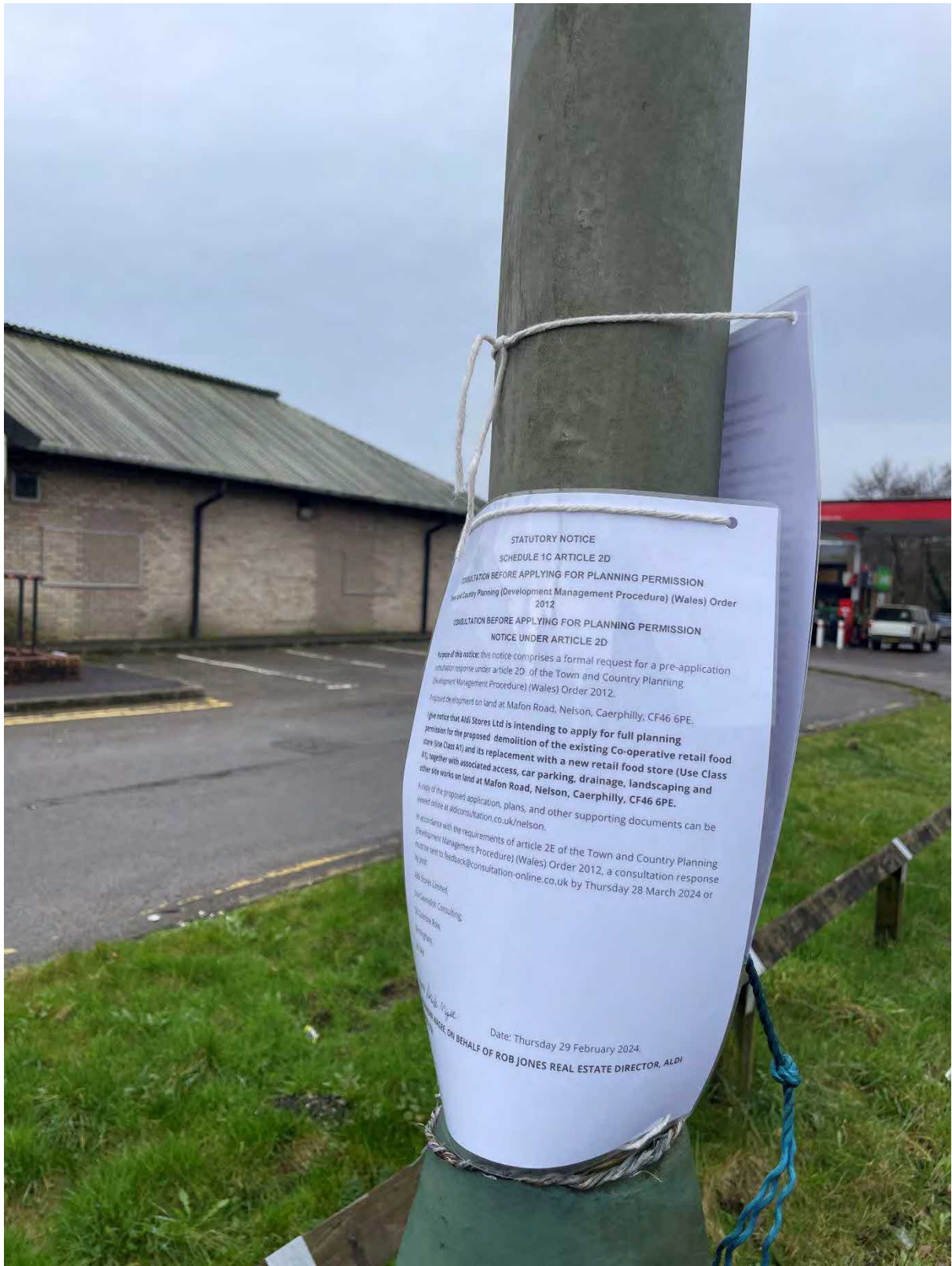
(ALEXANDER MAGEE, AR RAN ROB JONES, CYFARWYDDWR EIDDO TIRIOG, ALDI STORES LTD)

Appendix III

Photographs of the Site Notice in Situ



Location of Site Notice at site entrance on Mafon Road



Location of Site Notice at site frontage on Mafon Road



HYSBYSIAD STATUDOL
ATODLEN 1C ERTHYGL 2D
YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D o'r Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli) Datblygiad) (Cymru) 2012.

Datblygiad arfaethedig ar dir yn Heol Mafon, Nelson, Caerffili, CF46 6PE.

Rhoddef hysbysiad bod Aldi Stores Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer y bwriad i ddymchwel siop fwyd adwerthu bresennol y Co-operative (Defnyddio Dosbarth A1) a'i disodli â siop fwyd manwerthu newydd (Defnydd Dosbarth A1), ynghyd â mynediad cysylltiedig, meysydd parcio, draenio, tirwedu a gwaith safle arall ar dir yn Heol Mafon, Nelson, Caerffili, CF46 6PE.

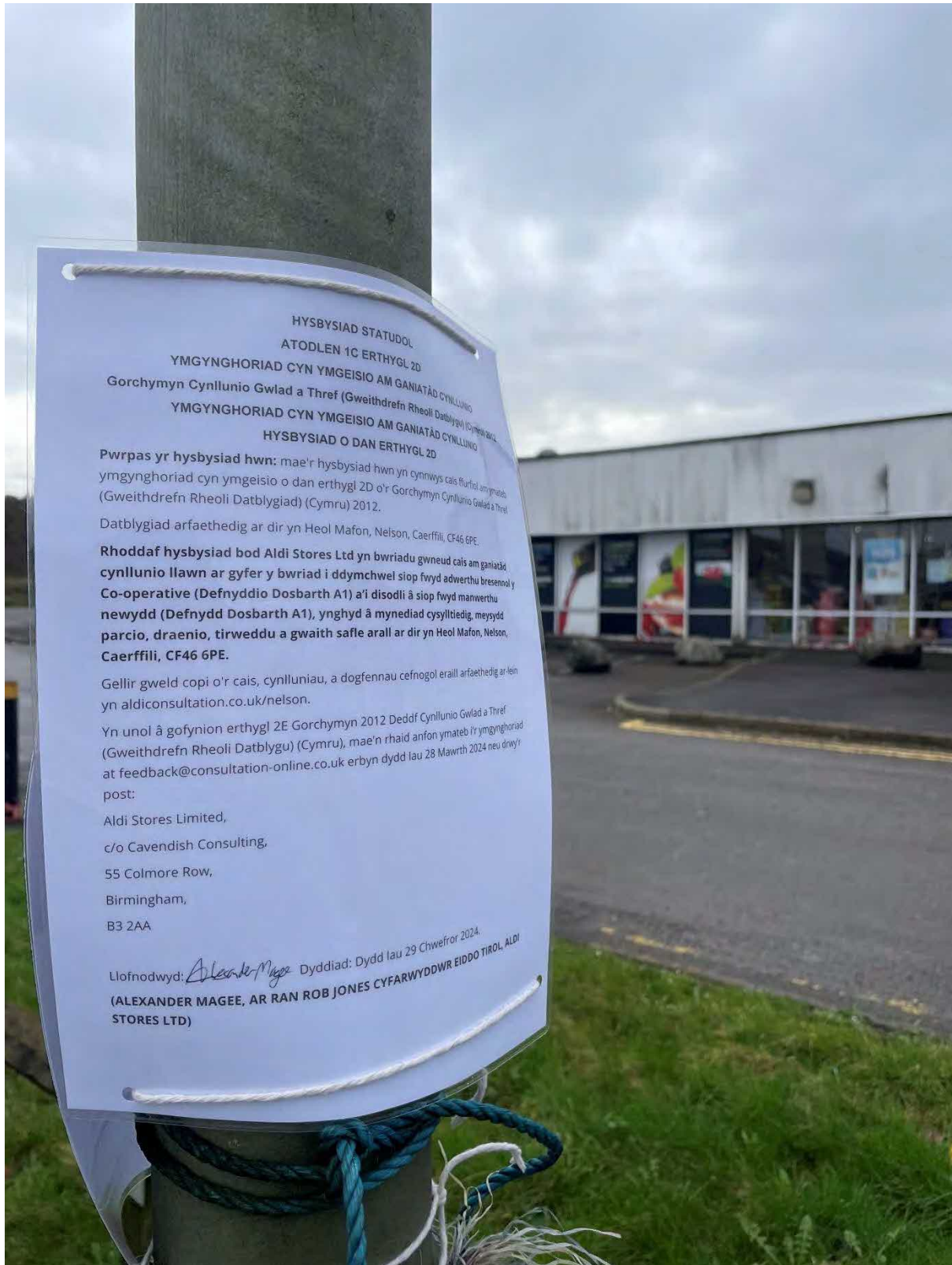
Gellir gweld copi o'r cais, cynlluniau, a dogfennau cefnogol eraill arfaethedig ar-lein yn aldiconsultation.co.uk/nelson.

Yn unol â gofynion erthygl 2E Gorchymyn 2012 Deddf Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru), mae'n rhaid anfon ymateb i'r ymgynghoriad at feedback@consultation-online.co.uk erbyn dydd Iau 28 Mawrth 2024 neu drwy'r post.

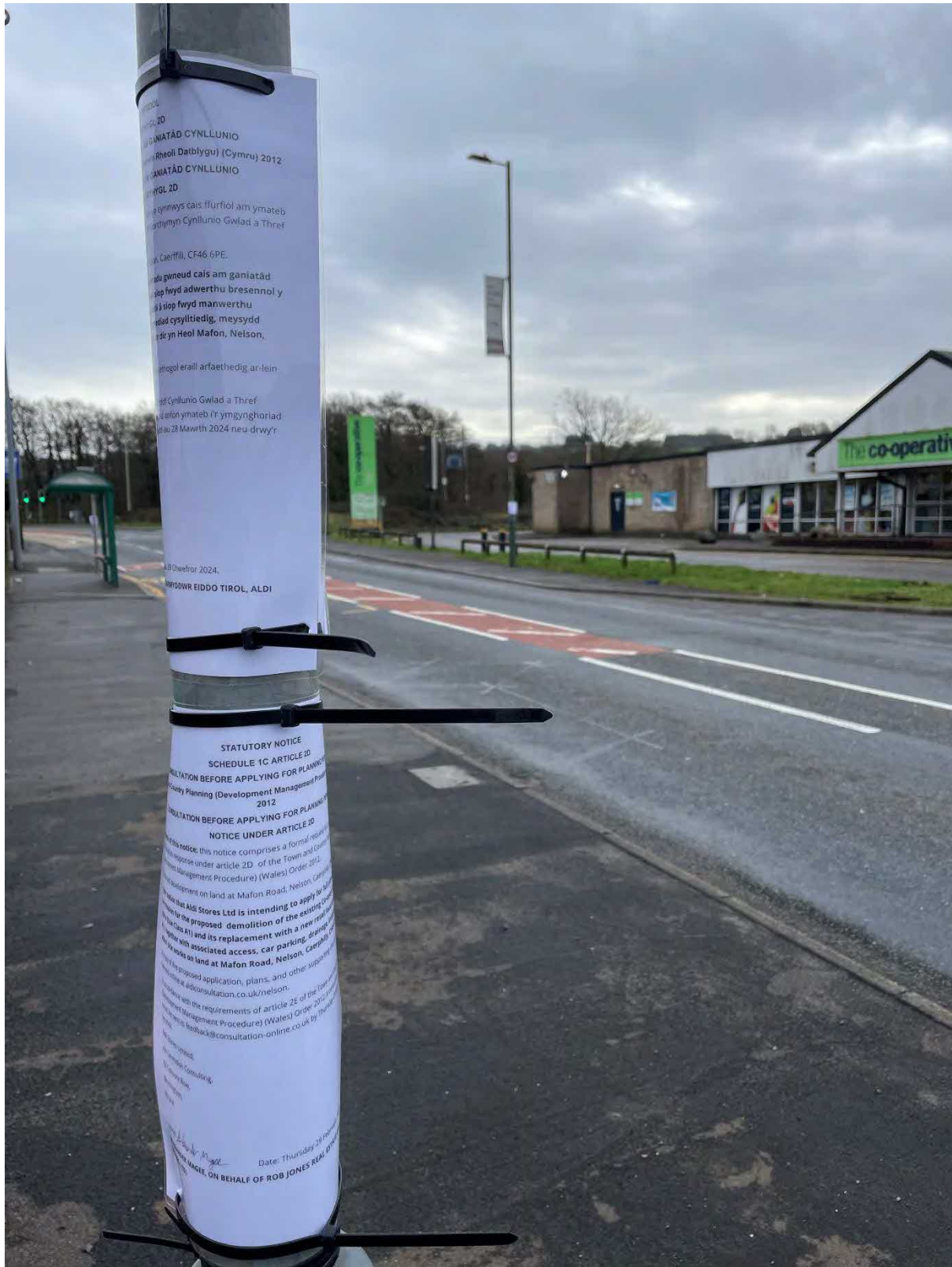
Aldi Stores Limited,
c/o Cavendish Consulting,
55 Colmore Row,
Birmingham,
B3 3AA

Llofnodwyd *Alexander Magee* Dyddiad: Dydd Iau 29 Chwefror 2024.
(ALEXANDER MAGEE, AR RAN ROB JONES CYFARWYDDWR EIDDO TIROL, ALDI STORES LTD)

Location of Site Notice at site frontage on Mafon Road



Location of Site Notice at site frontage on Mafon Road



Location of Site Notice opposite site frontage on Mafon Road

Appendix IV

Letters to Adjoining Land Owners



Thursday 29th February 2024

Dear Owner/Occupier,

Proposals for a new Aldi food store on land at Mafon Road in Nelson, Caerphilly, CF46 6PE.

Aldi, the award-winning discount food retailer, is bringing forward proposals to open a new high-quality food store on land at Mafon Road in Nelson, Caerphilly. Aldi's proposals will see the existing Co-operative store on site demolished and replaced with a contemporary and affordable food store.

A new Aldi in Nelson will reduce the length of time residents will need to travel to access Aldi's high-quality discount goods. Residents will no longer have to travel over five miles to Hengoed and will be able to complete their weekly shop at a more convenient location. A local Aldi will also provide a low-cost, high-quality option for families, helping many during the cost-of-living crisis.

Statutory pre-application consultation

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation (PAC) with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd) triggered the statutory 28-day consultation period on **Thursday 29th February 2024**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Thursday 28th March 2024**. Our application documents are now available to view on our website: aldiconsultation.co.uk/nelson.

Virtual public exhibition and further information

We are holding a virtual public exhibition to display our draft proposals between **Thursday 29th February 2024 and Thursday 29th March 2024** via our dedicated consultation website aldiconsultation.co.uk/nelson.

The enclosed newsletter outlines the plan for the site in more detail. The feedback reply card and postage-paid envelope enable you to have a say on the plans.

If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or by writing using the details below.

Yours sincerely,
Rob Jones
Real Estate Director



Iau 29 Chwefror 2024

Annwyl Berchennog/Breswyllydd,

Cynigion ar gyfer siop fwyd Aldi newydd ar dir yn Heol Mafon yn Nelson, Caerffili, CF46 6PE.

Mae Aldi, y manwerthwr bwyd disgownt arobryn, yn cyflwyno cynigion i agor siop fwyd newydd o ansawdd uchel ar dir yn Heol Mafon yn Nelson, Caerffili. Bydd cynigion Aldi yn gweld y siop Co-operative ar y safle yn cael ei dymchwel a bydd siop fwyd gyfoes a fforddiadwy yn ei disodli.

Bydd Aldi newydd yn Nelson yn lleihau'r amser y bydd angen i breswylwyr deithio i gael mynediad at nwyddau disgownt o ansawdd uchel Aldi. Ni fydd yn rhaid i drigolion bellach deithio dros bum milltir i Hengoed a byddant yn gallu cwblhau eu siopa wythnosol mewn lleoliad mwy cyfleus. Bydd Aldi lleol hefyd yn darparu opsiwn cost isel o ansawdd uchel i deuluoedd, gan helpu llawer yn ystod yr argyfwng costau byw.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio (PAC) â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofyniad Deddf Cynllunio (Cymru) 2015, sbardunodd yr ymgeisydd (Aldi Stores Ltd) y cyfnod ymgynghori statudol 28-diwrnod **Iau 29 Chwefror 2024**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi weld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **Iau 28 Mawrth 2024**. Bellach mae dogfennau ein cais ar gael ar ein gwefan: aldiconsultation.co.uk/nelson.

Arddangosfa gyhoeddus rithwir a rhagor o wybodaeth.

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **Iau 29 Chwefror 2024 a Iau 29 Mawrth 2024** trwy ein gwefan ymgynghori bwrpasol. aldiconsultation.co.uk/nelson.

Mae'r cylchlythyr amgaeedig yn amlinellu'r cynllun ar gyfer y safle yn fanylach. Mae'r cerdyn ymateb adborth ac amlen ragdaledig yn eich galluogi i ddweud eich dweud ar y cynlluniau.

Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y teleffon, e-bost, neu drwy ysgrifennu gan ddefnyddio'r manylion isod.

Yr eiddoch yn gywir,
Rob Jones
Cyfarwyddwr Eiddo Tiriog

K/S NELSON,
care of DM Stallard,
Centurion House,
37 Jewry Street,
London,
EC3N 2ER



Thursday 29th February 2024

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Yours sincerely,
Rob Jones
Real Estate Director

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk

Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

K/S NELSON,
care of DM Stallard,
Centurion House,
37 Jewry Street,
London,
EC3N 2ER



Iau 29 Chwefror 2024

Annwyl Berchennog/Breswlydd,

Cynigion ar gyfer siop fwyd Aldi newydd ar dir yn Heol Mafon yn Nelson, Caerffili, CF46 6PE.

Mae Aldi, y manwerthwr bwyd disgownt arobryn, yn cyflwyno cynigion i agor siop fwyd newydd o ansawdd uchel ar dir yn Heol Mafon yn Nelson, Caerffili. Bydd cynigion Aldi yn gweld y siop Co-operative ar y safle yn cael ei dymchwel a bydd siop fwyd gyfoes a fforddiadwy yn ei disodli.

Bydd Aldi newydd yn Nelson yn lleihau'r amser y bydd angen i breswylwyr deithio i gael mynediad at nwyddau disgownt o ansawdd uchel Aldi. Ni fydd yn rhaid i drigolion bellach deithio dros bum milltir i Hengoed a byddant yn gallu cwblhau eu siopa wythnosol mewn lleoliad mwy cyfleus. Bydd Aldi lleol hefyd yn darparu opsiwn cost isel o ansawdd uchel i deuluoedd, gan helpu llawer yn ystod yr argyfwng costau byw.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio (PAC) â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofyniad Deddf Cynllunio (Cymru) 2015, sbardunodd yr ymgeisydd (Aldi Stores Ltd) y cyfnod ymgynghori statudol 28-diwrnod **Iau 29 Chwefror 2024**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi weld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **Iau 28 Mawrth 2024**. Bellach mae dogfennau ein cais ar gael ar ein gwefan: aldiconsultation.co.uk/nelson.

Arddangosfa gyhoeddus rithwir a rhagor o wybodaeth.

Rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **Iau 29 Chwefror 2024 a Iau 29 Mawrth 2024** trwy ein gwefan ymgynghori bwrpasol. aldiconsultation.co.uk/nelson.

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Yr eiddoch yn gywir,
Rob Jones
Cyfarwyddwr Eiddo Tirïog



Thursday 29th February 2024

Dear Owner/Occupier,

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If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or by writing using the details below.

Yours sincerely,
Rob Jones
Real Estate Director



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Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tiriog

Caerphilly County Borough Council,
Highways Development Control,
Council Offices,
3rd Floor, Penallta House,
Tredomen Park,
Ystrad Mynach,
Hengoed,
Cf82 7PG



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Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk

Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



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Cyfarwyddwr Eiddo Tiriog

Appendix V

Schedule 1B Notice to Adjoining Land Owners

SITE NOTICE

SCHEDULE 1 Article 4 (4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

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 an 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 related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development on land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

I give notice that Aldi Stores Ltd is intending to apply for full planning permission for the proposed demolition of the existing Co-operative retail food store (Use Class A1) and its replacement with a new retail food store (Use Class A1), together with associated access, car parking, drainage, landscaping and other site works on land at Mafon Road, Nelson, CF46 6PE.

You may view copies of the proposed application, plans, and other supporting documents online at aldiconsultation.co.uk/nelson. For those without access to the internet, computer facilities are available to view this information at Nelson Library & Learning Centre, Commercial Street, Nelson, CF46 6NF, between the hours of:

- Monday: 9:30am to 1:00pm and 2:00pm to 6:00pm
- Tuesday: Closed
- Wednesday: 9:30am to 1:00pm and 2:00pm to 6:00pm
- Thursday: Closed
- Friday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Saturday: 9:30am to 1:00pm
- Sunday: Closed

(or) you may view this information online at Treharris Library, Perrott Street, Treharris, CF46 5ET, between the hours of:

- Monday: 9:30am to 1:00pm and 2:00pm to 5:00pm
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- Wednesday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Thursday: Closed
- Friday: 9:30am to 1:00pm and 2:00pm to 5:00pm
- Saturday: Closed
- Sunday: Closed

If you are unable to access the documents electronically you may request hardcopies of this information, by writing to us: **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.**

Anyone who wishes to make representations about this proposed development must write to the application/agent at feedback@consultation-online.co.uk or **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** by **Thursday 28th March 2024.**

Signed:

Date: Thursday 29th February 2024

(ALEXANDER MAGEE, ON BEHALF OF ROB JONES, REAL ESTATE DIRECTOR, ALDI STORES LTD)

HYSBYSIAD SAFLE

ATODLEN 1 Erthygl 4 (4)

Hysbysiadau cyn ymgeisio

ATODLEN 1B Erthyglau 2C a 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn effeithio ar eich gallu i gyflwyno sylwadau i'r ACLI am unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir yn Heol Mafon, Nelson, Caerffili, CF46 6PE.

Rhoddaf hysbysiad bod Aldi Stores Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer y bwriad i ddymchwel siop fwyd adwerthu bresennol y Co-operative (Defnyddio Dosbarth A1) a'i disodli â siop fwyd manwerthu newydd (Defnydd Dosbarth A1), ynghyd â mynediad cysylltiedig, maes parcio, draenio, tirlunio a gwaith safle arall ar dir yn Heol Mafon, Nelson, CF46 6PE.

Gallwch weld copïau o'r cais, cynlluniau a dogfennau cefnogol arfaethedig eraill ar-lein yn aldiconsultation.co.uk/nelson. I'r rhai nad oes ganddynt fynediad i'r rhyngwyd, mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon yn Llyfrgell a Chanolfan Ddysgu Nelson, Commercial Street, Nelson, CF46 6NF, rhwng yr oriau canlynol:

- Dydd Llun: 9:30am i 1:00pm a 2:00pm i 6:00pm
- Dydd Mawrth: Ar gau
- Dydd Mercher: 9:30am i 1:00pm a 2:00pm i 6:00pm
- Dydd Iau: Ar gau
- Dydd Gwener: 9:30am i 1:00pm a 2:00pm i 5:00pm
- Dydd Sadwrn: 9:30am i 1:00pm
- Dydd Sul: Ar gau

(neu) gallwch weld y wybodaeth hon ar-lein yn Llyfrgell Treharris, Stryd Perrott, Treharris, CF46 5ET, rhwng yr oriau canlynol:

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- Dydd Sadwrn: Ar gau
- Dydd Sul: Ar gau

Os nad ydych yn gallu cyrchu'r dogfennau'n electronig gallwch ofyn am gopïau caled o'r wybodaeth hon, drwy ysgrifennu atom: **Aldi Stores Limited**, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at y cais/asiant yn feedback@consultation-online.co.uk neu **Aldi Stores Limited, c/o Cavendish Consulting, 55 Colmore Row, Birmingham, B3 2AA** erbyn **dydd Iau 28 Mawrth 2024**.

Llofnodwyd:

Dyddiad: Dydd Iau 29 Chwefror 2024

(ALEXANDER MAGEE, AR RAN ROB JONES, CYFARWYDDWR EIDDO TIRIOG, ALDI STORES LTD)

Appendix VI

Newsletter



Proposals for a new Aldi store Nelson, Caerphilly



Find out more at our virtual public exhibition
aldiconsultation.co.uk/nelson



Computer Generated Image of the proposed food store

Aldi, the award-winning discount food retailer, is bringing forward proposals for a new food store in Nelson, Caerphilly.

Nelson is poorly served by discount supermarkets with only Co-op and expensive corner shops available, forcing residents to travel further afield for a more affordable shop. Aldi's proposals will see the Co-operative store off Mafon Road, demolished and replaced with a contemporary and affordable food store.

As customers continue to look for better-value products to help make their money go further, it is important that residents have access to a wide range of shopping facilities.

An Aldi food store here will improve the choices residents have in their weekly shop and reduce their travel. The proposals represent an investment of approximately £7 million in the local economy. All Co-op staff will be offered an interview with Aldi. The new store will create up to 40 jobs, with further opportunities created during construction and throughout the supply chain.

You can read detailed information about the proposals as well as the draft planning documents at our consultation website and virtual exhibition: aldiconsultation.co.uk/nelson

As part of the statutory consultation process, Aldi triggered the pre-application consultation period on **Thursday 29th February 2024**, and this will end on **Thursday 28th March 2024**.

Aldi will submit its planning application to Caerphilly County Borough Council at the end of March 2024. We look forward to hearing your thoughts and feedback on our proposals.

About the proposal

-  A suitably sized, modern, Aldi food store with a sales area of 1,356m² including an external lobby.
-  Access to the site will be via Mafon Road and will remain largely unchanged.
-  The new store in Nelson will also serve smaller communities including, Abercynon, Senghenydd, and Ystrad Mynach.
-  A new store in a convenient location which would reduce the need for customers to travel further afield.
-  Free customer parking for 120 cars, including five disabled, eight parent-and-child spaces, eight staff spaces, and four electric vehicle charging spaces with capacity for a further 20.
-  Potential for up to 40 new local jobs for Nelson residents, paid at Aldi's industry-leading rate.
-  Additional employment opportunities provided during construction and in the supply chain.
-  Attractive landscaping around the site to enhance its appearance.

Join our virtual public exhibition

We will be holding a virtual public exhibition in parallel to the pre-application consultation to showcase the plans and take feedback from the local community. Information on how to access that can be found below.

Visit: aldiconsultation.co.uk/nelson

Between: **Thursday 29th February 2024**
and **Thursday 28th March 2024**

On the website you will be able to view the plans, draft planning documents, and provide your feedback via an online feedback form. Alternatively, you can share your views on the reply card accompanying this letter using the freepost envelope or via:

Email: feedback@consultation-online.co.uk

Telephone: **0800 298 7040**

Writing: **Aldi Stores Limited, c/o Cavendish Consulting, WeWork, 55 Colmore Row, Birmingham, B32AA.**

Your view matters

We want to hear the views of the local community before we submit a planning application. We encourage residents to view our exhibition, engage with the material, and let us know their opinions about the proposals.

If you are unable to access the internet, please contact us via our freephone 0800 298 7040 and you'll be able to speak with a member of the project team. They will arrange for copies to be sent to you.



Cynigion ar gyfer siop Aldi newydd Nelson, Caerffili

Dysgwch ragor yn ein harddangosfa gyhoeddus rithwir aldiconsultation.co.uk/nelson



Mae Aldi, y manwerthwr bwyd disgownt arobryn, yn cyflwyno cynigion ar gyfer siop fwyd newydd yn Nelson, Caerffili.

Mae Nelson yn cael ei wasanaethu'n wael gan archfarchnadoedd disgownt gyda dim ond Co-op a siopau cornel drud ar gael, gan orfodi trigolion i deithio ymhellach i ffwrdd i siopa'n fwy fforddiadwy. Bydd cynigion Aldi yn gweld siop y Co-operative oddi ar Ffordd Mafon yn cael ei dymchwel a bydd siop fwyd gyfoes a fforddiadwy yn ei disodli.

Wrth i gwsmeriaid barhau i chwilio am gynnyrch o werth gwell i helpu i wneud i'w harian fynd ymhellach, mae'n bwysig bod gan drigolion fynediad at amrediad eang o gyfleusterau siopa.

Bydd siop fwyd Aldi yma yn gwella'r dewisiadau sydd gan breswylwyr yn eu siop wythnosol ac yn lleihau eu teithio. Mae'r cynigion yn cynrychioli buddsoddiad o tua £7 miliwn yn yr economi leol. Bydd holl staff y Co-op yn cael cynnig cyfweiliad gydag Aldi. Bydd y siop newydd yn creu hyd at 40 o swyddi, gyda chyfleoedd pellach yn cael eu creu yn ystod y gwaith adeiladu a thrwy gydol y gadwyn gyflenwi.

Gallwch ddarllen gwybodaeth fanwl am y cynigion yn ogystal â'r dogfennau cynllunio drafft ar ein gwefan ymgynghori a'n harddangosfa rithwir: aldiconsultation.co.uk/nelson







Yn rhan o'r broses ymgynghori statudol, cychwynnodd Aldi y cyfnod ymgynghori cyn ymgeisio **Iau 29 Chwefror 2024**, a bydd hwn yn dod i ben **Iau 28 Mawrth 2024**.

Bydd Aldi yn cyflwyno ei gais cynllunio i Gyngor Bwrdeistref Sirol Caerffili ddiwedd mis Mawrth 2024. Edrychwn ymlaen at glywed eich barn a'ch adborth ar ein cynigion.



Delwedd Wedi'i Chynhyrchu gan Gyfrifiadur o'r siop fwyd arfaethedig

Am y cynnig.

-  Siop fwyd Aldi fodern o faint addas gydag ardal werthu o 1,356m² gan gynnwys lobi allanol.
-  Bydd mynediad i'r safle ar hyd Ffordd Mafon a bydd yn aros yn ddiglyfned i raddau helaeth.
-  Bydd y siop newydd yn Nelson hefyd yn gwasanaethu cymunedau llai gan gynnwys Abercynon, Senghenydd ac Ystrad Mynach.
-  Siop newydd mewn lleoliad cyfleus fyddai'n lleihau'r angen i gwsmeriaid deithio ymhellach.
-  Parcio am ddim i gwsmeriaid ar gyfer 120 o geir, gan gynnwys pum lle parcio i'r anabl, wyth lle i rieni a phlant, wyth lle i staff, a phedwar lle gwefru cerbydau trydan gyda lle i 20 arall.
-  Potensial ar gyfer hyd at 40 o swyddi lleol newydd i drigolion Nelson, yn cael eu talu ar gyfradd Aldi sy'n arwain y diwydiant.
-  Cyfleodd cyflogaeth ychwanegol yn cael eu darparu yn ystod adeiladu ac yn y gadwyn gyflenwi.
-  Tirlunio deniadol o gwmpas y safle i wella ei olwg.

Ymunwch â'n harddangosfa gyhoeddus rithwir:

Byddwn yn cynnal arddangosfa gyhoeddus rithwir ochr yn ochr â'r ymgynghoriad cyn ymgeisio i arddangos y cynlluniau a chael adborth gan y gymuned leol. Mae gwybodaeth am sut i gael mynediad i'w chael isod.

Ymweld: aldiconsultation.co.uk/nelson

Rhwng: **Iau 29 Chwefror 2024** a **Iau 28 Mawrth 2024**

Ar y wefan byddwch yn gallu gweld y cynlluniau, dogfennau cynllunio drafft, a darparu eich adborth trwy ffurflen adborth ar-lein. Fel arall, gallwch rannu eich barn ar y cerdyn ateb sy'n cyd-fynd â'r llythyr hwn gan ddefnyddio'r amlen radbost neu drwy:

E-bost: feedback@consultation-online.co.uk

Ffôn: **0800 298 7040**

Ysgrifennu: **Aldi Stores Limited, c/o Cavendish Consulting, WeWork, 55 Colmore Row, Birmingham, B32AA.**

Mae eich barn yn bwysig

Rydym am glywed barn y gymuned leol cyn i ni gyflwyno cais cynllunio. Rydym yn annog trigolion i weld ein harddangosfa, ymgysylltu â'r deunydd, a rhoi gwybod i ni beth yw eu barn am y cynigion.

Os nad oes gennych fynediad i'r rhyngwrdd, cysylltwch â ni ar ein rhadffôn 0800 298 7040, a byddwch yn gallu siarad ag aelod o dîm y prosiect. Byddant yn trefnu i gopïau gael eu hanfon atoch.

Appendix VII

Pre-Application Consultation Reply Card

Privacy statement

By filling-in and returning this form to us you are agreeing that we can hold and process your personal data in relation to this public consultation exercise.

- We will share your personal data with the ALDI planning team for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

We will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Pre-application consultation (PAC) Report about this public consultation that will be submitted to the local planning authority; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission. If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

About the Consultation

We welcome feedback from local residents and stakeholders on our proposal to develop a new Aldi food store on land at Mafon Road, Nelson, Caerphilly. Aldi believes that the local community's views are important, along with environmental, social, and economic factors, when developing sites.

Your Details

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process. Please provide a contact detail in order for us to update you on the proposals in the future.

Title (Miss/Mrs/Ms/Mr/Other)*

First Name or Initial*

Surname*

Address

Postcode*

Telephone*

Email*

Age Group (please circle)

Over 13 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+

Feedback

Do you support this proposal in principle?

Yes No Not Sure

What do you think about the proposals? *Tick all that apply*

I love it Great for the community

Investment in Nelson is very much welcome

Aldi's high-quality, low-cost products are vital with the cost-of-living crisis

There is a clear lack of discount supermarkets in Nelson, this proposal would rectify this

I support the fact that this proposal will redevelop an existing retail site in Nelson

Proposals will not benefit the area Aldi isn't needed

Please expand on your answer:

What do you think about the designs?

Great Ok Could be better

Dislike Indifferent

Do you feel a new Aldi store would benefit the area?

Yes No Not Sure

Do you have any general comments or observations about the proposals?

Please tell us the retailer(s) and location of where you currently shop.

Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address cavendishconsulting.com/dp or by contacting us on 01962 893 893 / dataprotection@cavendishconsulting.com

Datganiad Preifatrwydd

Drwy lenwi a dychwelyd y ffurflen hon atom, rydych yn cytuno y gallwn gadw a phrosesu eich data personol ynghylch yr ymgynghoriad cyhoeddus hwn.

- Byddwn yn rhannu eich data personol â thim cynllunio Aldi at ddibenion gwerthuso cynllunio yn unig.
- Ni fydd eich data personol, adnabyddadwy yn cael eu defnyddio at unrhyw ddibenion eraill heb eich caniatâd.

Byddwn yn defnyddio eich data i:

- Anfon diweddariadau atoch am y prosiect (os byddwch yn rhoi eich manylion cyswllt i ni).
- Datblygu Adroddiad Ymgynghori Cyn Ymgeisio (PAC) am yr ymgynghoriad cyhoeddus hwn a fydd yn cael ei gyflwyno i'r awdurdod cynllunio lleol; bydd hon yn ddogfen sydd ar gael i'r cyhoedd. Bydd eich sylwadau'n ddiennw, ac ni fyddwn yn cyfeirio atoch yn yr adroddiadau hyn heb gael eich caniatâd penodol i wneud hynny. Os byddwch yn rhoi eich manylion cysylltu i ni, gallem hefyd gysylltu â chi i holi rhagor am y sylwadau y byddwch wedi'u cynnig.

Ynglŷn â'r Ymgynghoriad

Rydym yn croesawu adborth gan drigolion lleol a rhanddeiliaid ar ein cynnig i ddatblygu siop fwyd Aldi newydd ar dir yn Heol Mafon, Nelson, Caerffili. Mae Aldi yn credu bod barn y gymuned leol yn bwysig, ynghyd â ffactorau amgylcheddol, cymdeithasol ac economaidd, wrth ddatblygu safleoedd.

Eich Manylion

Os byddwch yn dewis peidio â llenwi pob rhan o'r adran hon, ni fyddwn yn gallu cynnwys eich sylwadau yn y broses ymgynghori. Darparwch fanylion cyswllt i ni allu rhoi'r wybodaeth ddiweddaraf i chi am y cynigion yn y dyfodol.

Teitl (Miss/Mrs/Ms/Mr/Arall)*

Enw cyntaf neu lythrennau blaen*

Cyfenw*

Cyfeiriad

Cod post*

Ffôn*

E-bost*

Grŵp Oedran (rhowch gylch)

Dros 13 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+

Adborth

A ydych yn cefnogi'r cynnig hwn mewn egwyddor? *

Ydw Nac ydw Ddim yn siŵr

Beth yw eich barn am y cynigion? *Ticiwch bob un sy'n berthnasol*

Rwyf wrth fy modd Gwych i'r gymuned

Mae buddsoddiad yn Nelson i'w groesawu'n fawr

Mae cynhyrchion cost isel o ansawdd uchel Aldi yn hanfodol gyda'r argyfwng costau byw

Mae diffyg amlwg o archfarchnadoedd disgownt yn Nelson, byddai'r cynnig hwn yn cywiro hyn

Rwy'n cefnogi'r ffaith y bydd y cynnig hwn yn ailddatblygu safle manwerthu presennol yn Nelson

Ni fydd y cynigion o fudd i'r ardal Nid oes angen Aldi a dydw i ddim yn hoffi'r cynlluniau

Ymhelaethwch ar eich ateb:

Beth yw eich barn am y dyluniadau?

Gwych lawn Gallent fod yn well

Ddim yn eu hoffi Difater

Ydych chi'n teimlo y byddai siop Aldi newydd o fudd i'r ardal?

Ydw Nac ydw Ddim yn siŵr

A oes gennych unrhyw sylwadau neu arsylwadau cyffredinol am y cynigion?

Dywedwch wrthym am yr adwerthwr(wyr) a lleoliad lle rydych yn siopa ar hyn o bryd.

Diogelu Data

Rydym yn cadw'r holl ddata personol yn unol â fersiwn cyfraith yr UE a ddargedwir o'r Rheoliad Diogelu Data Cyffredinol ((UE) 2016/679) (yr "UK GDPR"), gan ei fod yn ffurfio rhan o gyfraith Cymru a Lloegr, yr Alban, a Gogledd Iwerddon yn rhinwedd adran 3 o Ddeddf yr Undeb Ewropeaidd (Ymadael) 2018, Deddf Diogelu Data 2018, Rheoliadau Preifatrwydd a Chyfathrebu Electronig 2003 fel y'u diwygiwyd, ac unrhyw ddeddfwriaeth olynol. Ni fydd eich data personol yn cael eu trosglwyddo y tu allan i'r UE. Gallwch weld ein Datganiad Preifatrwydd llawn, Polisi Diogelu Data, Polisi Cadw Data a chael gwybod sut i wneud Cais Gwrthrych am Wybodaeth yn y cyfeiriad gwefan canlynol cavendishconsulting.com/dp neu drwy gysylltu â ni ar 01962 893 893 / dataprotection@cavendishconsulting.com

Appendix VIII

Letters to Specialist Consultees

From: [REDACTED]
Sent: 29 February 2024 10:20
To: Welsh Water/Dwr Cymru
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO Welsh Water/Dwr Cymru
Developer Services
Dŵr Cymru Welsh Water
Linea
Fortran Road
United Kingdom
CF30 0EH



Thursday 29 February 2024

Dear Sir/Madam,

Proposals for a new Aldi food store on land at Mafon Road in Nelson, Caerphilly, CF46 6PE.

Aldi, the award-winning discount food retailer, is bringing forward proposals to open a new high-quality food store on land at Mafon Road in Nelson, Caerphilly. Aldi's proposals will see the existing Co-operative store on site demolished and replaced with a contemporary and affordable food store.

The proposed development would see a much-needed modern food store brought to Nelson, which is currently underserved in terms of food stores. This new store would alleviate the need for residents of Nelson to travel further afield for their weekly shopping and reduce the existing reliance on convenience-style stores.

Introducing a new food store in this area would have a positive impact on the community, not only by providing a multi-million-pound investment but also by supporting families amidst the ongoing cost-of-living crisis. In addition, the application site currently accommodates the Co-operative food store, meaning that the land will be retained for retail use.

Statutory pre-application consultation

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation (PAC) with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd) triggered the statutory 28-day consultation period on **Thursday 29th February 2024**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed development by **Thursday 28th March 2024**. Our application documents are now available to view on our website: aldiconsultation.co.uk/nelson.

Virtual public exhibition and further information

Coinciding with the PAC we are holding a virtual public exhibition to display our draft proposals between **Thursday 29th February 2024 and Thursday 28th March 2024** on our dedicated consultation website aldiconsultation.co.uk/nelson.

If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or in writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director

Iau 29 Chwefror 2024

Annwyl Syr/Madam,

Cynigion ar gyfer siop fwyd Aldi newydd ar dir yn Heol Mafon yn Nelson, Caerffili, CF46 6PE.

Mae Aldi, y manwerthwr bwyd disgownt arobryn, yn cyflwyno cynigion i agor siop fwyd newydd o ansawdd uchel ar dir yn Heol Mafon yn Nelson, Caerffili. Bydd cynigion Aldi yn gweld y siop Co-operative ar y safle yn cael ei dymchwel a bydd siop fwyd gyfoes a fforddiadwy yn ei disodli.

Byddai'r datblygiad arfaethedig yn gweld siop fwyd fodern y mae mawr ei hangen yn dod i Nelson, nad yw'n cael ei gwasanaethu'n ddigonol ar hyn o bryd o ran siopau bwyd. Byddai'r siop newydd hon yn lleddfu'r angen i drigolion Nelson deithio ymhellach i ffwrdd ar gyfer eu siopa wythnosol ac yn lleihau'r ddibyniaeth bresennol ar siopau cyfleus.

Byddai cyflwyno siop fwyd newydd yn yr ardal hon yn cael effaith gadarnhaol ar y gymuned, nid yn unig drwy ddarparu buddsoddiad gwerth miliynau o bunnoedd ond hefyd drwy gefnogi teuluoedd yng nghanol yr argyfwng costau byw parhaus. Yn ogystal, mae safle'r cais ar hyn o bryd yn cynnwys siop fwyd y Co-operative, sy'n golygu y bydd y tir yn cael ei gadw ar gyfer defnydd manwerthu.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio (PAC) â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

Yn unol â gofyniad Deddf Cynllunio (Cymru) 2015, sbardunodd yr ymgeisydd (Aldi Stores Ltd) y cyfnod ymgynghori statudol 28-diwrnod **lau 29 Chwefror 2024**. Mae'r hysbysiad statudol ar gefn yr ohebiaeth hon yn eich hysbysu o hynny. Mae'r hysbysiad hwn yn rhoi'r wybodaeth i chi weld a gwneud sylwadau ar y datblygiad arfaethedig erbyn **lau 28 Mawrth 2024**. Bellach mae dogfennau ein cais ar gael ar ein gwefan: aldiconsultation.co.uk/nelson.

Arddangosfa gyhoeddus rithwir a rhagor o wybodaeth.

I gyd-fynd â'r PAC, rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **lau 29 Chwefror 2024 a lau 28 Mawrth 2024** ar ein gwefan ymgynghori bwrpasol: aldiconsultation.co.uk/nelson.

Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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t. +44 (0) 121 728 3877
w. cavendishconsulting.com



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IN COMMUNICATIONS

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DEMOS Supported by CAVENDISH

From: [REDACTED]
Sent: 29 February 2024 10:20
To: Wales & West Utilities
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO Wales & West Utilities
Wales & West Utilities Limited
Wales & West House
Spoooner Close
Celtic Springs
United Kingdom
NP10 8FZ



Thursday 29 February 2024

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Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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From: [REDACTED]
Sent: 29 February 2024 10:20
To: Western Power
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO Western Power
Feeder Road
Bristol
United Kingdom
BS2 0TB



Thursday 29 February 2024

Dear Sir/Madam,

Proposals for a new Aldi food store on land at Mafon Road in Nelson, Caerphilly, CF46 6PE.

Aldi, the award-winning discount food retailer, is bringing forward proposals to open a new high-quality food store on land at Mafon Road in Nelson, Caerphilly. Aldi's proposals will see the existing Co-operative store on site demolished and replaced with a contemporary and affordable food store.

The proposed development would see a much-needed modern food store brought to Nelson, which is currently underserved in terms of food stores. This new store would alleviate the need for residents of Nelson to travel further afield for their weekly shopping and reduce the existing reliance on convenience-style stores.

Introducing a new food store in this area would have a positive impact on the community, not only by providing a multi-million-pound investment but also by supporting families amidst the ongoing cost-of-living crisis. In addition, the application site currently accommodates the Co-operative food store, meaning that the land will be retained for retail use.

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Yours sincerely,

Rob Jones
Real Estate Director

Iau 29 Chwefror 2024

Annwyl Syr/Madam,

Cynigion ar gyfer siop fwyd Aldi newydd ar dir yn Heol Mafon yn Nelson, Caerffili, CF46 6PE.

Mae Aldi, y manwerthwr bwyd disgownt arobryn, yn cyflwyno cynigion i agor siop fwyd newydd o ansawdd uchel ar dir yn Heol Mafon yn Nelson, Caerffili. Bydd cynigion Aldi yn gweld y siop Co-operative ar y safle yn cael ei dymchwel a bydd siop fwyd gyfoes a fforddiadwy yn ei disodli.

Byddai'r datblygiad arfaethedig yn gweld siop fwyd fodern y mae mawr ei hangen yn dod i Nelson, nad yw'n cael ei gwasanaethu'n ddigonol ar hyn o bryd o ran siopau bwyd. Byddai'r siop newydd hon yn lleddfu'r angen i drigolion Nelson deithio ymhellach i ffwrdd ar gyfer eu siopa wythnosol ac yn lleihau'r ddibyniaeth bresennol ar siopau cyfleus.

Byddai cyflwyno siop fwyd newydd yn yr ardal hon yn cael effaith gadarnhaol ar y gymuned, nid yn unig drwy ddarparu buddsoddiad gwerth miliynau o bunnoedd ond hefyd drwy gefnogi teuluoedd yng nghanol yr argyfwng costau byw parhaus. Yn ogystal, mae safle'r cais ar hyn o bryd yn cynnwys siop fwyd y Co-operative, sy'n golygu y bydd y tir yn cael ei gadw ar gyfer defnydd manwerthu.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio (PAC) â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

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Arddangosfa gyhoeddus rithwir a rhagor o wybodaeth.

I gyd-fynd â'r PAC, rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **lau 29 Chwefror 2024 a lau 28 Mawrth 2024** ar ein gwefan ymgynghori bwrpasol: aldiconsultation.co.uk/nelson.

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Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tiro

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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W. cavendishconsulting.com



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From: [REDACTED]
Sent: 29 February 2024 10:20
To: CADW
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO CADW
Ty'R Afon
Bedwas Road
Caerphilly
United Kingdom
CF83 8WT



Thursday 29 February 2024

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Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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From: [REDACTED]
Sent: 29 February 2024 10:20
To: Natural Resources Wales
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO Natural Resources Wales
Maes Y Ffynnon
Penrhosgarnedd
Bangor
United Kingdom
LL57 2DW



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Cyfarwyddwr Eiddo Tiro

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
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From: [REDACTED]
Sent: 29 February 2024 10:20
To: Glamorgan-Gwent Archaeological Trust
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO Glamorgan-Gwent Archaeological Trust
Seaway Parade Industrial Estate
Business Centre
Baglan
Port Talbot
United Kingdom
SA12 8BR



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Cyfarwyddwr Eiddo Tirol

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Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO South Wales Fire & Rescue
Business Park
Forest View
Llantrisant
Ynysmaerdy
United Kingdom
CF72 8LX



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Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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GENERATING DEMOCRACY:
AI AND THE COMING REVOLUTION
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DEMOS Supported by **CAVENDISH**

From: [REDACTED]
Sent: 29 February 2024 10:24
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

[REDACTED]
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
CF82 7PG



Thursday 29 February 2024

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Rob Jones
Real Estate Director

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Annwyl [REDACTED]

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Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

[REDACTED]
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CF82 7PG



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Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
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FAO Planning Department - Caerphilly County Borough Council
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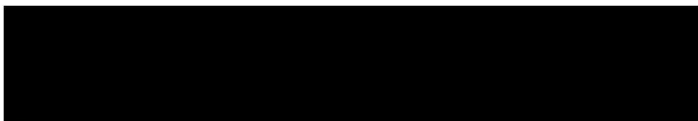
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Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tiro

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



t. +44 (0) 121 728 3877
w. cavendishconsulting.com



DEMOS Supported by CAVENDISH

From: [REDACTED]
Sent: 29 February 2024 10:24
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

[REDACTED]
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
CF82 7PG



Thursday 29 February 2024

Dear [REDACTED]

Proposals for a new Aldi food store on land at Mafon Road in Nelson, Caerphilly, CF46 6PE.

Aldi, the award-winning discount food retailer, is bringing forward proposals to open a new high-quality food store on land at Mafon Road in Nelson, Caerphilly. Aldi's proposals will see the existing Co-operative store on site demolished and replaced with a contemporary and affordable food store.

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If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or in writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director

Iau 29 Chwefror 2024

Annwyl [REDACTED]

Cynigion ar gyfer siop fwyd Aldi newydd ar dir yn Heol Mafon yn Nelson, Caerffili, CF46 6PE.

Mae Aldi, y manwerthwr bwyd disgownt arobryn, yn cyflwyno cynigion i agor siop fwyd newydd o ansawdd uchel ar dir yn Heol Mafon yn Nelson, Caerffili. Bydd cynigion Aldi yn gweld y siop Co-operative ar y safle yn cael ei dymchwel a bydd siop fwyd gyfoes a fforddiadwy yn ei disodli.

Byddai'r datblygiad arfaethedig yn gweld siop fwyd fodern y mae mawr ei hangen yn dod i Nelson, nad yw'n cael ei gwasanaethu'n ddigonol ar hyn o bryd o ran siopau bwyd. Byddai'r siop newydd hon yn lleddfu'r angen i drigolion

Nelson deithio ymhellach i ffwrdd ar gyfer eu siopa wythnosol ac yn lleihau'r ddibyniaeth bresennol ar siopau cyfleus.

Byddai cyflwyno siop fwyd newydd yn yr ardal hon yn cael effaith gadarnhaol ar y gymuned, nid yn unig drwy ddarparu buddsoddiad gwerth miliynau o bunnoedd ond hefyd drwy gefnogi teuluoedd yng nghanol yr argyfwng costau byw parhaus. Yn ogystal, mae safle'r cais ar hyn o bryd yn cynnwys siop fwyd y Co-operative, sy'n golygu y bydd y tir yn cael ei gadw ar gyfer defnydd manwerthu.

Ymgynghoriad cyn ymgeisio statudol

O 01 Awst 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru gynnal ymgynghoriad cyn ymgeisio (PAC) â'r cyhoedd, y gymuned, ac ymgynghoreion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn ei gyflwyno.

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Arddangosfa gyhoeddus rithwir a rhagor o wybodaeth.

I gyd-fynd â'r PAC, rydym yn cynnal arddangosfa gyhoeddus rithwir i arddangos ein cynigion drafft rhwng **lau 29 Chwefror 2024 a lau 28 Mawrth 2024** ar ein gwefan ymgynghori bwrpasol: aldiconsultation.co.uk/nelson.

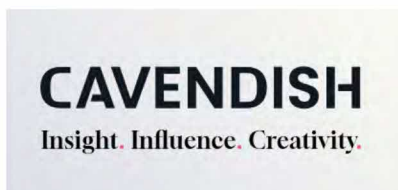
Os oes gennych unrhyw gwestiynau ar hyn o bryd, mae croeso i chi gysylltu â ni dros y ffôn, e-bost, neu'n ysgrifenedig gan ddefnyddio'r manylion isod.

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Rob Jones

Cyfarwyddwr Eiddo Tirol

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



t. +44 (0) 121 728 3877
w. cavendishconsulting.com



DEMOS Supported by CAVENDISH

From: [REDACTED]
Sent: 29 February 2024 10:20
To: Highways Department - Caerphilly County Borough Council
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

FAO Highways Department - Caerphilly County Borough Council
Penallta House
Tredomen
Ystrad Mynach
Wales
CF82 7PG



Thursday 29 February 2024

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Yours sincerely,

Rob Jones
Real Estate Director

Iau 29 Chwefror 2024

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Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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w. cavendishconsulting.com



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IN COMMUNICATIONS

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DEMOS Supported by
CAVENDISH

From: [REDACTED]
Sent: 29 February 2024 10:24
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee
Attachments: Aldi Nelson - Statutory Notice (1C).pdf

[REDACTED]
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
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Rob Jones

Cyfarwyddwr Eiddo Tirol

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Appendix IX

Schedule 1C Notice to Specialist and Community Consultees

STATUTORY NOTICE

SCHEDULE 1C ARTICLE 2D

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

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 on land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

I give notice that Aldi Stores Ltd is intending to apply for full planning permission for the proposed demolition of the existing Co-operative retail food store (Use Class A1) and its replacement with a new retail food store (Use Class A1), together with associated access, car parking, drainage, landscaping and other site works on land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

A copy of the proposed application, plans, and other supporting documents can be viewed online at aldiconsultation.co.uk/nelson.

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 feedback@consultation-online.co.uk by Thursday 28th March 2024 or by post:

Aldi Stores Limited,
c/o Cavendish Consulting,
55 Colmore Row,
Birmingham,
B3 2AA

Signed:

Date: Thursday 29th March February 2024.

(ALEXANDER MAGEE, ON BEHALF OF ROB JONES REAL ESTATE DIRECTOR, ALDI STORES LTD)

HYSBYSIAD STATUDOL

ATODLEN 1C ERTHYGL 2D

YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO

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

YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb ymgynghoriad cyn ymgeisio o dan erthygl 2D o'r Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiad) (Cymru) 2012.

Datblygiad arfaethedig ar dir yn Heol Mafon, Nelson, Caerffili, CF46 6PE.

Rhoddaf hysbysiad bod Aldi Stores Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer y bwriad i ddymchwel siop fwyd adwerthu bresennol y Co-operative (Defnyddio Dosbarth A1) a'i disodli â siop fwyd manwerthu newydd (Defnydd Dosbarth A1), ynghyd â mynediad cysylltiedig, meysydd parcio, draenio, tirweddu a gwaith safle arall ar dir yn Heol Mafon, Nelson, Caerffili, CF46 6PE.

Gellir gweld copi o'r cais, cynlluniau, a dogfennau cefnogol eraill arfaethedig ar-lein yn aldiconsultation.co.uk/nelson.

Yn unol â gofynion erthygl 2E Gorchymyn 2012 Deddf Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru), mae'n rhaid anfon ymateb i'r ymgynghoriad at feedback@consultation-online.co.uk erbyn dydd Iau 28 March 2024 neu drwy'r post:

Aldi Stores Limited,

c/o Cavendish Consulting,

55 Colmore Row,

Birmingham,

B3 2AA

Llofnodwyd:

Dyddiad: Dydd Iau 29 Mawrth Chwefror 2024.

(ALEXANDER MAGEE, AR RAN ROB JONES CYFARWYDDWR EIDDO TIROL, ALDI STORES LTD)

Appendix X

Letters to Community Consultees

From: [REDACTED]
Sent: 29 February 2024 16:40
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Community Consultee
Attachments: Aldi Nelson - Statutory Site Notice (1B).pdf; Aldi Nelson - Newsletter.pdf

[REDACTED]
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
CF82 7PG



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The enclosed newsletter outlines the plans for the site in more detail and has been sent to approximately 2,000 residents, businesses, and stakeholders. Residents received a feedback reply card and postage-paid envelope enabling residents to have their say on Aldi's proposals.

If you have any questions at this stage, please do not hesitate to contact us via telephone, email, or in writing using the details below.

Yours sincerely,

Rob Jones
Real Estate Director

Iau 29 Chwefror 2024

Annwyl [REDACTED]

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Yr eiddoch yn gywir,

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Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
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Sent: 29 February 2024 16:40
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Community Consultee
Attachments: Aldi Nelson - Statutory Site Notice (1B).pdf; Aldi Nelson - Newsletter.pdf

[REDACTED]
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Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
CF82 7PG



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Yr eiddoch yn gywir,




Rob Jones

Cyfarwyddwr Eiddo Tiro

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA

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W: cavendishconsulting.com

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DEMOS Supported by **CAVENDISH**

From: [REDACTED]
Sent: 29 February 2024 16:40
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Community Consultee
Attachments: Aldi Nelson - Statutory Site Notice (1B).pdf; Aldi Nelson - Newsletter.pdf

[REDACTED]
Welsh Parliament
Cardiff Bay
Cardiff
Wales
CF99 1SN



Thursday 29 February 2024

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Yours sincerely,

Rob Jones
Real Estate Director

Iau 29 Chwefror 2024

Annwyl [REDACTED]

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Yr eiddoch yn gywir,

Rob Jones

Cyfarwyddwr Eiddo Tiro

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
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[REDACTED]
House Of Commons
Houses Of Parliament
Westminster
London
United Kingdom
SW1A 0AA



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DEMOS Supported by **CAVENDISH**

[REDACTED]

From: [REDACTED]
Sent: 16 October 2023 17:30
To: [REDACTED]
Subject: Meeting request to discuss Aldi's ambitions in the Caerphilly area

[REDACTED]
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
CF82 7PG



Monday 16 October 2023

Dear [REDACTED]

Opportunity to meet and discuss Aldi's ambition for the Caerphilly area

I am writing to request a meeting to discuss Aldi's ambitions to bring additional high-quality, low-cost food stores to the Caerphilly area. In light of ever-evolving consumer preferences and the ongoing cost-of-living challenges, it has become clear that communities are in need of more convenient access to affordable products.

Aldi offers quality yet affordable products but also creates employment opportunities, supports local suppliers, farmers, and other retailers, and contributes significantly to the growth and development of the areas in which we operate.

During our meeting, we would like to share our plans for the Caerphilly area and seek your perspective as an important stakeholder on the future development of the local economy. We understand that decisions regarding new retailers are significant, and we are eager to engage with you at an early stage to ensure that our expansion plans align with the goals of the council and the well-being of the local community.

We would greatly appreciate the opportunity to meet with you online to discuss these matters further.

My colleague, [REDACTED] from our communications consultants, Cavendish Consulting, will be in touch to try and confirm a suitable time and date. You can also contact him directly via [REDACTED]




Should you have any questions or queries, please don't hesitate to get in touch.

Kind regards,

Rob Jones
Real Estate Director

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[REDACTED]
From: [REDACTED]
Sent: 16 October 2023 17:32
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[REDACTED]
Penallta House
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Real Estate Director

Telephone: 0800 298 7040 **Email:** feedback@consultation-online.co.uk
Aldi Stores Limited, Cavendish Consulting, 55 Colmore Row, Birmingham B3 2AA



[REDACTED]
t. +44 (0) 121 728 3877
w. cavendishconsulting.com
  

Appendix XI

Virtual Exhibition Room Mockup and Exhibition Boards

About Aldi

We are proud to be at the heart of local communities across the country. To continue our community-led culture, we have set out a number of “neighbour-friendly” practices:



Aldi aims to **recruit** its store managers and store colleagues from the **local area**, which enables them to react quickly and sympathetically to any local issues



Unlike most supermarkets, which operate extended or 24-hour opening periods, **our stores typically open between 8am and 10pm Monday to Saturday, and between 10am and 4pm on Sundays**

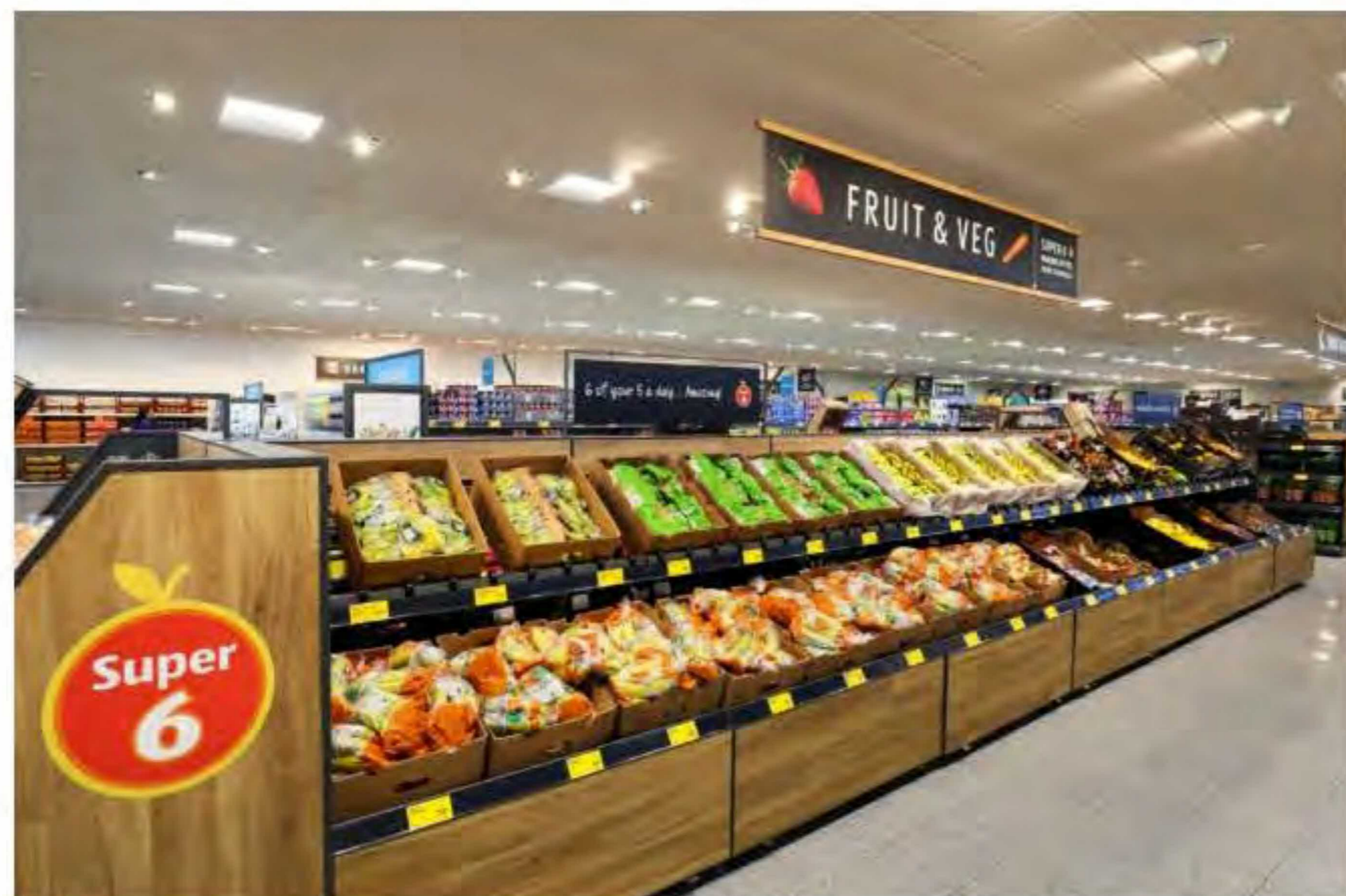


Aldi **only stocks around 1,800 exclusive products**, compared to a **typical supermarket which stocks 15,000 – 40,000**. This means that customers to our stores often visit other nearby retailers to complete their shopping

Local Jobs

With up to 40 new full-time equivalent roles available at our Nelson store, we are committed to providing jobs for local people.

Aldi’s rates of pay are significantly higher than the Government’s National Living Wage and also above the Living Wage Foundation’s recommended national rates. Store Assistants receive a minimum hourly rate of £12.95. It is Aldi’s aim to recruit store colleagues locally for its new stores and, as a result, most live close to the store where they work. More information on career opportunities can be found at www.aldiemployment.co.uk.



Have your say

We want to hear your views on our emerging proposals for the project.

[FEEDBACK FORM](#) >

Design & Landscaping

A contemporary design

Aldi plans to build a contemporary food store, designed to complement its setting within the local area. We have carefully designed our proposal to ensure the scheme would sit comfortably within its wider surroundings. The proposed site is neighboured by a Texaco garage and lies opposite other commercial businesses.

Our proposal for the Aldi store will provide a high-quality and attractive scheme. To ensure an excellent long-term appearance, Aldi uses high-quality materials both inside and outside its buildings.

Landscaping

Aldi takes great pride in the quality and design of its stores, with landscaping a key part of creating an appealing and welcoming environment.

Landscaping across the site would aim to deliver a mix of tree and shrub planting, complementing the attractive setting for the store.

Energy efficiency

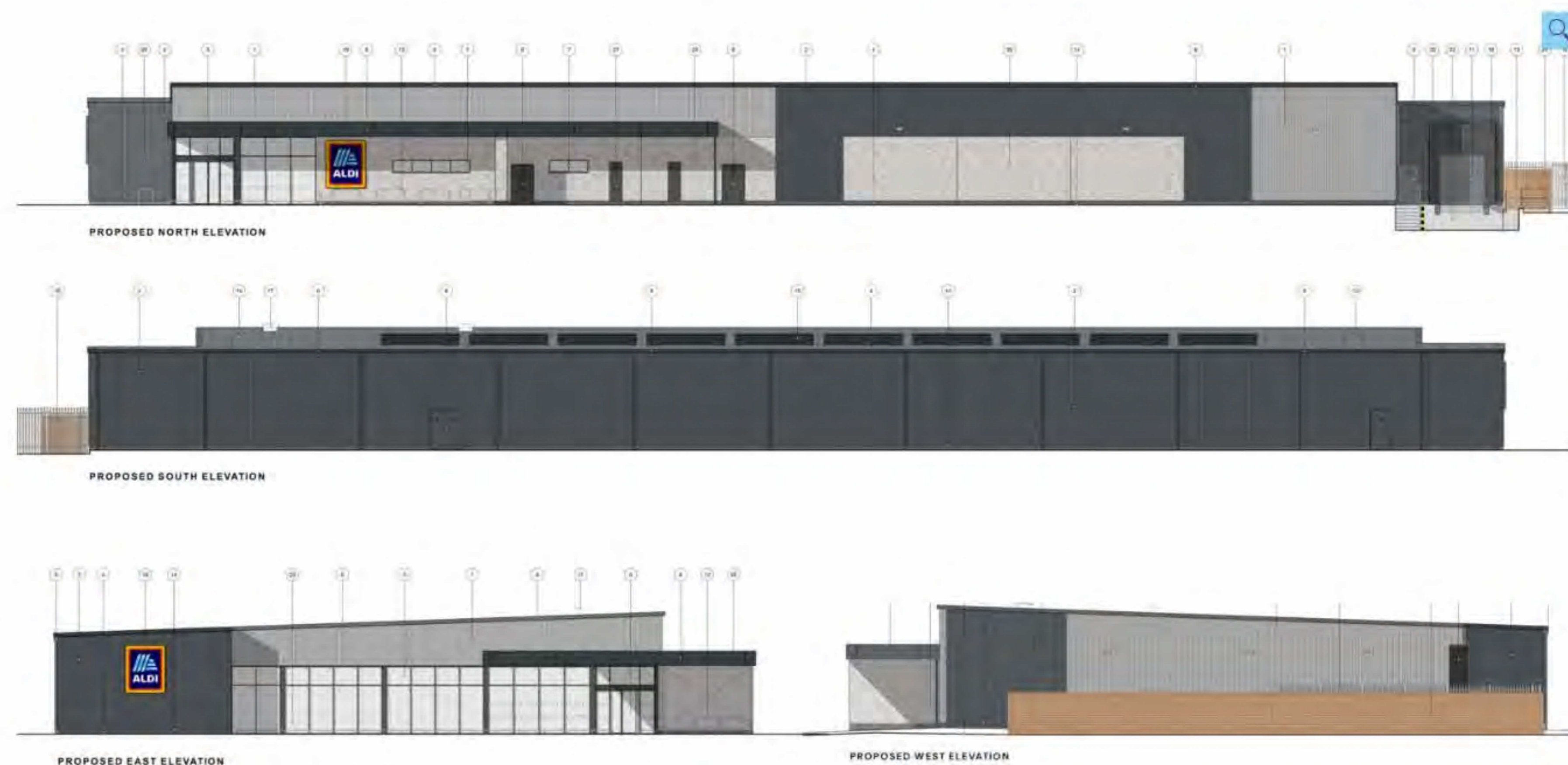
Aldi is already meeting high standards of energy efficiency and is committed to responsible energy usage.

All Aldi stores will have doors on their fridges as standard, reducing each store's energy consumption by up to 20%.

This is the equivalent to a carbon emissions saving of up to 20 tonnes per store each year. Additionally, all new Aldi stores will be built with solar panels as standard.

All Aldi stores use environmentally friendly, energy-efficient refrigeration and LED lighting both internally and externally. Lights are switched off an hour after the stores closes, reducing energy consumption and minimising light spill.

All new Aldi stores use air source heat pumps that provides almost all the heating for our stores, re-using otherwise wasted machinery heat.



Have your say

We want to hear your views on our emerging proposals for the project.

[FEEDBACK FORM](#) >

Highways and Car Parking

Highways & Traffic

Aldi is undertaking a Transport Assessment as part of the planning application to ensure the proposed food store does not impact upon the local road network.

This assessment will look at the operation of local roads both with and without the proposed redevelopment in place.

The scope of this assessment has been agreed with Caerphilly County Borough Council's Highways Officer.



Parking

Free customer parking for 120 cars, including five disabled, eight parent-and-child spaces, eight staff spaces, and four electric vehicle charging spaces with capacity for a further 20.

Access

Vehicular access to the Aldi food store will remain largely unchanged via Mafon Road. Delivery vehicles will access at the same point as other road users.

Deliveries will take place to the side of the store with no public parking reducing the potential for any conflict.

Those who walk to the site will access the store via the main entrance off Mafon Road. The site is suitably served by public transport with the 78 bus route stopping outside the store. Residents from surrounding areas such as Troedyrhiw and Merthyr Vale can all reach the site within 40 minutes.

Cyclists will have ample space to lock up their bikes before shopping in the food store.

120 car parking bays provide enough space for users to navigate around the site safely and access and egress from the site with ease.

Deliveries

Aldi stocks a carefully selected range of approximately 1,800 exclusive products, compared with supermarkets such as Asda or Tesco that stock over 20,000 lines. As a result, an Aldi food store will require only three to four deliveries per day.

We operate store deliveries outside peak transport hours, where possible. All manoeuvring takes place within the site, and an efficient delivery ramp arrangement removes the need for external activity. This process not only saves time, but also reduces any potential noise disturbance to neighbouring businesses.



Have your say

We want to hear your views on our emerging proposals for the project.

[FEEDBACK FORM](#) >

Appendix XII

Specialist & Community Consultee Responses

From: [REDACTED]
Sent: 28 March 2024 16:25
To: [REDACTED]
Subject: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

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[REDACTED]

Highway comments on the above PAC as follows:

Access

The proposed development will utilise the existing means of access off the A472 Mafon Road that currently serve the co-op store. As such, the proposed means of access gives no fundamental cause for concern. Swept path analysis shows that proposed articulated delivery vehicles are able adequately negotiate the existing junction. There is an existing controlled pedestrian crossing facility on Mafon Road the east of the site entrance that provides safe pedestrian access to the site.

Circulation

The internal layout of the development is adequate to ensure vehicles enter and exist the site in a forward gear. There are segregated pedestrian footway facilities from the site entrance to the main entrance of the proposed store. the proposal includes a service area to the western side of the store and a swept path analysis shows that articulated delivery vehicles can access this area, turn within and exit to rejoin the highway in a forward gear. As such, the proposed internal layout of the development gives no undue cause for concern.

Parking

The proposal is for a 2,000m2 food store and is located with parking zone 4. As such, in accordance with the Council's approved SPG the development has an off-street parking requirement of 1 space per 40m2, which equates to a requirement of 50 spaces. The submitted information indicates that 120 spaces are to be provided, including 8 spaces for staff within the proposed service area. Given the size of the store at the upper limit of this requirement, the development proposes off-street parking provision broadly in line with the requirement of stores in excess of 2,000m2. As such, there is no cause for concern regarding off-street parking provision.

Sufficient cycle parking is also provided close to the proposed entrance to the store.

Transport Assessment

The submission includes a transport assessment which determines that the proposed development results in no adverse impact on the local highway network. Given the presence of the existing food store and the minor uplift in trip generation associated with the proposed store, the highway authority concurs with the findings of the TA.

To conclude, the proposal gives no significant cause for concern and will not attract highway objection subject to typical highway conditions such as a construction method statement to be adhered to throughout the construction phase of the development, retention of the proposed parking spaces and implementation of the proposed travel plan.

Kind regards,

[REDACTED]

Prif Beriannydd | Principal Engineer
Strategaeth Drafnidiaeth a Rheoli Datblydu | Transport Strategy and Development Control
Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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www.youtube.com/caerphillycbctv
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Gallwch ohebu mewn unrhyw iaith neu fformat.Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.
Correspondence may be in any language or format.Corresponding in Welsh will not lead to any delay.

[REDACTED]

Sent: Thursday, February 29, 2024 10:20 AM

[REDACTED]

Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee



Llywodraeth Cymru
Welsh Government

Plas Cae Gwynnis, 57 Cefn Coed
Parc Nantgarw, Caerdydd, CF15 7QQ
Ffôn 0300 025 6000
E-bost planning@cadw.gov.wales
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

Cavendish Consulting

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

13 March 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Proposed demolition of the existing Co-operative retail food store and its replacement with a new retail food store, together with associated access, car parking, drainage, landscaping and other site works on land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

Thank you for your letter of 29 February inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM176 Maen Cattwg (cup-marked stone)
GM302 Carneddi Llwydion
GM352 Cairnfield on Mynydd Eglwysilan
GM359 Merthyr Tramroad: Pont y Gwaith section and associated bridges
GM628 Prehistoric Rock Art on Mynydd Eglwysilan Common
GM637 Prehistoric Rock Art at Tai'r Waun Isaf

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



This pre-planning application is for a new retail food store and associated works on Land at Mafon Road, Nelson, Caerphilly, CF46 6PE.

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,



Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Ein cyf/Our ref: CAS- 250641-L1Y7
Eich cyf/Your ref: Stat Pre App

Cavendish Consulting

Dyddiad/Date: 27 March 2024

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: Demolition of the existing Co-operative retail food store (Use Class A1) and its replacement with a new retail food store (Use Class A1), together with associated access, car parking, drainage, landscaping and other site works.

LLEOLIAD/LOCATION: Aldi Food Store, Land at Mafon Road, Nelson, Caerphilly, CF46 6PE

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 29 February 2024.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition(s) to any planning permission granted:

- Condition – Construction Environmental Management Plan**
- Condition – Biosecurity Risk Assessment (INNS)**
- Condition – Lighting Plan**

Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application. Further details are provided below.

Pollution Prevention

There are watercourses located to the East and West of the site, due to the proximity of the site to these watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

We advise that further information regarding construction methodology and pollution prevention mitigation is provided prior to the works commencing. We advise that a Construction Environmental Management Plan (CEMP) is either submitted with the planning application or we will advise the Local Planning Authority that a condition is necessary (see below for details).

Condition Construction Environmental Management Plan (CEMP)

No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. Wheel washing facilities.

CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.

Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.

Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management.

Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. Several surface water lines connect to the watercourse at the front of the site as well as associated surrounding tributaries.

Biodiversity

We recommend the scheme consider how it will deliver biodiversity outcomes. We will therefore advise the Local Planning Authority that a condition requiring the submission and implementation of a Biosecurity Risk Assessment (See below for details).

Condition - Biosecurity risk assessment (INNS)

No development, including site clearance, with the potential to impact on invasive species, shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of Himalayan Balsam and Japanese Knotweed both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site which was identified by the EIA with presence of Himalayan Balsam and Japanese Knotweed.

European Protected Species

We have considered the Ecological Impact Assessment, prepared by Tyler Grange, dated 20 February 2024.

We note that the surveys were performed at a suboptimal time of year (November 2023). The report recommends further surveys are performed to inform the presence or likely absence of potential roosting bats.

We welcome the recommendations and mitigation measures. We will be happy to advise on any future surveys submitted with the full planning application.

We will advise the Local Planning Authority that the following condition is imposed on the planning permission if granted. Appropriate lighting is required to minimise impacts on protected species.

Condition - Lighting plan

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan shall include:

- Details of the siting and type of external lighting to be used.

- An Environmental Lighting Impact Assessment against conservation requirements for protected species which includes otters and bats.

- Light modelling images to present the nighttime effects of lighting on building elevations and ground surfaces from key viewpoints.

The lighting shall be installed and retained as approved for the lifetime of the development.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species such as otters and bats, habitats, commuting corridors, dark skies, visual amenity and nighttime tranquillity of designated landscapes.

Flood Risk

The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note (TAN) 15: Development and Flood Risk (2004).

TAN15 advises for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria are for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise surface water requirements should be assessed. We note it is for the Local Authority's Land Drainage Department to comment on the suitability of these proposals.

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



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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Cavendish Consulting,
55 Colmore Row,
Birmingham,
B3 2AA
feedback@consultation-online.co.uk

Our Ref: AM/25D-027-545 (BR13)
Your Ref:

Date: 13 March 2024
Contact: [REDACTED]
Tel: [REDACTED]

E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
PROPOSAL: DEMOLITION OF THE EXISTING CO-OPERATIVE RETAIL FOOD
STORE (USE CLASS A1) AND ITS REPLACEMENT WITH A NEW RETAIL FOOD
STORE (USE CLASS A1), TOGETHER WITH ASSOCIATED ACCESS, CAR
PARKING, DRAINAGE, LANDSCAPING AND OTHER SITE WORKS
LOCATION: LAND AT MAFON ROAD, NELSON, CAERPHILLY, CF46 6PE**

I acknowledge receipt of the notification to the South Wales Fire and Rescue Authority ("The Authority") in relation to the above application.

The proposed site plan in relation to the above has been examined and The Authority wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with in the early stages of any proposed development.

Changes to our climate and weather patterns will have a significant impact on the well-being of both current and future generations. In line with the **Well-being of Future Generations (Wales) Act 2015** and the **Future Wales – the national plan 2040** framework document, the following areas should be considered early in the planning process:

The climate emergency is likely to increase the risk of flooding as a result of sea-level rises, more frequent severe weather systems and more intense rainfall. Planning authorities should adopt a precautionary approach of positive avoidance of building developments in areas of flooding from the sea or from rivers. Surface water flooding will affect the choice of location and the layout and design of schemes and these factors should be considered at an early stage in formulating any development proposals.

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.

Large Commercial Solar Arrays, Battery Energy storage Facilities, Electric Vehicle Parking/Charging Facilities:

Fires involving the installations detailed above can be very difficult to extinguish. Conditions can cause a thermal runaway within battery cells, which is a highly exothermic reaction creating toxic, flammable, and/or explosive chemical atmospheres.

The developer of such sites should ensure they have suitable safety measures to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between locations where energy systems may be stored.

Active fire safety systems should be incorporated into the design if necessary and may include, automatic fire detection systems, automatic fire suppression and smoke control systems.

The Authority recognises that the charging of electric vehicles and the use of batteries (including lithium-ion) as Energy Storage Systems (ESS) is a new and emerging practice in the global renewable energy sector. As with all new and emerging practices within UK industry, developers should consider the risks associated with such systems early in the design stage of the project.

Standing Advice.

The site plan/s of the above proposal has been examined and The 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 Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should also 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



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	14
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 and Rescue 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 and Rescue 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 and Rescue 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 and Rescue 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 and Rescue Authority to ensure that adequate water supplies are available in case of fire. The Fire and Rescue 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.

From: [REDACTED]
Sent: 20 March 2024 13:46
To: [REDACTED]
Subject: Re: Reminder: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

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Thank you !

Sent from [Outlook for Android](#)

Sent: Wednesday, March 20, 2024 1:43:14 PM
Subject: RE: Reminder: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

While you are not statutory consultees and a pre-app has been undertaken we typically email the local authority as a courtesy to inform them of the PAC launch and provide them an additional opportunity for comments.

I hope that clears up any confusion caused.

Kind regards,

CAVENDISH
Insight. Influence. Creativity.

t. +44 (0) 121 728 3877
w. cavendishconsulting.com

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GENERATING DEMOCRACY:
AI AND THE COMING REVOLUTION
IN COMMUNICATIONS

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From: [REDACTED]
Sent: Wednesday, March 20, 2024 1:39 PM
To: [REDACTED]
Subject: RE: Reminder: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

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Thank you for the clarification [REDACTED]

Hope that is okay [REDACTED]

Kind regards

[REDACTED]
Swyddog Cbeuduraeth | Arboricultural Officer
Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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Correspondence may be in any language or format.Corresponding in Welsh will not lead to any delay.

[REDACTED]
Sent: Wednesday, March 20, 2024 1:38 PM

[REDACTED]
Subject: RE: Reminder: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

[REDACTED]

You are not a Statutory Consultee in the PAC process so there is no requirement for you to comment here.

A pre app has been carried out and you provided comments on 14th September last year. Those comments have been provided to the developer.

Regards

[REDACTED]

Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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[REDACTED]
Sent: Wednesday, March 20, 2024 1:01 PM

[REDACTED]
Subject: RE: Reminder: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

[REDACTED]

Thanks for the reminder.

Can you tell me how this differs from a pre-app? I am happy to help and provide advice, but I am not sure if perhaps you should be going down the pre-app process through our planning team?

Kind regards

[REDACTED]

Swyddog Coedyddiaeth | Arboricultural Officer
Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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[REDACTED]
Sent: Wednesday, March 20, 2024 9:25 AM

[REDACTED]
Subject: Reminder: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

Good Morning [REDACTED]

We are nearing the end of the Aldi Nelson Statutory Consultation. It is set to end on Thursday 28 March 2024.

While there is still time for you to respond as a specialist consultee, I wanted to provide a gentle reminder.

Please do let me know if you have any questions.

From: [REDACTED]
Sent: 29 February 2024 12:55
To: [REDACTED]
Subject: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for your email. We do not need to be notified at this stage in Planning, as you will submit the PAC report with the planning application. I trust that you have sent the email directly to other statutory consultees as necessary.

Regards,

[REDACTED]
Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

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Sent: Thursday, February 29, 2024 10:20 AM

Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

FAO Planning Department - Caerphilly County Borough Council
Penallta House
Tredomen
Ystrad Mynach
Wales
CF82 7PG



Thursday 29 February 2024

Dear Sir/Madam,

Proposals for a new Aldi food store on land at Mafon Road in Nelson, Caerphilly, CF46 6PE.

Aldi, the award-winning discount food retailer, is bringing forward proposals to open a new high-quality food store on land at Mafon Road in Nelson, Caerphilly. Aldi's proposals will see the existing Co-operative store on site demolished and replaced with a contemporary and affordable food store.

The proposed development would see a much-needed modern food store brought to Nelson, which is currently underserved in terms of food stores. This new store would alleviate the need for residents of Nelson to travel further afield for their weekly shopping and reduce the existing reliance on convenience-style stores.

Introducing a new food store in this area would have a positive impact on the community, not only by providing a multi-million-pound investment but also by supporting families amidst the ongoing cost-of-living crisis. In addition, the application site currently accommodates the Co-operative food store, meaning that the land will be retained for retail use.

Statutory pre-application consultation

From 01 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation (PAC) with the public, the community, and specialist consultees for a period of no less than 28 days before submission.

As per the requirement of the Planning (Wales) Act 2015, the applicant (Aldi Stores Ltd) triggered the statutory 28-day consultation period on **Thursday 29th February 2024**. The statutory notice on the back of this correspondence notifies you of such. This notice provides you with the information to view and comment on the proposed

From: [REDACTED]
Sent: 04 March 2024 12:02
To: [REDACTED]
Subject: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

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Dear [REDACTED]

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note there are no known archaeological sites within the proposed development area, although several are located in the wider landscape including historically significant hedgerows and industrial sites. Similarly a review of historic Ordnance Survey mapping indicates no features or structures. Furthermore, the proposed development area has been at least partially disturbed by previous construction activity. Overall, it is unlikely that significant archaeological remains will be encountered during the course of the proposed development.

As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.

Should you require anything further, please get in touch.

Regards,

[REDACTED]
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

[REDACTED]
<https://ggat.org.uk/cms/>

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From: [REDACTED]
Sent: 29 February 2024 10:20
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

FAO Glamorgan-Gwent Archaeological Trust
Seaway Parade Industrial Estate
Business Centre
Baglan
Port Talbot
United Kingdom
SA12 8BR



Thursday 29 February 2024

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From: [REDACTED]
Sent: 29 February 2024 23:41
To: [REDACTED]
Subject: RE: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear [REDACTED]

Many thanks for notifying us of this. Just so you are aware, as the Local Planning Authority we are not a statutory consultee for the PAC process and therefore will not be responding to this. We have already engaged in pre-application discussions with the applicant's planning agent and should the applicant wish to have further discussions with us on the latest version of the scheme they will need to submit a separate further pre-application enquiry to us.

Kind regards

[REDACTED]

Prif Gynllunydd | Principal Planner
Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

[REDACTED]

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From: [REDACTED]
Sent: Thursday, February 29, 2024 10:24 AM
To: [REDACTED]
Subject: Aldi Nelson Statutory Consultation Notification - Statutory Consultee

[REDACTED]
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
United Kingdom
CF82 7PG



Thursday 29 February 2024

Dear [REDACTED]

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Aldi, the award-winning discount food retailer, is bringing forward proposals to open a new high-quality food store on land at Mafon Road in Nelson, Caerphilly. Aldi's proposals will see the existing Co-operative store on site demolished and replaced with a contemporary and affordable food store.

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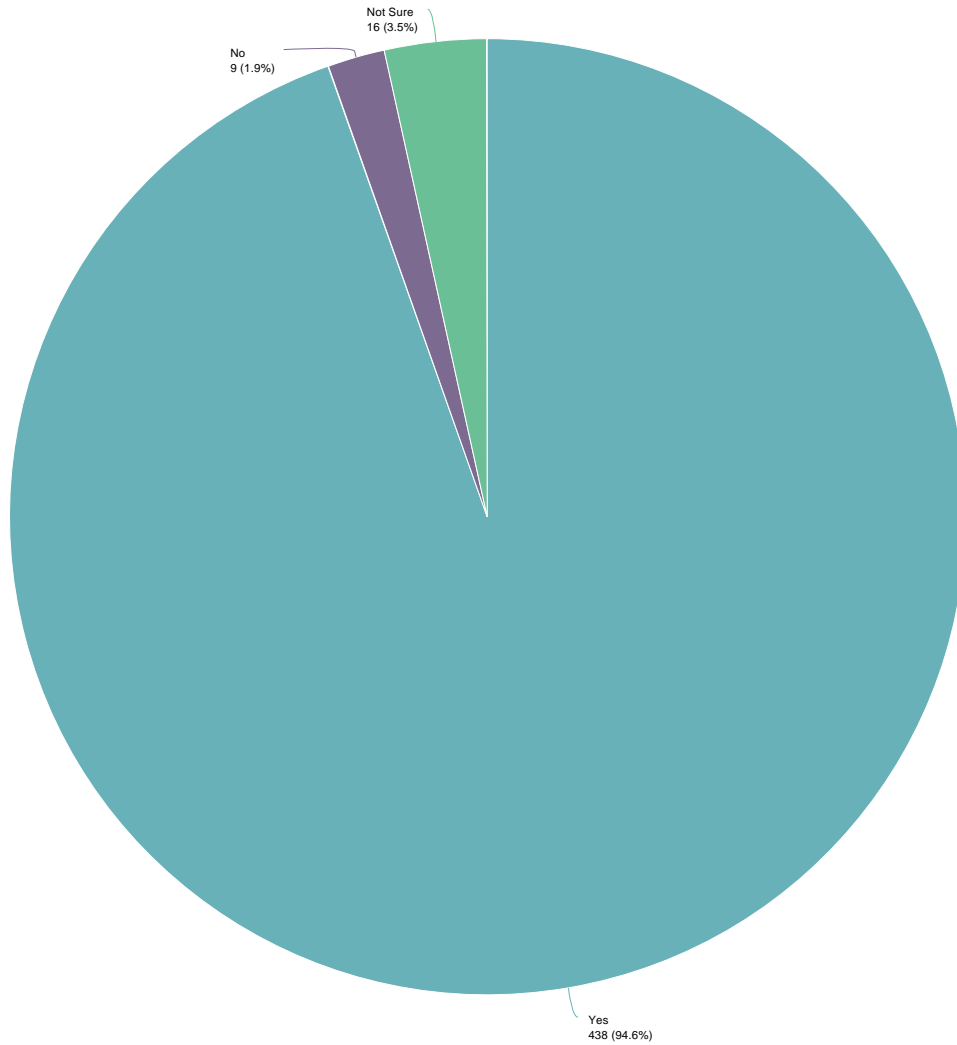
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Appendix XIII

Consultation Feedback Report

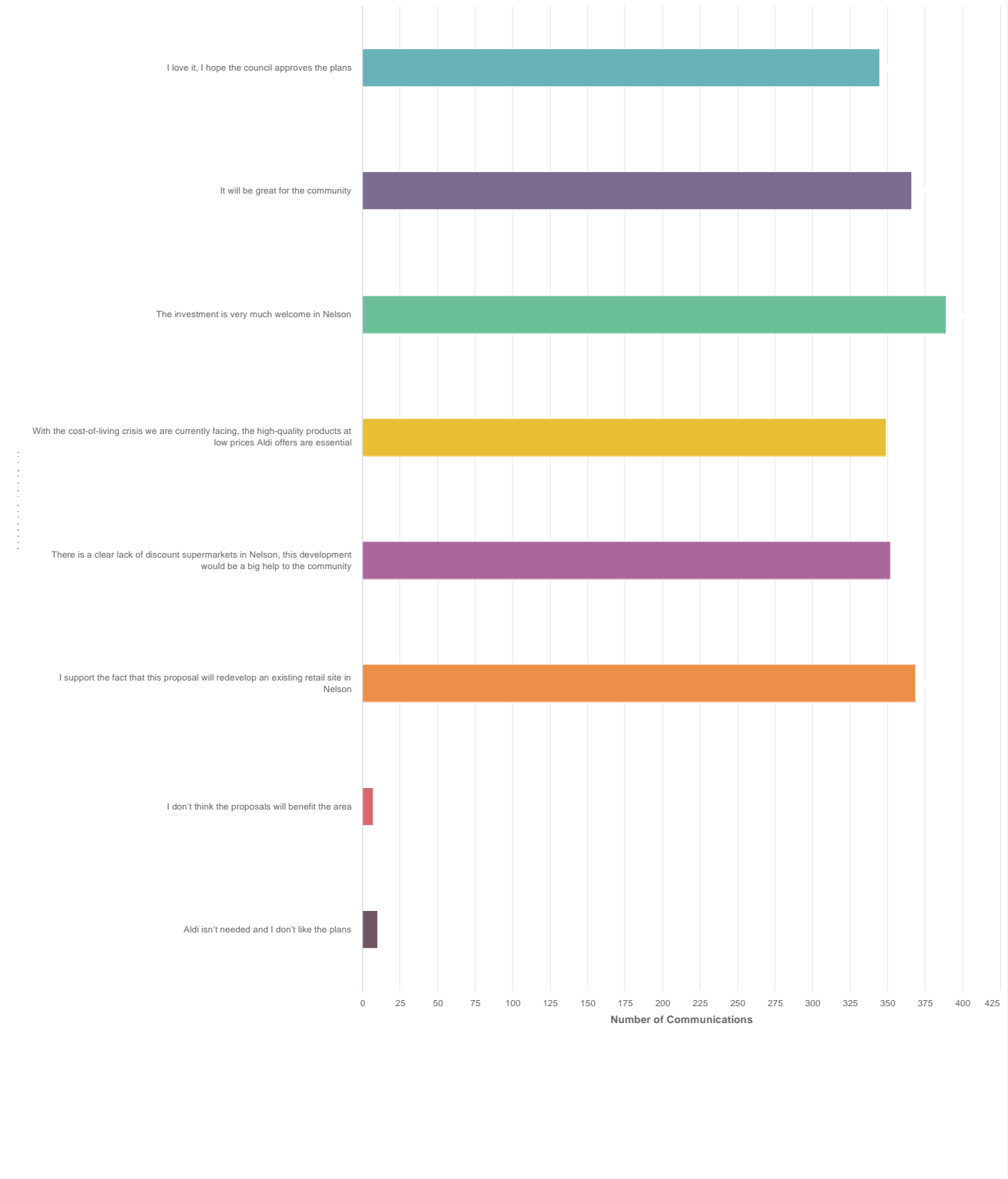
Aldi Nelson - Q1 - Do you support the proposals in principle?



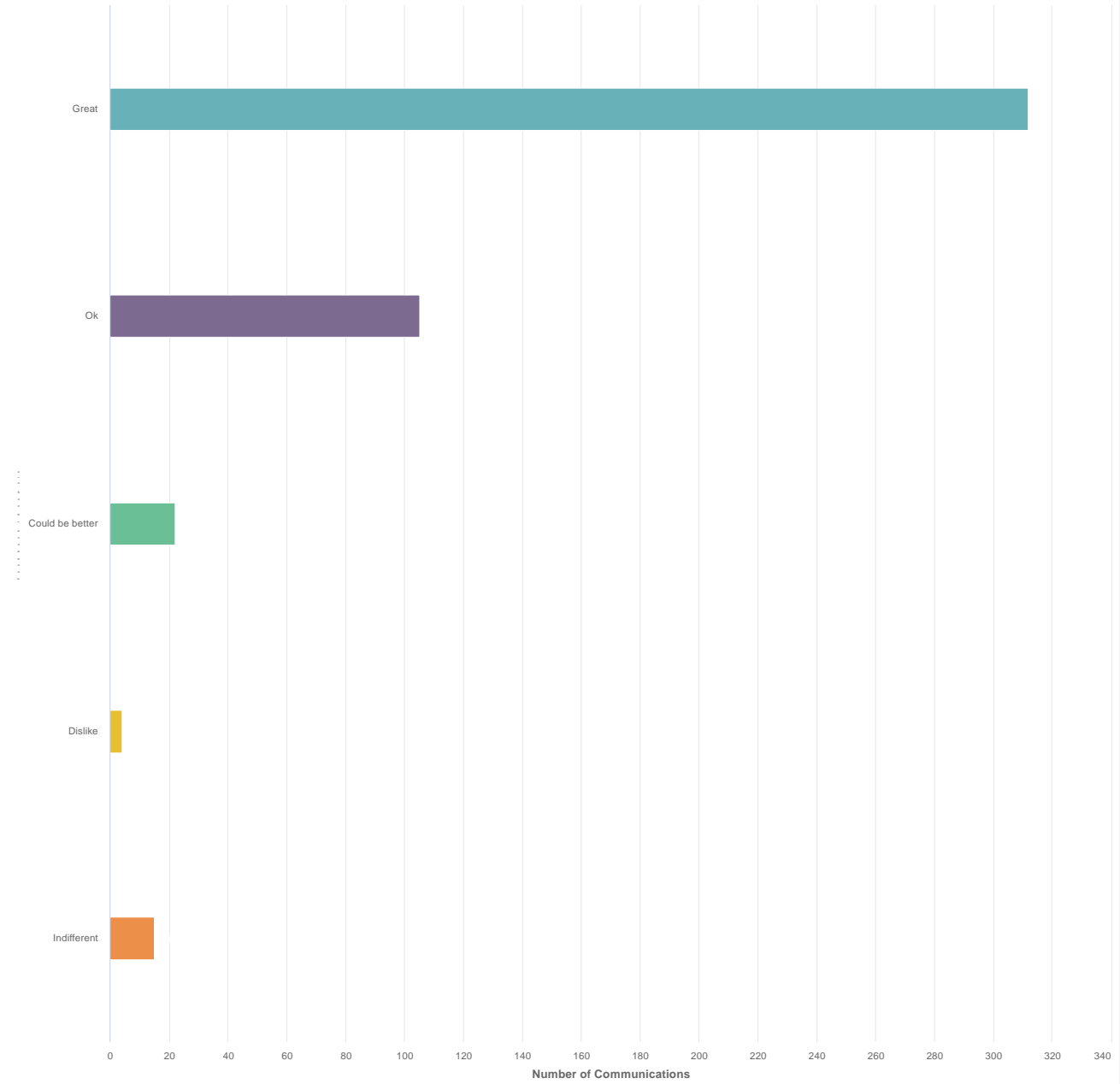
Feedback / Answers

● Yes ● No ● Not Sure

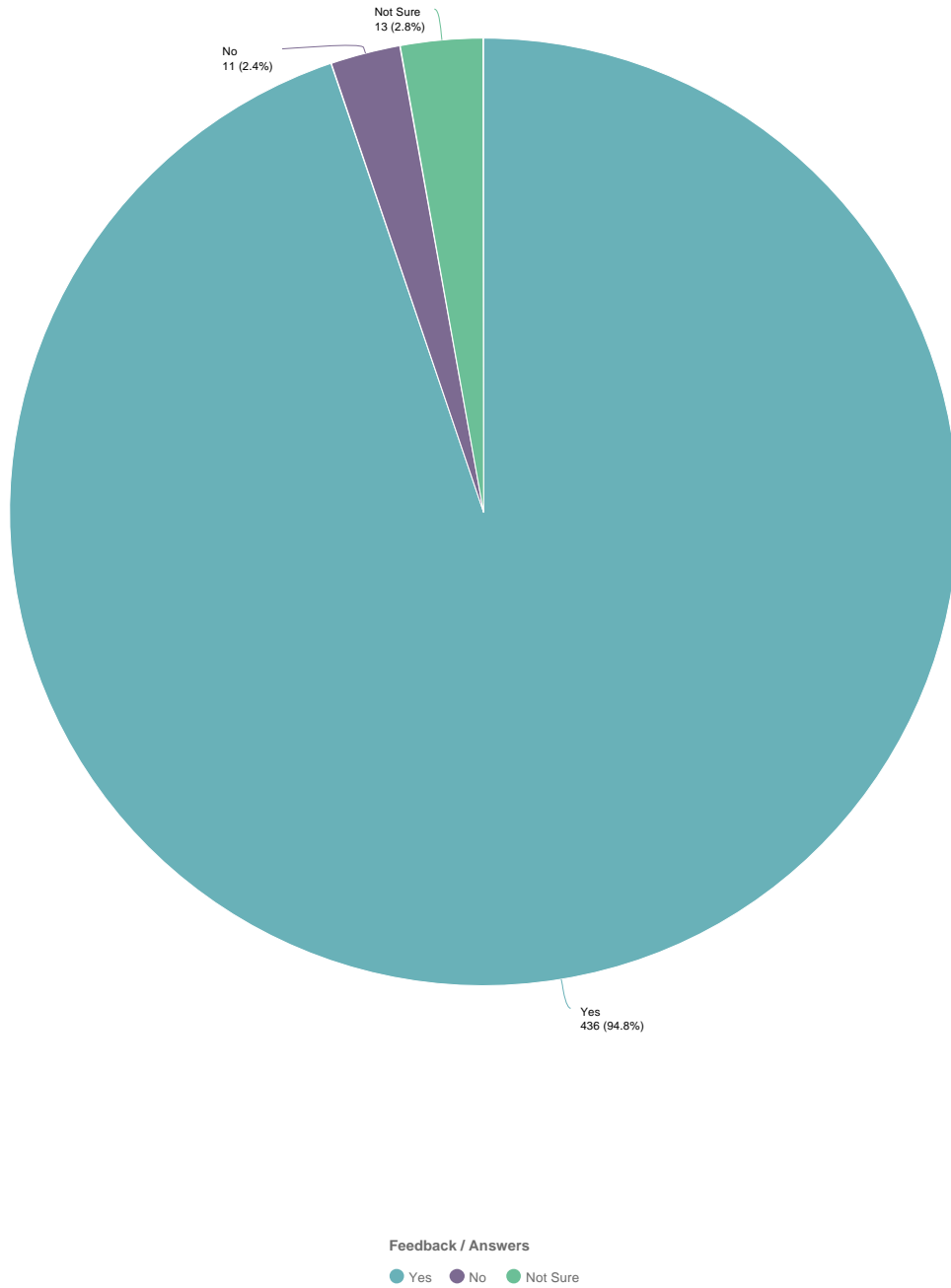
Aldi Nelson - Q2 - What do you think about the proposal?



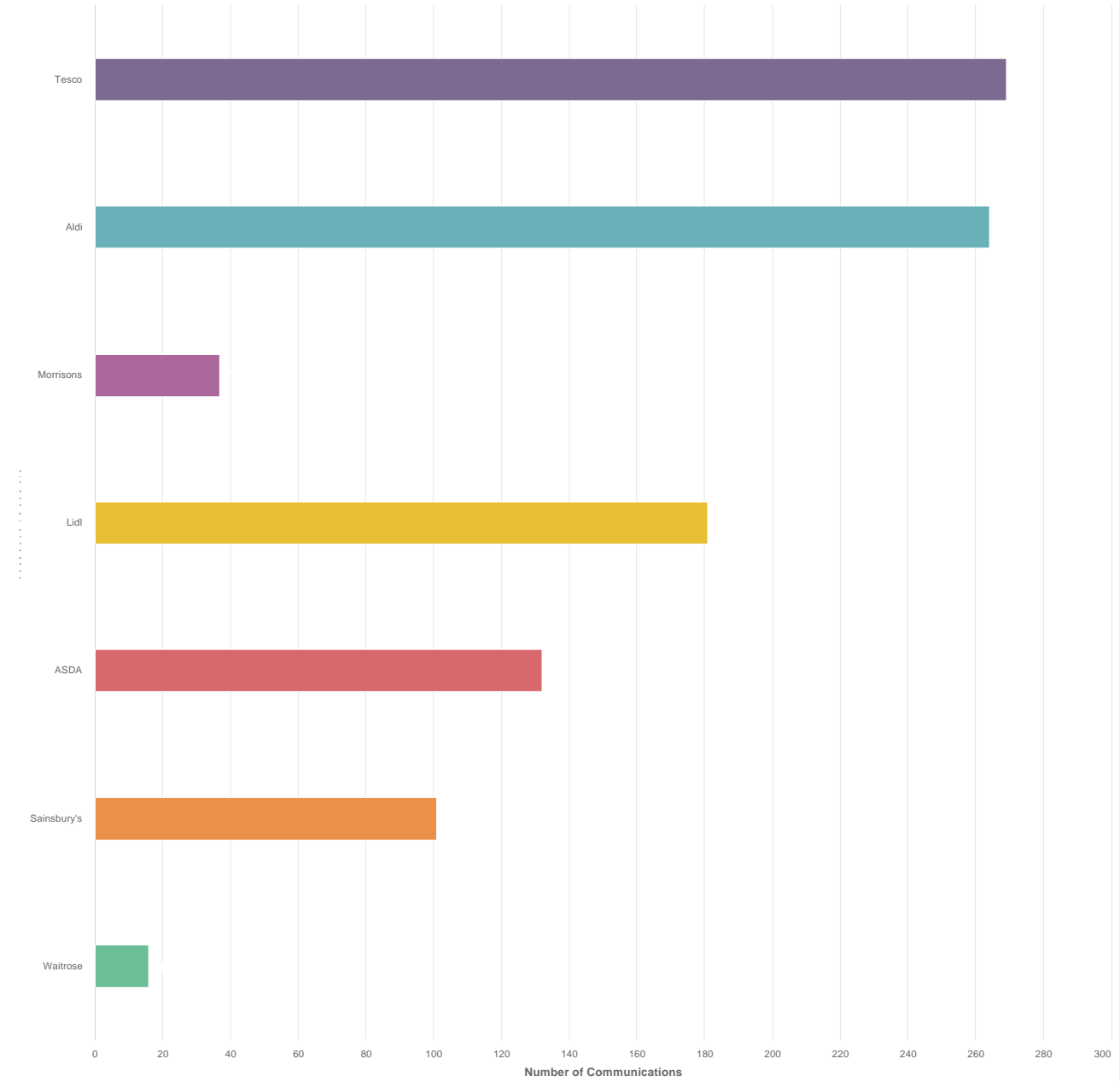
Aldi Nelson - Q3 - What do you think of the design?



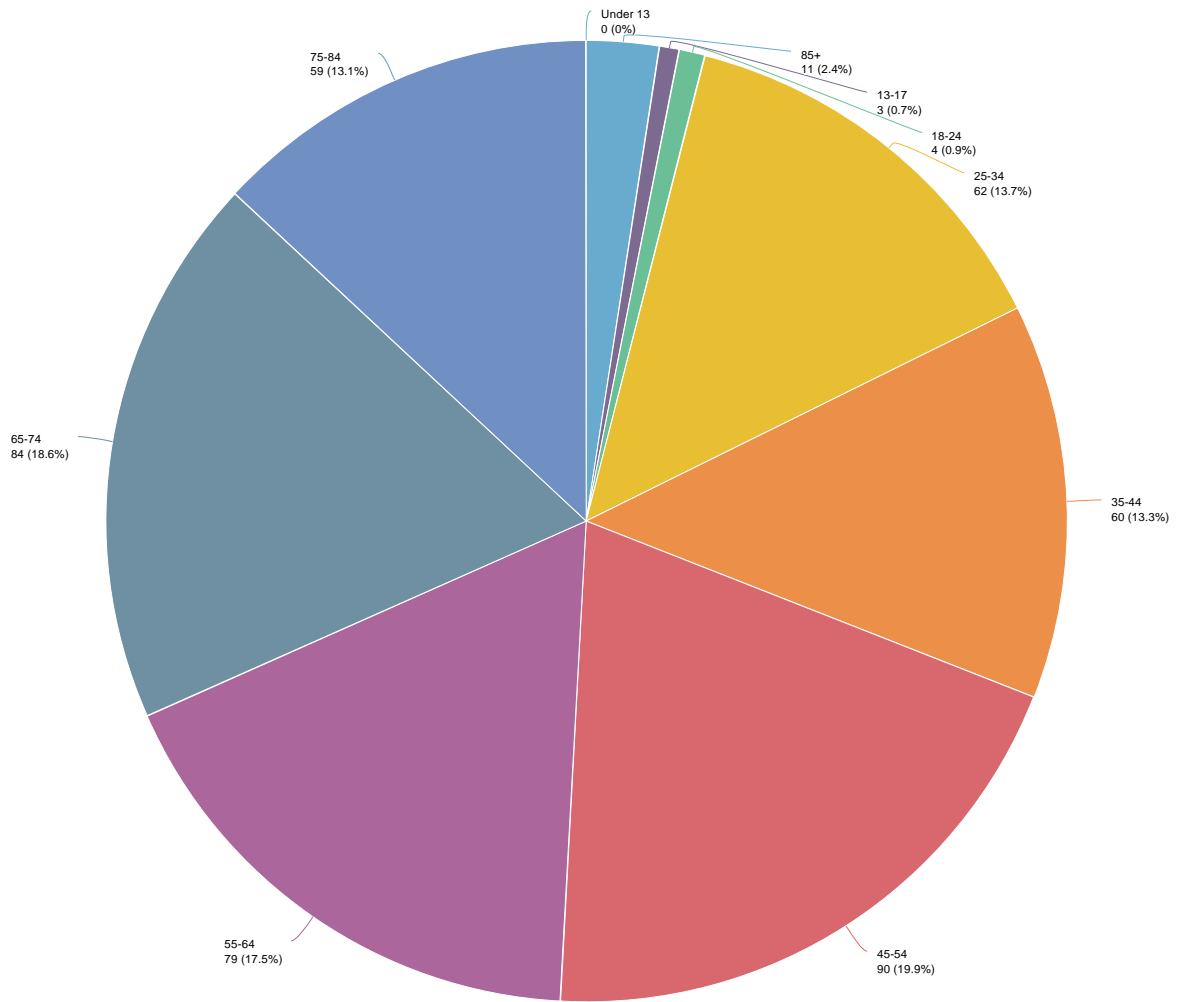
Aldi Nelson - Q4 - Do you feel a new Aldi store would benefit the area?



Aldi Nelson - Q6 - Please tell us the retailer(s) you currently shop at.



Aldi Nelson - Age Group



Feedback / Answers

- Under 13
- 85+
- 13-17
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84

Postal code
CF374HP

Feedback / Answers

Provided that traffic problems will be sorted. At peak times it is particularly difficult to cross at The Railway Inn crossroads and I feel as your shop will attract more traffic and cause further problems. It would be better if lights or a roundabout were there. Thank you.

Postal code
CF45 3DG

Feedback / Answers

It's sad that an ethical supermarket will be lost. Aldi doesn't seem to offer a good range of high quality plant based products. I'm also worried that the swallows that have nested on the existing coop for years will not have compensation provided, as I'm not confident that Aldi do much for biodiversity. Aldi could improve the lighting –the car park lighting is far too bright currently and is not in line with best practice (e.g. Institute of Lighting Professionals and Bat Conservation Trust 2023 guidance).

Postal code
Cf45 4st

Feedback / Answers

I support the new store and welcome more affordable products but I hope the staff at the co op get the opportunity to either take redundancy or be offered a job not just an interview, they need to give existing staff job security as many people who work there are locals

Postal code
Cf465ad

Feedback / Answers

Well needed in this area and will be very welcome

Postal code
CF46 5AY

Feedback / Answers

It would be nice to have a cheaper store in the area as its on the bus route I'm finding tesco/asdas have gone ridiculous for there prices

Postal code
CF46 5BS

Feedback / Answers

The only concern is the access to the site off the main road

Postal code
Cf46 5BS

Feedback / Answers

There are to many discount food retails within a small radius. We need a decent mid range store on this site.

Postal code
CF46 5BU

Feedback / Answers

Tidy a good need for change in the village.

Postal code
CF46 5DA

Feedback / Answers

A definite plus for the area.

Postal code
Cf465db

Feedback / Answers

Very much needed for jobs and choice for customers.

Postal code
Cf465db

Feedback / Answers

Very much needed for jobs and choice for customers.

Postal code
Cf465db

Feedback / Answers

Very much needed for this area

Postal code
CF46 5DW

Feedback / Answers

As there is another coop in Nelson I would be happy to see Aldi replace the larger coop in my area mainly due to cost of living. The site will benefit from redevelopment particularly if it improves storm drainage and parking for shoppers.

Postal code
CF46 5DW

Feedback / Answers

The Coop is in desperate need of renovation. It has reached a point where the site has reached the end of its life as the site has been poorly maintained over the years.

Hopefully the new Aldi store won't be too much more popular than the existing Coop as I wouldn't want to see massive traffic influx as the junction from Mafon Road can get congested with traffic wanting to turn right. Personally I think it might be wise to stop right turns into the area and force traffic to use the roundabout that is not too far away.

Postal code
Cf46 5he

Feedback / Answers

Aldi will be a great addition to the area , we are surrounded by co-operative stores ,

Postal code
Cf465hl

Feedback / Answers

Always shop at Aldi, and it will be 5 minutes down the road for me.

Postal code
CF46 5HS

Feedback / Answers

EXCELLENT NEWS ALL ROUND, THIS AREA NEEDS ALDI LIKE YESTERDAY! LOT'S OF PEOPLE WILL BENEFIT FROM HAVING AN ALDI STORE HERE. 🙌

Postal code
Cf46 5hs

Feedback / Answers

We really need this in Nelson, I drive to merthyr or pontypridd regularly to do my shopping

Postal code
CF46 5HU

Feedback / Answers

I regularly shop at your store in merthyr tydfil Treforest and Pengam, this store will be my local store not only will it be good for the area as it will create jobs, it will also help me reduce my carbon footprint and save the and money on travelling to your stores mentioned above who knows I may get a job there hopefully

Postal code
CF465LA

Feedback / Answers

There is a major need to have an Aldi superstore in this area. There are no other superstores within a close proximity to this area of the borough.

Postal code
Cf465la

Feedback / Answers

Will improve retail in the area

Postal code
cf465la

Feedback / Answers

Fabulous we need more choice and somewhere we can do a full shop near our home.

Postal code
CF46 5LB

Feedback / Answers

The present retail site is worn and old. There is doubtless scope for redevelopment. A fast food outlet would also be a welcome development.

Postal code
Cf46 5lb

Feedback / Answers

It will be a huge asset to the people living in this area.

Postal code
Cf46 5lb

Feedback / Answers

Will be glad to see the over priced Coop gone.

Postal code
CF46 5LH

Feedback / Answers

I love Aldi, we currently drive to Brecon Aldi to shop (although there are nearer stores). We would use this shop all the time if planning was approved.

Postal code
CF46 5LJ

Feedback / Answers

Excellent idea. Would be a great addition to the area.

Postal code
CF46 5LX

Feedback / Answers

The local coop is serving the local community more than adequately, there is nothing Aldi can bring that will be of any benefit. Also there are plenty of aldi stores within reach.

Postal code
CF46 5NG

Feedback / Answers

Brilliant idea, something like this is needed in our Community!

Postal code
CF46 5NG

Feedback / Answers

We are sat in between Merthyr, Ponty, Aberdare and Ystrad Mynach. We have to drive at least 7miles to shop

Postal code
CF46 5PL

Feedback / Answers

A much needed resource for the local area.

Postal code
Cf465pl

Feedback / Answers

I think a mini-roundabout on Mafon road for ease of entry & exit to the new store should be seriously considered

Postal code
CF46 5PN

Feedback / Answers

I like a large area at the till to pack, like my usual stores. Also a self scan as you shop please. I find these very useful in Tesco and Sainsbury's.

Postal code
Cf46 5PN

Feedback / Answers

The present co-op and car park looks very scruffy –look forward to this new store

Postal code
CF46 5PP

Feedback / Answers

It isn't that far to travel for the nearest alternative stores.

Postal code
CF46 5PP

Feedback / Answers

The current retail site is well past its sell by date

Postal code
Cf465PP

Feedback / Answers

The co-op site is a mess with the terrible car park damaging cars. The shop is so run down and the prizes are high. More jobs will be created. The Aldi goods and prices are needed in the area.
A modern looking, competitive supermarket will be a cracking addition to the area

Postal code
Cf465pp

Feedback / Answers

Great shop good prices

Postal code
CF46 5PS

Feedback / Answers

About time
Very much welcomed to the area.

Postal code
CF46 5PS

Feedback / Answers

About time
Very much welcomed to the area.

Postal code
Cf465rp

Feedback / Answers

We need this store in Nelson .. 2 co ops which are so expensive not needed

Postal code
CF46 6AB

Feedback / Answers

The Coop's niche business is in corner shops, and the ones in Nelson and Treharris are excellent, but the supermarket on this site hasn't really worked since the days of Kwiksave on the site. It is a logical place for one of the German discounters to be. We travel to Ystrad to visit Lidl's more than once a week and there is a gap for this sort of shop (good products at budget prices) in Nelson with all the increased population in recent years.

Postal code
Cf46 6AF

Feedback / Answers

Fabulous for our village.

Postal code
Cf466AQ

Feedback / Answers

Nelson has never had a discount supermarket, so this is a welcome change and will bring more people to the store. The Co-op is ok, for just popping to get a couple of items, too expensive otherwise. I feel for the staff though, sad to hear they'd lose their jobs.

Postal code
CF46 6AW

Feedback / Answers

We need to give Trelewis a much needed affordable supermarket without having to go miles from where we live.

Postal code
CF46 6BG

Feedback / Answers

its in a prime local site hopefully all working there now will be Offered their jobs as they are local people

Postal code
Cf466bg

Feedback / Answers

It will be a wonderful asset to nelson already has one co op needs a tidy supermarket with better prices and variety .

Postal code
CF46 6BN

Feedback / Answers

All of the above. Nelson needs this!

Postal code
Cf46 6dh

Feedback / Answers

Can't wait for aldi to come to nelson
Only issue is the traffic coming out of store is going to find it difficult to pull out
It is difficult enough now and the Co op is quiet
Perhaps some traffic lights or something would help

Postal code
CF46 6DS

Feedback / Answers

There are currently TWO co-op stores in Nelson with prices too expensive & limited produce, meaning not a great option for the weekly shop. I have never seen someone using a trolley in 30+ years! The village has no bakery, no fruit & veg shop & no butcher –it is dire! In the current climate we desperately need this redevelopment –it will give many people the chance to finally be able to get good produce & good choices at an affordable price. The site itself is in need of a complete overhaul so this proposal will give Nelson a much needed & long overdue face-lift. Yes, traffic will increase –but maybe then the council will address the ALREADY existing traffic issues in the area. I can see no negative aspects overall & if this is not approved, Nelson will continue to lose its appeal. We NEED this for Nelson to avoid becoming a ghost town!

Postal code
CF466DT

Feedback / Answers

Not much more to say, the boxes ticked indicate every thing great about the proposed project. Can't wait to see the completed development.

Postal code
CF46 6DU

Feedback / Answers

A new store would make life easier for a lot of people.

Postal code
CF46 6DU

Feedback / Answers

Just great news, the sooner the better.

Postal code
CF46 6DY

Feedback / Answers

Really looking forward to Aldi coming to Nelson

Postal code
CF46 6DY

Feedback / Answers

Very much needed in Nelson.

Postal code
Cf46 6dy

Feedback / Answers

About time!!!! Should have done it sooner, I travel twice a week to caerphilly aldi, I'd rather waste money on fuel than shop in coop too expensive

Postal code
CF46 6EA

Feedback / Answers

Looking forward to it.

Postal code
CF466EB

Feedback / Answers

The existing store used to be a Kwik Save store and it was a bad day for the village when that closed. To have an alternative to the over priced coop will help many local residents. My only concern is for the existing staff at the store, I only have good things to say about them and hope Aldi employ them all.

Postal code
CF466ED

Feedback / Answers

If Aldi opens a store in Nelson, I won't have to travel so far for reasonably-priced, good quality products.

Postal code
Cf466ed

Feedback / Answers

Entrance and exit needs to be looked at

Postal code
CF46 6EE

Feedback / Answers

Redevelopment of an existing retail unit is needed, but with safer access from the main road for pedestrians and cars. Also improved drainage is essential.

Postal code
cf466ee

Feedback / Answers

creating jobs for young people.
definitely a positive thing!

Postal code
CF466EF

Feedback / Answers

Would be a great addition to the local area.

Postal code
CF46 6EF

Feedback / Answers

The proposals themselves are good, however I do think traffic will be an issue. Currently at peak periods it can be awkward to exit from the existing Co-op onto Mafon Road. I do think that with the popularity of Aldi traffic flows will increase and will only increase the difficulty in exiting the site.

Postal code
CF46 6EF

Feedback / Answers

I will be able to walk to Aldi from my home. The co op was too expensive for me and is only used for a mid week milk pick up. I think it would be great if Aldi could support the local area and use the produce from local fruit and veg shop at Aldi.

Postal code
CF466EH

Feedback / Answers

My wife and I regularly travel to Aldi at Tir-y-Birth and sometimes Merthyr. Aldi in Nelson will be very ,very welcome. Willkommen in Nelson
Can you start next week please?

Postal code
CF466EH

Feedback / Answers

I think it would benefit the surrounding community greatly,offering competitive prices to the local super markets,and without having to travel great distances for your shopping requirements

Postal code
CF46 6EH

Feedback / Answers

Anything to improve the facilities in the area should be welcomed considering the run down state of the current site, of which I am a regular user.

Postal code
CF46 6EH

Feedback / Answers

We want to shop locally people would come from miles away when kwick save was there

Postal code
CF46 6EH

Feedback / Answers

I think it is a good idea. Also there's not much in Nelson.

Postal code
CF46 6EQ

Feedback / Answers

This will be a fantastic development for Nelson and I think it will enhance the local area by bringing increased job opportunity for local people.

Postal code
Cf46 6eq

Feedback / Answers

Other Aldi stores are easily accessible long with larger stores I prefer the quality that coop provides, it is managed effectively, it offers everything that is needed in fact have often found myself at coop after visiting larger supermarkets. This is a village and larger supermarket is unnecessary.

Postal code
Cf46 6eq

Feedback / Answers

The nearest store is 9 minutes away it is not needed

Postal code
CF46 6EU

Feedback / Answers

I'm in total agreement with this proposal

Postal code
CF46 6EU

Feedback / Answers

I welcome the support for the staff being made redundant at co-op

Postal code
CF46 6EU

Feedback / Answers

I think Aldi will do brilliantly in nelson, there's no places to shop cheaper locally without having to go further afield, I don't know how anyone will not be on board with this project

Postal code
CF46 6EU

Feedback / Answers

I like Aldi's products but find it difficult to shop there as I no longer drive. A store in Nelson would be great for me.

Postal code
Cf46 6eu

Feedback / Answers

Have you looked at the access from site onto Mafon Road. It can sometimes be very difficult, especially when turning right. A roundabout or traffic light system would be useful.

Postal code
Cf46 6ex

Feedback / Answers

I find the current Co-op store outdated and overpriced. I regularly travel further afield to shop at Aldi

Postal code
CF466ez

Feedback / Answers

I love everything. Much needed main retailer. Cuts driving elsewhere. No options in area. Great for employment in the village. Much needed investment at the site. The only issue is access from that road. People don't drive 30mph as it was 40pm until recently. It's very difficult to get in and out. You should connect the road the large roundabout via the new units built behind. Using the current access is ridiculous it'll cause carnage and crashes.

Postal code
CF46 6FA

Feedback / Answers

We have 3 co-ops in the local area, losing one isn't going to have a big affect.
Aldi will be a welcomed addition to the area. The nearest is Pengam and then Blackwood, which is a little out of the way. Will be nice to have one on the door step. A cheap supermarket will be nice, however it will attract more customers so the road/ exist will need some careful planning as it's terrible to get out at the best of times

Postal code
Cf466ff

Feedback / Answers

I hope that that the building is as good as Porthcawl

Postal code
CF46 6HA

Feedback / Answers

Nelson needs a supermarket and Aldi fit the bill as low cost and good quality.

Postal code
CF46 6HE

Feedback / Answers

Aldi is welcome news for Nelson.

Postal code
CF46 6HF

Feedback / Answers

It will be a vast improvement on the existing store.

Postal code
Cf466hf

Feedback / Answers

An excellent alternative to the current shop, as we still have a Co Op in the village centre.

Postal code
cf466hf

Feedback / Answers

This is on a road that bypasses Nelson. People shopping here will not go into the village therefore no benefit to Nelson
Extra traffic on an already busy road will just bring more pollution.

There are supermarkets closer to those alleged customers that are proposed will come to Nelson and there is obviously no concept of the wider area. e.g Senghenydd looks close on a map but road is single track . There are at least 2 supermarkets in Ystrad Mynach!

Postal code

CF46 6HG

Feedback / Answers

I no longer own a car, I will be able to walk to Aldi.

Postal code

Cf46 6hg

Feedback / Answers

Great for Nelson

Postal code

CF46 6HJ

Feedback / Answers

I travel outside of the area to use this brand and I'm really excited to potentially have this on the doorstep. I'm also old enough to remember the site being a Kwik Save, then a Somerfield, and currently a Co-op. Change is good.

Postal code

CF46 6HJ

Feedback / Answers

Brilliant for Nelson

Postal code
CF46 6HJ

Feedback / Answers

I can see nothing of the Swallows that habitually nest in the eaves of the existing coop building. I am concerned that Aldi may not be aware of these enchanting little birds and their antics during the summer that are such a boon to this area. Nelson has already lost its colony of House Martins with the ill-conceived construction of High Close on their feeding and nest materials area. Don't let us lose any more wildlife due to poor planning.

Postal code
CF46 6HJ

Feedback / Answers

It will be easier for a lot of people rather than having to travel.

Postal code
CF46 6HL

Feedback / Answers

Best thing since sliced bread.

Postal code
CF46 6HL

Feedback / Answers

Aldi in our village will be an excellent service to the community. I sincerely hope your planning proposal is accepted.

Postal code
CF46 6HL

Feedback / Answers

Well needed in the area. Will be very convenient for our family & make life easier.

Postal code
CF46 6HL

Feedback / Answers

I am really pleased that Aldi is happening here. Please take consideration to the amazing staff at Co-op at present.

Postal code
Cf466hl

Feedback / Answers

Aldi provides a local store with better value and quality products not found in the larger supermarkets. Being local will help save on petrol as customers won't have to drive as far for their weekly shop.

Postal code
Cf46 6hl

Feedback / Answers

I think it will be very much appreciated having an Aldi in the village affordable and good quality foods not being a driver I will definitely enjoy the benefits

Postal code
Cf46 6hl

Feedback / Answers

I think it will be great for the community as a whole, as the co op is more expensive to but your shopping from.

Postal code
Cf46 6hl

Feedback / Answers

This is a much needed for the area as there are no cost friendly supermarkets close currently. The area needs a challenging competitor which keeps costs low and has a wide range of products available

Postal code
CF466HN

Feedback / Answers

Please guarantee the existing workers jobs if they apply!

Postal code
CF466HN

Feedback / Answers

Rally looking forward to it

Postal code
CF466HQ

Feedback / Answers

Much needed aldi in Nelson, great location to bring tourism to the town.

Postal code
CF46 6HQ

Feedback / Answers

Already have a small Co Op in Nelson town, Aldi would be a great asset to the local community. The current proposed site isn't maintained by Co Op and would benefit from redevelopment by Aldi.

Postal code
CF46 6HS

Feedback / Answers

The development should have a road improvement for A472 with easy and safe access and exit

Postal code
CF46 6HS

Feedback / Answers

This is a long time coming, best news I have heard.

Postal code
CF46 6HT

Feedback / Answers

The current store (co-op), has been neglected both inside and out. Time for an upgrade.

Postal code
CF46 6HT

Feedback / Answers

I would like to shop at Aldi but please provide toilet facilities for the elderly.

Postal code
CF46 6HT

Feedback / Answers

Aldi is so popular

Postal code
CF46 6HT

Feedback / Answers

Bring it on ASAP

Postal code
CF46 6HT

Feedback / Answers

Would like to be able to buy smaller tins of beans etc, which is better for elderly people living alone.

Postal code
CF46 6HT

Feedback / Answers

The current site is unattractive and very littered so this should be an improvement.

Postal code
CF46 6HT

Feedback / Answers

Can't wait for this to happen, love Aldi

Postal code
CF466HU

Feedback / Answers

The current Co-op site is in disrepair with a rather run down building and a regularly partially flooded car park and pot holes. I think a new shop with affordable products will be welcomed by the community. Our family are happy with the new proposals as we live very close to the present co-op.

Postal code
CF46 6HX

Feedback / Answers

Co-op site is awful. It needs a restart. It lets Nelson down.

Postal code
CF466HZ

Feedback / Answers

What an eyesore the current building is

Postal code
CF46 6HZ

Feedback / Answers

I am an Aldi customer and always support the redevelopment of a run down site

Postal code
CF466JA

Feedback / Answers

We travel a fair distance to shop at Aldi already, the selection of shops in Nelson are singular and expensive. We are very much looking forward to Aldi locating a store here.

Postal code
CF46 6JB

Feedback / Answers

Will be alot cheaper
Than stores we have in Nelson

Postal code
CF46 6JB

Feedback / Answers

Honestly, I can't wait for the chance to shop in Aldi, right on our doorstep. The co-op is massively overpriced, understocked and no longer somewhere I want to spend any of my money. Let's have some affordable, quality goods from Aldi in the near future please.

Postal code
CF46 6JB

Feedback / Answers

Fantastic news

Postal code
CF46 6JB

Feedback / Answers

I sent a Freedom of information request regarding the number of serious accidents just west along the road from the proposed development at the crossroads junction by the railway pub. If I remember correctly it was something like 18 in the last 10 years. Caerphilly council say they have no plans to do anything about it and say it is not their responsibility. IT NEEDS A ROUNABOUT at that location. That major road is the only one for 10 miles to access the A470 and there will be a increase in traffic if the proposal goes ahead. I personally try not to use that junction, instead I prefer to drive through the housing estate to access the main road from the roundabout to the east of the proposal. Please take this seriously as it may impact on your proposal.

Postal code
CF46 6JB

Feedback / Answers

The shop there now is too expensive and out of date. We are 100% in welcoming Aldi to Nelson.

Postal code
CF46 6JB

Feedback / Answers

There are two co-ops in Nelson, prices are high

Postal code
Cf466jb

Feedback / Answers

I'd like to ensure that the property developers are aware many Swallows nest in Coop roof during Summer. Birds nests are protected and they return yearly in large numbers.

Postal code
Cf466jb

Feedback / Answers

I am currently an employee of the coop mabon road, I hope that what you are conveying in the media is accurate, as of yet employees of the coop have had no support or assistance with regards to our situation. We are reading in articles and on Facebook that we will be offered interviews for future employment with you, but nothing actually being conveyed to us in store.

Postal code
CF466JF

Feedback / Answers

I love the plans good luck Aldi a new more cost effective store is long overdue. Who needs two Co Op stores in one village love the idea creating more job opportunities too!

Postal code
CF46 6JF

Feedback / Answers

Long overdue

Postal code
CF466JH

Feedback / Answers

We are the closest family home, directly opposite your proposed site entrance. We have resided here for Over 30 years where we have experienced a torrid time from your predecessors Kwik Save, Somerfield and now the Coop. We suffer from noise pollution outside the delivery restrictions, flooding, boy racers, litter and crime as neighbours to this site.

Postal code
CF46 6JH

Feedback / Answers

The current CoOp site is an eye sore and I look forward to seeing the site redeveloped. Living so close to the site I have complained in the past about litter generated by CoOp staff and a disregard for the local environment. I am sure Aldi will take a lot more pride in how they are perceived by the community. CoOp prices are ridiculously high as well.

Postal code
CF46 6JL

Feedback / Answers

The existing co-op is very poor in products + choice + very costly.

Postal code
CF46 6la

Feedback / Answers

Great idea can't wait

Postal code
Cf46 6LA

Feedback / Answers

A new building will look nicer than the current eyesore.

Postal code
CF46 6LB

Feedback / Answers

The current site is an eyesore, the site has a lack of customers due to a smaller store in Nelson town. the whole area needs a new development and having an Aldi store in Nelson will be a huge benefit to the community.

Postal code
CF46 6LE

Feedback / Answers

100% for it.

Postal code
CF46 6LE

Feedback / Answers

It's needed in the area.

Postal code
CF466LF

Feedback / Answers

Discount supermarket very much needed in Nelson

Postal code
CF46 6LG

Feedback / Answers

I love shopping at Aldi, at present the nearest one to me is Tiry

Postal code
CF46 6LH

Feedback / Answers

A new aldi would be a great asset to Nelson and is very much needed.

Postal code
CF46 6LH

Feedback / Answers

Fantastic especially not having to travel out of Nelson

Postal code
CF46 6LL

Feedback / Answers

Very happy to have an aldi and not to have to travel so far

Postal code
CF466LN

Feedback / Answers

It would be amazing to have a supermarket up here for Mother's with kids and parents we struggle to get basic stuff like nappies and wet wipe baby stuff that need need for them as Nelson hasn't got anything like aldis

Postal code
CF46 6LN

Feedback / Answers

Nelson really needs a more budget supermarket. Hope Aldi comes there, it will be brilliant and good job opportunities

Postal code
cf46 6lp

Feedback / Answers

there are currently two co-ops in nelson which is a bit excessive although i would miss the larger coop, i think for the struggling families that cannot get to a large supermarket to do their shops, this will be a great opportunity for them.

Postal code
CF46 6LR

Feedback / Answers

I have shopped at Aldi for many years, always great quality and value. I look forward to having Aldi on my doorstep.

Postal code
CF46 6LR

Feedback / Answers

We need this Aldi 100%!

Postal code
CF46 6LS

Feedback / Answers

It will save us lots of car miles travelling to Aldis in Tir-y-Berth to shop.

Postal code
CF46 6LS

Feedback / Answers

At present there is no reasonably priced shopping store in Nelson, and Aldi has always delivered good quality products at affordable prices. It will also save on mileage costs and carbon emissions. to get to our nearest Aldi store.

Postal code
CF46 6LS

Feedback / Answers

Very pleased all round.

Postal code
CF46 6LW

Feedback / Answers

competition, , distance to shop

Postal code
CF466NE

Feedback / Answers

I hope there will be a toilet planned for the customers

Postal code
CF46 6NE

Feedback / Answers

This will increase traffic on this very busy road, a much needed round-about by the Railway Inn would make a big difference.

Postal code
CF46 6NF

Feedback / Answers

Sooner the better

Postal code
CF46 6NF

Feedback / Answers

Aldi will the village shops and further alienate the residents from the village and village life.

Postal code
CF46 6NG

Feedback / Answers

No expansion needed, great all round

Postal code
CF46 6NG

Feedback / Answers

Really hope aldi does open here as it would provide a cheaper option for food shopping.

Postal code
CF46 6NH

Feedback / Answers

The sooner the better for nelson

Postal code
CF46 6NL

Feedback / Answers

Please work with neighbouring petrol station. Allow access to petrol station from new Aldi carpark. Petrol stn then seal off existing main road access. This will solve cars blocking main road waiting to turn into petrol station from Cardiff direction.

Postal code
CF46 6NN

Feedback / Answers

Good luck...our car's suspension will appreciate the smooth entrance and car-park!

Postal code
CF46 6NN

Feedback / Answers

I would rather have a supermarket with low prices than the current Co-op, however Aldi does not offer all products that co-op would offer. It would be better than driving to Ystrad Mynach to Tesco. I am however concerned it may create an increase in road traffic around the junction if it becomes popular. I would like the opening times to be beneficial to the community as well.

Postal code
CF46 6NN

Feedback / Answers

A new Aldi store is not needed in Nelson. We have plenty of other stores very close to Nelson such as Ystrad Mynach, which is only a short bus journey or car ride away. You state in your letter that 'Nelson is poorly served by discount supermarkets'. However, these discount shops have served me well since living here.

The main issue would be one of traffic. There's already an abundance of vehicles causing road noise throughout the day and night, and a bigger superstore will only add to this issue. Also, with only one A road entering and leaving the village, more vehicles will only create more traffic, potentially causing greater delays.

In my view, Aldi is not required in Nelson.

Postal code
CF46 6NN

Feedback / Answers

Hurry up?

Postal code
CF46 6NP

Feedback / Answers

Aldi is definitely needed in Nelson

Postal code
CF46 6NP

Feedback / Answers

Will be great for Nelson –thank you!

Postal code
CF466NQ

Feedback / Answers

Very excited to hear about Aldi in Nelson! It for sure will help with many families that are just getting by in the area and I'm 1000% in full support!

Postal code
Cf46 6nq

Feedback / Answers

Cannot wait for aldi ro arrive in nelson community will be very happy

Postal code
CF466NR

Feedback / Answers

About time the area caught up with modern day shopping and remove what has become a rundown eyesore! Cant wait especially as all existing staff are able to hold onto their jobs while creating more job opportunities!

Postal code
CF46 6NR

Feedback / Answers

Hurry up and get it built –about time for competition.

Postal code
CF46 6NS

Feedback / Answers

Great for the villages

Postal code
CF46 6NS

Feedback / Answers

An Aldi site in Nelson is much needed, local stores are too expensive so we have to travel out of Nelson.

Postal code
Cf466ns

Feedback / Answers

The co op has been run down with a dangerous road entrance which is full of pot holes. The store sells a very limited range. The site is large it would be great to see the land used for Aldi and maybe another business.

Postal code
Cf46 6NT

Feedback / Answers

It would be great to have an Aldi store in Nelson I think it would be very successful, and bring employment as well .

Postal code
Cf46 6nt

Feedback / Answers

It is needed in Nelson and surrounding areas

Postal code
CF466NU

Feedback / Answers

Been waiting for this announcement for a long time, been an Aldi shopper for several years

Postal code
CF46 6NW

Feedback / Answers

Very very good

Postal code
Cf466nw

Feedback / Answers

I work for the coop that stand there now ,and I am very worried about my future ,the staff of coop has not be told everything no one from aldi has be to speak to us and coop are saying they don't know what is happening

Postal code
CF46 6NY

Feedback / Answers

Great to have discount supermarket in the village.

Postal code
CF46 6PA

Feedback / Answers

I think this will be really beneficial, looking forward to having an Aldi in the village!

Postal code
CF466PB

Feedback / Answers

As long as the project includes adequate parking and is sensitively designed to compliment the lovely semi rural location

Postal code
CF46 6PB

Feedback / Answers

Site looking tired and flooding a problem in carpark.

Postal code
CF466pb

Feedback / Answers

I support the development however I think the access and local traffic could be improved by moving the entry and exit to the new Ty Du development side.

Postal code
Cf46 6pb

Feedback / Answers

In theory, it should being more passing traffic to the village.

Postal code
CF46 6PD

Feedback / Answers

Very Welcome!

Postal code
CF46 6PD

Feedback / Answers

Just down the road from me wouldn't have to travel so much.

Postal code
Cf466pd

Feedback / Answers

Its good to redevelop an existing site but the traffic impact and the fact we have swallows nesting on the site is a concern.

Postal code
CF466PH

Feedback / Answers

Only problem is pulling out onto the manabon road. Its horrendous at the moment and the coop is hardly used because of it .

Postal code
CF46 6PJ

Feedback / Answers

It is needed more than the affect ion traffic it will cause.

Postal code
CF46 6PJ

Feedback / Answers

Need to reconstruct roundabout to take the volume of traffic. Living on Llanfabon Road is a nightmare it is a very dangerous cross roads with no roundabout and no lights.

Postal code
Cf466pj

Feedback / Answers

It will save local residents travelling miles to the nearest Aldi

Postal code
Cf466pj

Feedback / Answers

Improving and existing area that is already used for retail is a good idea .Nelson will benefit from the store and possibly the extra footfall

Postal code
Cf466pj

Feedback / Answers

I'm a children's nursery owner which is in village and where I live is two minutes away so very convenient for me and my business xx

Postal code
CF46 6RU

Feedback / Answers

I like shopping in Aldi, there is nowhere local in or area to do a large food shop.

Postal code
Cf46 6RY

Feedback / Answers

Present coop store very poor building and outdated this new Aldi store will fill the gap between Aldi stores at Caerphilly Merthyr Tydfil and Tiryberth and will be a asset for Nelson and those of us in the area around it

Postal code
Cf466te

Feedback / Answers

Most welcome having to travel quite a bit to nearest aldi at moment

Postal code
Cf466ud

Feedback / Answers

It would be great to have a supermarket 15 minutes down the road instead of having to travel further. The price in Aldi is very reasonable and would help a lot of people especially those who don't drive as we have poor public transport to get further out of our villages.

Postal code
CF46 LW

Feedback / Answers

Waiting for years

Postal code
Cf827he

Feedback / Answers

I agree that Aldi would be welcomed in Nelson however I do not agree that the current co-op employees will be made redundant and not garented a job with Aldi in the new store.

Postal code
CF82 8BL

Feedback / Answers

This will bring important jobs to the area.

Postal code
CF82 8FY

Feedback / Answers

I think a lower priced supermarket locally will benefit the majority of residents in Nelson and surrounding areas. The cost of living is hitting hard and being able to afford food is a necessity, especially as bills and services are increasing. It would be a good idea, that any potential waste produce could support the local food bank in the village. Looking at the plans, I feel you would need more disabled parking spaces. You also need a dedicated gluten free section. Coeliacs disease and gluten allergies/intolerances are on the increase. Gluten free food is also beneficial for those with other autoimmune conditions such as low thyroid disease.

Postal code
Cf828lf

Feedback / Answers

The current coop is ran down and very extensive.

My nearest Aldi is Tir y berth but that store is in desperate need of redevelopment and doesn't have the same range and perks as a newer aldis like Caerphilly. There isn't much choice in the nelson, treharris and abercynon areas.

Postal code
Np12 1nz

Feedback / Answers

I am an employee at the co op store, I just hope we are all given the opportunity to keep our jobs my concern is the time it takes to rebuild

Postal code
-

Feedback / Answers

It will be a good supermarket for locals in Nelson and Ystrad.

Postal code
-

Feedback / Answers

So pleased Aldi is coming to Nelson.

Postal code
CF36 6HH

Feedback / Answers

I can't wait for more choice and a safe for vehicle carpark.

Postal code
Cf37 3dj

Feedback / Answers

Aldi would be perfect for the area

Postal code
CF374HP

Feedback / Answers

No

Postal code
CF45 3DG

Feedback / Answers

In addition to previous comments, the design could include significant measures to support biodiversity such as biodiverse green roofs and native species tree planting within the car park.

Postal code
CF45 4PP

Feedback / Answers

Better location thab the stores I already visit

Postal code
CF45 4PP

Feedback / Answers

Better location thab the stores I already visit

Postal code
CF45 4YE

Feedback / Answers

There are house Martins that nest on the old building. Please only develop during the autum and winter. Please provide nest boxes for them as well as swifts and bats

Postal code
Cf454YY

Feedback / Answers

Great to have a new Aldi store

Postal code
Cf465ae

Feedback / Answers

Brilliant idea. Best news ever. Need something like this

Postal code
CF465AJ

Feedback / Answers

I would like to see more disabled parking spaces. I don't think 5 is enough

Postal code
CF46 5AR

Feedback / Answers

No

Postal code
CF46 5AY

Feedback / Answers

Would be nice to keep the old building as its been a part of the area for over 40 years

Postal code
CF46 5bl

Feedback / Answers

Are the swifts that near there being considered?

Traffic increase

Postal code
CF46 5BS

Feedback / Answers

As previously commented the access off the very busy road and back on to this road

Postal code
Cf465bs

Feedback / Answers

No

Postal code
Cf465bs

Feedback / Answers

Please make sure the car park is big enough and that the parking bays are wide enough and not cramped together so that careless people don't 'ding' other peoples cars when opening the doors!

Postal code
CF46 5BU

Feedback / Answers

It would be better for the lorry to reverse to his good side and not blindside. I know it's a German based store but we should cater for uk drivers.

Postal code
Cf465db

Feedback / Answers

As already said the area needs new proper paid jobs and value for money choice for customers.

Postal code
Cf465db

Feedback / Answers

As already said the area needs new proper paid jobs and value for money choice for customers.

Postal code
Cf465db

Feedback / Answers

Very good proposal for the area in general for jobs and competitive prices a must

Postal code
Cf465dg

Feedback / Answers

I hope the co-op staff receive the jobs before any others, it's great to see friendly faces in store

Postal code
CF46 5DL

Feedback / Answers

Within the Flood Consequence report you cite there have been no flooding incidents since the trash screen was replaced in 2021 but since then on several occasions I have driven through standing water at the access road and to the rear of the store in the car park. The proposal must take into account reasons why this occurs and mitigate.

Your drainage design includes routes and a manhole, and attenuation storage in very close proximity of the culvert.

What condition is that culvert in and will it take construction and vehicular loading.

The cycle parking should be better situated to the entrance to the store

Postal code
CF465DN

Feedback / Answers

Swallows have been nesting in that building every Spring for over 20 years and my concern is that they won't have anywhere to nest once the old building has been demolished and new one built? Would you accommodate the wildlife?

Postal code
CF46 5DW

Feedback / Answers

I hope permission is granted and works start soon.

I feel strongly that current coop staff should be guaranteed a job in the new store and not have to apply for a position. The staff there have been familiar friendly faces for many years and I hope they are all offered a position there if they want one

Postal code
CF46 5DW

Feedback / Answers

The area is quite deprived and I don't understand the need for so many electric car charging points in the carpark. If someone actually took a look around the area it will be clear to see that electric car chargers are not really in demand.

Postal code
Cf465ea

Feedback / Answers

Having a local store that is affordable will reduce the need to travel further for many local residents. Cutting emissions. I either travel to Aberdare Pontypridd or Merthyr to do a food shop. The local coops are convenient for the odd item however very expensive. Aldi is very welcome. When the store was kwik save many years ago it was thriving and a hub of the community. I envisage the same again. Good luck.

Postal code
CF46 5HJ

Feedback / Answers

Can't wait for it to open already!!

Postal code
Cf465hl

Feedback / Answers

No

Postal code
Cf465hq

Feedback / Answers

Be great to have a decent car parking area without huge pot holes.

Postal code
CF46 5HS

Feedback / Answers

NO, AS THERE ALL GOOD!

Postal code
Cf46 5hs

Feedback / Answers

Can't wait to have this in our area

Postal code
CF465HU

Feedback / Answers

The sooner it opens the better.

Postal code
CF46 5HU

Feedback / Answers

Yes the quicker it's done the better

Postal code
CF465LA

Feedback / Answers

Wonderful.

Postal code
CF46 5LB

Feedback / Answers

A new Cooperative would have been better but in the event the quicker the better.

Postal code
Cf46 5lb

Feedback / Answers

I think it will be incredibly beneficial to the people in the local area

Postal code
CF46 5LH

Feedback / Answers

I hope planning permission is granted as Aldi would be a great asset to Nelson.

Postal code
CF465LX

Feedback / Answers

I currently travel to Aldi at Merthyr or Pengam. It will be great to have a good store very close to home

Postal code
CF46 5LX

Feedback / Answers

Don't do it. Leave things as they are.

Postal code
Cf465nu

Feedback / Answers

Although the co op in Nelson is lovely. The owners have let it go and the car park is awful. I know Aldi will improve it

Postal code
CF46 5PJ

Feedback / Answers

The co op car park always floods in heavy rain this will need to be looked into.

Postal code
Cf465pl

Feedback / Answers

As mentioned earlier- a roundabout on Mafon round would ease entry and exit to the new store especially as the volume of traffic is bound to increase as the new Aldi store will draw additional car driving customers to the area.

Postal code
Cf465pl

Feedback / Answers

More parking spaces plus roundabout access to and from store on Mafon road. I'd also go as far to say a roundabout at the crossroads by the Railway pub on Mafon road would be needed to help traffic flow as the new store is bound to bring more traffic to the area.

Postal code
CF46 5PN

Feedback / Answers

Please fix all the potholes at the entrance and car park.

Postal code
Cf46 5PN

Feedback / Answers

I hope the present staff at co-op get jobs

Postal code
CF46 5PP

Feedback / Answers

The current entrance/exit to the co-op from Mafon road is difficult, especially if turning across traffic in or turning right when leaving. I would expect aldi to be busier than the current co-op and therefore more cars going in and out. There would need to be traffic lights or something similar to assist with the traffic issues. Mafon road is very busy, especially during rush hour. As it stands, I anticipate significant traffic issues.

Postal code
CF46 5PP

Feedback / Answers

The current site is an eye sore.
The car park is like an assault course for tanks.
An new Aldi would be an asset.

Postal code
Cf465PP

Feedback / Answers

Go for it. I hope the council approve it. The current co-op is a mess. Poor facilities, poor roads/parking and a shoddy shop. Total lack of investment in the co-op

Postal code
CF46 5PS

Feedback / Answers

Just great.

Postal code
CF46 5PS

Feedback / Answers

Just great.

Postal code
Cf465ps

Feedback / Answers

What a fantastic idea

Postal code
Cf465rp

Feedback / Answers

Hurry up and build it !!

Postal code
CF46 64A

Feedback / Answers

Hopefully the existing carpark area will be vastly improved.

Postal code
CF46 6AB

Feedback / Answers

Made earlier in this questionnaire.

Postal code
Cf466ab

Feedback / Answers

As with the co-op leaving the store and turning right can be a problem on times.

Postal code
Cf46 6AF

Feedback / Answers

Brilliant Can't wait!

Postal code
Cf466AQ

Feedback / Answers

A better layout into the store from the main road is needed, maybe a mini roundabout, or traffic lights. In peak hours, it's bad getting out of there now.

Postal code
CF46 6AW

Feedback / Answers

I say its good as long as the traffic needs of the area is considered.

Maybe another roundabout?

Postal code
CF46 6AY

Feedback / Answers

Traffic or congestion plans need to be looked at.

Also there are swallows nesting in the building area. Take care not to disturb.

Postal code
Cf46 6az

Feedback / Answers

My main concern is the traffic onto the main road A472 (Mafon road). I regularly visit the current coop store so I know how difficult it is to pull out of this junction. I believe this needs to be looked at and considerations made

Postal code
CF46 6BG

Feedback / Answers

no

Postal code
Cf466bg

Feedback / Answers

Well needed let's hope sooner rather than later

Postal code
Cf466bg

Feedback / Answers

Looks great

Postal code
CF46 6BN

Feedback / Answers

The proposal will bring much needed retail opportunities for all residents within Nelson & the wider area.

Postal code
CF46 6BN

Feedback / Answers

Just the amount of amount of traffic on the road through the village

Postal code
Cf466bn

Feedback / Answers

Please re-look the access and egress –maybe a roundabout!?! Maybe incorporate the petrol garage!?

Postal code
CF46 6DS

Feedback / Answers

I'm sure that this will be taken care at the time of but to enter the the parking facility at the moment needs careful manoeuvring around a number of large potholes. The parking area generally is in need of a comprehensive upgrade.

Postal code
CF46 6DS

Feedback / Answers

I would only add that the council need to address the traffic aspect along Mabon Rd. Turning right into the site already takes time against the oncoming traffic, so I believe this is essential to avoid long queues and hold-ups.

Postal code
CF466DT

Feedback / Answers

To be able to shop without worrying about parking and to have the benefit of low priced, high quality products, on our doorstep will be a bonus. We all hope that the completed project will be sympathetic, and consistent with the beautiful rural surroundings we enjoy here in NELSON

Postal code
CF46 6DU

Feedback / Answers

Can't wait for it to open

Postal code
CF46 6DY

Feedback / Answers

Will be a definite benefit for Nelson

Postal code
CF46 6DY

Feedback / Answers

Will very much benefit

Postal code
Cf46 6dy

Feedback / Answers

You seriously need to rethink making changes to the access as if there are increased cars coming out of the shop at busy times the queue leaving the store will be big and it is a dangerous spot. Traffic lights or a roundabout or altering the entrance from the roundabout further up Mabon Road should be definitely considered.

Postal code
Cf46 6dy

Feedback / Answers

Hurry up and build it

Postal code
CF46 6EA

Feedback / Answers

There should be attempts made to ensure traffic on the A472 is not affected adversely by this development. It is already a very busy road and this will only increase when Aldi opens. Consideration also needs to be given to the swallows that nest in the eaves of the current building, I have read the environmental impact report and this is mentioned but I think it needs to be emphasised more strongly.

Postal code
CF46 6EA

Feedback / Answers

A bit concerned about entry and exit to the store due to very busy road.

Postal code
CF466EB

Feedback / Answers

Welcome to Nelso Aldi.

Postal code
CF466ED

Feedback / Answers

Traffic lights might be beneficial because exiting the car park onto Mafon Road is quite a challenge sometimes.

Postal code
CF466ED

Feedback / Answers

The only problem is turning right at the exit would be very difficult and dangerous.

Postal code
Cf466ed

Feedback / Answers

Entrance/exit is an absolute nightmare and needs to be looked at

Postal code
CF46 6EE

Feedback / Answers

Safe pedestrian and road access would be essential

Postal code
cf466ee

Feedback / Answers

can't come quickly enough!
usually shop in aldi so lovely to have a local one

Postal code
CF466EF

Feedback / Answers

Looks great. My only concern would be traffic. Its sometimes difficult to turn right out of the current site and maybe a roundabout or traffic lights would alleviate this? But overall very excited

Postal code
CF46 6EF

Feedback / Answers

Traffic to and from the new Aldi store I think maybe a problem. It's already difficult to exit the existing store at certain times of the day and I expect traffic will increase and will not be able to exit in a timely manor.

Postal code
CF46 6EF

Feedback / Answers

Lovely staff in the co-op, please let them be re-appointed.

Postal code
CF46 6EF

Feedback / Answers

Improve the existing car park that is full of pot holes.

Postal code
CF466EH

Feedback / Answers

It will be very welcome, Aldi has regularly been the cheapest supermarket of all, and the quality of food and household goods is well known.
The design is not detrimental to the area, indeed it is an improvement.

Postal code
CF466EH

Feedback / Answers

Only reservation would be access and departure from the store,with the access road busy at times.

Postal code
CF46 6EH

Feedback / Answers

Having viewed the design/plans I note that the access/exit for the site will remain the same. I believe that serious consideration should be given to install traffic control system at this junction. The A472 being a main east/west inter valley route is extremely busy and at peak commuting times extremely difficult to exit onto the main road.

Postal code
CF46 6EH

Feedback / Answers

We want a low cost shop

Postal code
CF46 6EL

Feedback / Answers

Try seek traffic lights at railway inynx road

Postal code
Cf46 6eq

Feedback / Answers

Seems like bullying behaviour of a large brand with more buying power. Coop provides support for communities I have not known this be something that Aldi do.

Postal code
Cf46 6eq

Feedback / Answers

I think that this has been pushed through. As I previously stated 9 minutes to Aldi in tir y berth. The junction and road is already heavily used and therefore would be detrimental to the local businesses

Postal code
CF46 6ET

Feedback / Answers

Good asset for Nelson

Postal code
CF46 6ET

Feedback / Answers

Road plans could be improved, difficult to have the entrance on such a busy road. Needs traffic lights or road to be moved.

Postal code
Cf466et

Feedback / Answers

Only concern would be increase in traffic due to Aldi attracting customers from other local communities that the existing coop did not

Postal code
CF46 6EU

Feedback / Answers

The only thing that I would like is better way to exit the car park onto Mabon Road, some days this can be almost impossible

Postal code
CF46 6EU

Feedback / Answers

If the constantly pot holes and flooding can be rectified also I think you'll please a lot of the people of Nelson who shop locally

Postal code
CF46 6EU

Feedback / Answers

My concern is about access to & egress from the site. I anticipate an increased volume of traffic. Mabon Road is very busy at peak times when it is difficult to cross to gain access to the Co-op & difficult to cross on departure. The plans should provide for traffic filtering with a focus on accident prevention and improving access to the site to prevent queues and tailbacks.

Postal code
CF46 6EU

Feedback / Answers

Traffic/access –current site is lethal any improvement will be great

Postal code
CF46 6EU

Feedback / Answers

My only concern is the traffic on Mafon Road.

Postal code
CF46 6eu

Feedback / Answers

The access remaining mostly the same as the existing Co-op will mean that as your store will be substantially busier, access and egress will be particularly difficult, especially at peak times of the day. Even now it can take several minutes to wait for a gap in the traffic to leave the site. It would cost more, would encroach on the land a little more and may not be feasible, but a mini roundabout or some kind of alternative traffic control system may be beneficial to maximise customer through-flow. (You wouldn't want your new customers not coming back as they couldn't get out of the car park)

Postal code
Cf46 6eu

Feedback / Answers

Previously mentioned

Postal code
Cf46 6ex

Feedback / Answers

Due to the heavy traffic on Mabon Road I think that access to the new store should be reconsidered. Possibly moved to the rear of the land, with access from the current Ty Du development further up the road.

Postal code
CF466ez

Feedback / Answers

As previous the access is not suitable

Postal code
CF46 6FA

Feedback / Answers

The entrance/exist will need considerable consideration as it's not easy to get out of as the main road is so busy. Have seen me waiting 15mins for a gap to pull out

Postal code
Cf466ff

Feedback / Answers

Could we access from the current Ty ddu site behind it

Postal code
CF46 6HA

Feedback / Answers

I would like to see community engagement and support initiatives. E.g I run a local walking group and the COOP allow us to park in the rear corner when walks start in that area.
COOP also donates to the local Taff Bargoed food bank and I would like to see this support continued by Aldi

Postal code
CF46 6HA

Feedback / Answers

Great to have an Aldi in Nelson! Good news for Nelson

Postal code
CF46 6HD

Feedback / Answers

Pity the roof could not be a green grass roof

Postal code
CF46 6HE

Feedback / Answers

Fantastic for Nelson!

Postal code
CF46 6HF

Feedback / Answers

No

Postal code
CF46 6HF

Feedback / Answers

I wholly welcome Aldi opening a new supermarket in Nelson, bringing some investment and job opportunities to the area is most welcome.

The proposed supermarket will be situated opposite a large housing area, including a care home and where elderly residents reside. I am mindful of the opening and delivery hours of supermarkets, and having read the 'Noise Assessment', there is no mention of the elderly residents. I note that there will be eight trees planted at the front of the car-park area; whilst this is welcomed for aesthetic purposes, I think more trees would help reduce the noise emitted, and would be grateful of other noise-reduction methods or ideas. I would be grateful if you could take this into consideration, as to not to disturb or invoke anxiety of those living in the care home during the latter stages of their lives.

I also have a concern regarding the roads and highways around where the site will be located. There will be an influx of traffic and large-goods lorries, and I don't feel that the current highways are in a condition to accommodate this. The area is also used by pedestrians and has a bus-stop on the main road adjacent to the location, and I believe that improvement works to the pavements surrounding the area would be well-received and necessary. This is a very busy thoroughway and given the likely influx of traffic, I sincerely hope that there are additional measures being considered to keep pedestrians safe. I appreciate that this is the responsibility of Caerphilly County Borough Council, but wanted this concern documented.

I also hope that Aldi are able to engage in community schemes and support local schools as they have done in other areas throughout the U.K.

Postal code
CF46 6HF

Feedback / Answers

Landscaping is important and entry and exit to Mabon road. Would like to see layout.

Postal code
CF46 6HF

Feedback / Answers

One word ..FANTASTIC!

Postal code
CF46 6HF

Feedback / Answers

One issue is an existing one, the junction is always a nightmare to pull out of. Should be compulsory to turn left out of store.

Postal code
Cf466hf

Feedback / Answers

I'd like to see investment in Nelson from Aldi. We have the schools merging project, numerous sports clubs, food banks etc all would benefit
I do worry about litter as Nelson is plagued by litter in form of drinks containers and quick eating ie crisps, sweets and sarnies. What does aldi plan for this?

Postal code
Cf466hf

Feedback / Answers

Hope current staff will be offered positions in the new store as the staff there currently are pleasant and polite and helpful.

Postal code
cf466hf

Feedback / Answers

No benefit
Not needed
Polluting
No concept of locality ref transport links/ roads
No multinational would be of benefit to Nelson
Probably staff would be brought in so no local jobs

Postal code
CF46 6HG

Feedback / Answers

Would welcome Aldi to Nelson and would definitely use the store regularly

Postal code
CF46 6HG

Feedback / Answers

Would welcome Aldi to Nelson and would definitely use the store regularly

Postal code
CF466HJ

Feedback / Answers

Just the fact I love Aldi, currently travel to Tir y Birth or Caerphilly when needed, but this would be ideal for me being on the door step.

Postal code
CF46 6HJ

Feedback / Answers

I'm just looking forward to the redevelopment as the site is currently so under utilised. The car park is massive, and yet hardly used. I use other local Aldi and I'm excited about the redevelopment with all the glass and light that usually comprises these new stores.

Postal code
CF46 6HJ

Feedback / Answers

Excellent for Nelson

Postal code
CF46 6HJ

Feedback / Answers

As above

Postal code
CF46 6HJ

Feedback / Answers

Traffic & access. A round-about or lights is needed.

Postal code
CF46 6HJ

Feedback / Answers

Will there be a filling station

Postal code
CF46 6HJ

Feedback / Answers

No.

Postal code
CF46 6HL

Feedback / Answers

Hurry up and come!

Postal code
CF46 6HL

Feedback / Answers

No further comment, it's a very welcome development to the community.

Postal code
CF46 6HL

Feedback / Answers

All Aldi stores tend to be generic so nothing really new.

Postal code
CF46 6HL

Feedback / Answers

None

Postal code
Cf46 6hl

Feedback / Answers

I did wonder weather having the entrance come from the road behind by the units would be better but otherwise all good

Postal code
Cf46 6hl

Feedback / Answers

It looks good, it will be nice to see an improvement in the area as its run down

Postal code
Cf46 6hl

Feedback / Answers

Aldi is a welcome addition to Nelson. This village is in desperate need for an affordable supermarket. I do however have concerns regarding the access and addition traffic that will inevitably flow through our small village. There are a number of housing development sites that are set to be built within the village and this will also contribute to the huge increase in traffic. I do think that this is a matter for the council first and foremost as currently the road infrastructure is not equipt to deal with all that is proposed

Postal code
Cf46 6hl

Feedback / Answers

I just hope the water culvert that runs under the site is managed better than the Co-op has done, the constant flooding to the car park has been previously unmanaged, but I fully support the proposal.

Postal code
CF466HN

Feedback / Answers

Hurry up with it as it's been way to long waiting for something to happen like this we could really do with it and on our door step

Postal code
CF466HQ

Feedback / Answers

A great way to make use of existing space and plenty of parking.

Postal code
CF46 6HQ

Feedback / Answers

We live a short walk away from Aldi, would appreciate some more greenery eg trees and plants once the store is build, this will add curb appeal and will make the current site more appealing to customers. We would also appreciate plenty of car parking spaces as all our local Aldi stores are very popular and fill up fast.

Postal code
CF46 6HQ

Feedback / Answers

The junction off Mafon Road entering the carpark could do with traffic lights, I imagine this would be down to the council but if you could put this forward that would be a great help.

Postal code
CF46 6HS

Feedback / Answers

I hope that the parking area surface will be improved, at the moment it is awful.

Postal code
CF46 6HS

Feedback / Answers

Again better access and exit with road improvement for A472

Postal code
CF46 6HS

Feedback / Answers

Co-op in Nelson really expensive to shop. Desperately need Aldi.

Postal code
CF46 6HT

Feedback / Answers

This can't happen soon enough.

Postal code
CF46 6HT

Feedback / Answers

From the plans it looks good. It will be appreciated in this area that the car park will be tarmaced. Everyone who shops there currently is fed up with driving into potholes.

Postal code
CF46 6HT

Feedback / Answers

The proposals are what Nelson needs.

Postal code
CF46 6HT

Feedback / Answers

Looks great, hope it looks more attractive.

Postal code
CF46 6HT

Feedback / Answers

Love it.

Postal code
CF466HU

Feedback / Answers

A modern store in Nelson with a decent car park will attract many customers into the area. My concern is how this will affect traffic levels.
I hope pedestrian safety will be considered.

Postal code
CF466HU

Feedback / Answers

The access to carpark will cause problems as it's difficult to get out of the carpark and turn right as it's a very busy road. Aldi will attract more people to use that main road and this will be a problem

Postal code
CF46 6HX

Feedback / Answers

Building should have solar panels.

Postal code
CF46 6HY

Feedback / Answers

A 10 item or less checkout would be good or a self service.

Postal code
CF46 6HZ

Feedback / Answers

I have seen Aldi stores which are partially clad in timber and look amazing. I think this would give a better 'look' to the store in Nelson especially with the greener background and position of this particular store. It wouldn't look so dark and industrialised especially in a green belt village.

Postal code
CF46 6HZ

Feedback / Answers

Look forward to shopping there

Postal code
CF466JA

Feedback / Answers

I think more parent and child spaces should be available, Nelson is a community with lots of children (2 junior schools in the area) and would benefit from more of these type of spaces.

Postal code
CF46 6JB

Feedback / Answers

Fantastic

Postal code
CF46 6JB

Feedback / Answers

Only that I hope it is passed quickly by the council, and developed as fast as safely possible.

Postal code
CF46 6JB

Feedback / Answers

Council please approve , its well overdue for Nelson to have an affordable super market

Postal code
CF46 6JB

Feedback / Answers

Please make sure that the access into the site is improved. One concern I know residents have is the amount of traffic and how it will affect the main road to and from the village.

Also, please make sure the car park doesn't flood every time it rains like the current Co-op car park!

Postal code
CF46 6JB

Feedback / Answers

I don't think 120 car parking spaces will be enough. There is adjoining land around the site that as far as I know isn't used. perhaps you might consider investigating purchase

Postal code
CF46 6JB

Feedback / Answers

Looking forward to shopping at Aldi.

Postal code
CF46 6JB

Feedback / Answers

There are a community of Swallows at the site

Postal code
CF46 6JB

Feedback / Answers

Nesting swallows in roof of existing Co-op, return yearly.

Postal code
CF46 6JB

Feedback / Answers

It all looks great.

Postal code
Cf466jb

Feedback / Answers

My main concern is the knocking down of existing building as Swallows return yearly to nest in the roof

Postal code
Cf466jb

Feedback / Answers

No

Postal code
Cf46 6jb

Feedback / Answers

The staff at the current coop are fantastic. It's just a shame that they will have to apply for their jobs and not be covered by TUPE

Postal code
Cf46 6jb

Feedback / Answers

Currently, to exit the car park is difficult, especially when turning right. This desperately needs addressing as there has been multiple accidents. Making it left turn only is an option.

Postal code
CF466JF

Feedback / Answers

Concerns around main road being busier flow of traffic in/out.
Perhaps a small roundabout would help ease with traffic congestion.

Hope it's a flag ship store like Porthcawl love this one

Postal code
CF466JH

Feedback / Answers

The residents of Heol Harry Lewis are deeply concerned about the additional traffic, noise, deliveries, and crime this new store will attract. We believe it may have a very detrimental impact on the neighbours, which also includes homes For the elderly, sheltered accommodation and a nursing home.

Postal code
CF46 6JH

Feedback / Answers

I am pleased that the store will be further away from the road than the current building. The proposed planting around the car park will improve the area. I avoid driving my car into the current site as it is in such a bad state of repair with huge pot holes.

Postal code
CF46 6JL

Feedback / Answers

My only concern is the entrance and exit remaining on Mabon Road.
Aldi will attract more customers than the current store and could potentially cause traffic problems along the main road.

Postal code
CF46 6JL

Feedback / Answers

An aldi store would be a far greater preference to a co-op.

Postal code
Cf466LA

Feedback / Answers

I have concerns of the continued development of the 15 minute "city" plans. I assume this supermarket will be developed as part of these plans along with the ring fencing cameras to meet the "needs" of the residents within the catchment area so there will be no "need" to travel outside the 15 minute city that is seemingly being planned.

Postal code
Cf46 6LA

Feedback / Answers

Concerned about vehicle access into the site and exiting onto the Mafon Road as even with the little traffic accessing the current Co-Op, vehicles turning right do struggle to exit.
Plus the current filter lane into the site is inadequate for more vehicles.

Postal code
CF46 6LE

Feedback / Answers

Access/drainage needs to be considered

Postal code
CF46 6LE

Feedback / Answers

Plenty of parking.

Postal code
CF466LF

Feedback / Answers

Hurry up and build it can't wait

Postal code
CF46 6LG

Feedback / Answers

It's be lovely for the community.

Postal code
CF46 6LG

Feedback / Answers

I really hope this gets the go ahead

Postal code
Cf466LH

Feedback / Answers

Great

Postal code
CF466LN

Feedback / Answers

No just hope they do approve for an Aldi to be put in Nelson

Postal code
CF46 6LP

Feedback / Answers

Wonderful

Postal code
Cf466lp

Feedback / Answers

No I just can't wait

Postal code
CF46 6LR

Feedback / Answers

The building and opening of this supermarket will be an important step in the development of Nelson.

Postal code
CF46 6LR

Feedback / Answers

Easy access in and out as the road is very busy.

Postal code
Cf466lr

Feedback / Answers

The junction is currently difficult to drive out of, especially at busy times. Could a traffic management system or new road layout be considered.

Postal code
CF46 6LS

Feedback / Answers

With plans for more housing in Nelson, a new Aldi store would be of great benefit to the area. Any objections to the proposal would normally come from people who have not enjoyed the benefits of shopping at Aldi, and realise the savings that can be made.

Postal code
CF46 6LS

Feedback / Answers

About time another store came to Nelson this is a forgotten area

Postal code
CF46 6LS

Feedback / Answers

Hopefully this store will open in the very near future.

Postal code
CF46 6LW

Feedback / Answers

Traffic management caused by heavy traffic at times

Postal code
CF46 6NE

Feedback / Answers

N/a

Postal code
CF46 6NE

Feedback / Answers

My big concern would be the increased traffic –consultation with traffic authorities maybe!!

Postal code
CF46 6NF

Feedback / Answers

great

Postal code
CF46 6NF

Feedback / Answers

Another out of town shop will kill the village.

Postal code
Cf466nf

Feedback / Answers

The Aldi store will the village shops and the area will lose its identity. Just another soulless village without a centre or anything unique. You are just taking away from the area not adding to it in any way.

Postal code
CF46 6NH

Feedback / Answers

I can't wait

Postal code
CF46 6NL

Feedback / Answers

Have freshly baked goods daily.

Postal code
CF466NN

Feedback / Answers

I have serious concerns around the traffic management aspect of the plans. The current system is not suitable. When the Co-Op was open, many times I have waited 5 minutes trying to exit the car park on to the main road. This shop was little used in comparison to how busy Aldi is likely to be. Some form of traffic management, such as traffic lights, is required as the impact on this critical road will be significant.

Postal code
CF46 6NN

Feedback / Answers

There appears to be a fantastic number of plants/ tree's going in, according to the plan. From experience, I have seen such items be sacrificed if the build costs exceed budget. Given the importance of this renovation on the site/ local area, I sincerely hope that this element of the budget is not compromised.

Postal code
CF46 6NN

Feedback / Answers

Redeveloping the site will be good as it is falling into bad condition.

I would like opening hours to be useful –at least 10pm on weekdays and sat.

My main concern would be access to the store from the road junction. Currently in the mornings/evenings this junction suffers from people accessing the petrol station and the coop if they were travelling east on Mafon road and turning right (therefore giving way to oncoming traffic) I would propose that a kerb is installed to prevent a right turn into the car park and direct them around the roundabout further down the road. The same logic has been applied on the A472 outside the new collier adventure farm. A new aldi would be much more popular and likely to create a busier road scenario than present.

Postal code
CF46 6NN

Feedback / Answers

A new Aldi store is not needed in nelson. We have plenty of other stores very close to Nelson such as Ystrad Mynach, which is only a short bus journey or car ride away. You state in your latter that 'Nelsonis poorly served by discount supermarkets'. However, these discount shops have served me well since living here.

The main issue would be one of traffic. There's already an abundance of vehicles causing road noise throughout the day and night, and a bigger superstore will only add to this issue. Also, with only one A road entering and leaving the village, more vehicles will only create more traffic, potentially causing greater delays.

Postal code
CF46 6NP

Feedback / Answers

I own a garage opposite the site so I hope the site will be kept clean during construction.

Postal code
CF46 6NP

Feedback / Answers

Replace that awful Co-op!

Postal code
CF46 6NP

Feedback / Answers

We shop in Aldi all the time, less travel for us.

Postal code
CF46 6NP

Feedback / Answers

Excellent news.

Postal code
Cf46 6NP

Feedback / Answers

Not all corner shops are expensive

Postal code
Cf466np

Feedback / Answers

Happy with the idea of having an Aldi closer to home! Excited to see what job opportunities are offered too

Postal code
CF466NR

Feedback / Answers

Can only benefit the whole area! Stroll on!!

Postal code
CF46 6NR

Feedback / Answers

Perfect opportunity

Postal code
CF46 6NS

Feedback / Answers

Nelson has been an expanding community for a number of years, but there has been no provision made for extra facilities to serve the community. I cannot afford to shop in the corner shop or the co-op stores, the prices are too high. I am a regular shopper in Aldi, but I have to travel to my nearest Aldi store, which is in Tir-Y-Berth, not ideal as I need a car to get there. I cannot wait for Aldi to open a store in Nelson, if I choose to I will be able to walk to the store. Thanks to Aldi for investing in our community.

Postal code
CF46 6NS

Feedback / Answers

Look after the swallows & Swifts, they nest on the coop building.

Postal code
CF46 6NS

Feedback / Answers

Excellent for the area, hopefully create local jobs & connections

Postal code
CF46 6NS

Feedback / Answers

Hope it doesn't interfere with the birds.

Postal code
Cf466ns

Feedback / Answers

The site is large possibly enough space for another business?

Postal code
Cf46 6NT

Feedback / Answers

No

Postal code
Cf46 6nt

Feedback / Answers

No

Postal code
Cf466nw

Feedback / Answers

The village is going to be affected

Postal code
CF46 6NY

Feedback / Answers

Great for residents of Trelewig, Treharris & Quakers Yard.

Postal code
CF466PA

Feedback / Answers

Consider working with highways and surrounding businesses to sell part of the land at the front to provide lane space for traffic to turn into the petrol station. At peak times there are often stationary cars waiting to get into the petrol station, obstructing the flow of traffic on the main road. There may be other solutions involving a different overall design e.g. a single entry/exit for Aldi and the petrol station.

"Ffos y Gerddinen" is the name for Nelson in Welsh. It would be good to call the Aldi, "ALDI Ffos y Gerddinen" or ALDI Ffos y Gerddinen NELSON especially on the wall of the building next to the ALDI logo!

Postal code
CF46 6PA

Feedback / Answers

Traffic on Mabon Road and surrounding routes –depending on your timescales, the construction of the site may coincide with the development of the wind farm on Eglwysilan and could add to traffic in the area. Trying to exit the site to the right is always a nightmare, but I'm not sure how this could be managed (e.g. traffic lights?).

Postal code
CF46 6PB

Feedback / Answers

I believe the site will be more attractive than the current Co-op store. A low cost store will be welcome and is just on the doorstep.

Postal code
CF466pb

Feedback / Answers

I support the development however I think the access and local traffic could be improved by moving the entry and exit to the new Ty Du development side. I use the current supermarket fairly frequently and exiting back onto the main road is a challenge.

Postal code
Cf46 6pb

Feedback / Answers

The roof could be a green living roof. Plant trees and lots of bee friendly flowers. Charity clothes donation bin in car park. Parking for artic lorries in car park. Mafon road is one of the main access roads to a large local recycling, AD plant and quarry. Creating a space for the the drivers to park so they can shop at Aldi or pop into the village would support the community.

Postal code
CF46 6PD

Feedback / Answers

Current co-op rammed

Postal code
CF46 6PD

Feedback / Answers

Needs to happen asap.

Postal code
Cf466pd

Feedback / Answers

Yes massive concerns on small amount of parking. Huge concerns around the entrance and exit to the site and nearby garage and it then impacting on our main road in and out of the village. It will need looking at cant you link up by the units for an entrance exit to the store?. Also we have nesting swallows that nest at the existing site and as a farm village we are concerned for our wildlife. Also worried for existing coop staff loosing their jobs they live in the village. Massive concerns around aldi coming here.

Postal code
CF466PH

Feedback / Answers

The road in and out needs to be looked at. The traffic backs up pass that turning at rush hour

Postal code
CF46 6PH

Feedback / Answers

Have the additional vehicles to the site been considered when looking at access to the site from the A470, and exit towards Nelson. It is currently tricky to cross the carriageway currently and will be worse when the store opens. The plans do not show this clearly.

Postal code
CF46 6PJ

Feedback / Answers

Traffic would be an increasing problem

Postal code
CF46 6PJ

Feedback / Answers

It is a much needed investment. The road at the Railway Inn on Llanfabon needs to be reconstructed to take the volume of traffic that Aldi will have, the crossroads at this junction is very dangerous the volume of traffic is very serious on a day to day basis. The council have refused to do anything about it. We have campaigned for many years. No lights, roundabout if this was made safe for all the residents and the general public I would be very happy, many accidents have been at this junction, it needs to be made safe.

Postal code
Cf466pj

Feedback / Answers

Mabon Road and it's junctions are a bone of contention with locals. A small roundabout or timed traffic lights should be installed as part of this development. It's what the locals WANT

Postal code
Cf466pj

Feedback / Answers

Extra traffic coming onto the main road may be an issue as it's already almost impossible to get out of Llanfabon road at certain times. A roundabout or lights may be needed for safety

Postal code
Cf466pj

Feedback / Answers

Hurry up

Postal code
CF46 6RU

Feedback / Answers

I think it will enhance the existing site. Create much needed employment.

Postal code
Cf46 6RY

Feedback / Answers

Great hope you get approval good for the area around Nelson

Postal code
CF46 6SF

Feedback / Answers

Only that it would improve Nelson, but perhaps extra access from the other side of the car park, from the nearby roundabout should be considered.

Postal code
Cf466te

Feedback / Answers

None

Postal code
CF46 NN

Feedback / Answers

Road improvements for entrance/exit

Postal code
CF46 PB

Feedback / Answers

I would like to see a mini round about to exit the store.

Postal code
CF82 6BE

Feedback / Answers

Please consider offering the staff jobs even on a trial basis rather than make them interview

Postal code
Cf827he

Feedback / Answers

That the current Co-op employees are garented a job in the new Aldi.

Postal code
CF82 8FY

Feedback / Answers

As already mentioned, more disabled parking spaces.

As already mentioned a proper gluten free section. There are more gluten intolerant/allergies or coeliac disease than retailers consider. 1 in 7 people have coeliac disease. Gluten free diets can also benefit those with other autoimmune diseases such as thyroid disease so there is definitely a lucrative market for gluten free food.

A supermarket which had a good gluten free selection would save me having to go to several supermarkets to get my shopping. If you need any advice please get in touch (I'm a great GF cook)

Postal code

Cf828hj

Feedback / Answers

Pushing the site further back from the main road is a good idea, to make car parking access better at the front of the site. Toilets would be really beneficial due to lack of these in supermarkets at present, which would encourage people to stay in the store for longer. Given the demographic and age of residents of Nelson this would also be beneficial. Design is modern which would bring a fresh look to the village when entering from abercynon roundabout

Postal code

Np12 1nz

Feedback / Answers

Most of our store members are elderly and like our store because of the great customer service we give, I pack their bags take them to the car, Aldi although are cheap I shop there myself, they don't give a level of service it's always rushed there's always queues

Postal code

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Feedback / Answers

As a regular road user of Mafon road, it can become increasingly busy through mornings and afternoons. Serious thought needs to go into the entrance and exit before a lot of accidents happen. Rather than the plans as they are, can a rear entrance through the Ty Du warehouses be a better safer option supporting traffic flow. Serious consideration should be given to this.

Postal code

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Feedback / Answers

Road network to be looked at. Aldi on that site will cause significant traffic issues

Contact Details

Enquiries

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avisonyoung.co.uk