

Public

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

***Democratic Services  
Gwasanaethau Democrataidd***

***Chief Executive:*** K.Jones

**Date:** Monday, 8 August 2022

Dear Member,

**PLANNING COMMITTEE - TUESDAY, 9TH AUGUST, 2022**

Please find attached the following amendment sheet and presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 9th August, 2022.**

**Item**

- a) **Amendment Sheet and Presentation** (Pages 1 - 16)

Yours sincerely

Chloe Plowman

p.p Chief Executive

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## PLANNING COMMITTEE

9 August 2022.

### AMENDMENT SHEET

#### AGENDA ITEM 5.

<b><u>APPLICATION NO:</u> P2021/0856</b>	<b><u>DATE:</u> 19<sup>th</sup> August 2021</b>
<b>PROPOSAL:</b> The demolition of the existing 2 storey office building and the construction of 18 affordable housing apartments on upper floors with office/commercial units at ground floor and associated external works and parking area.	
<b>LOCATION:</b> Eagle House, 2 Talbot Road, Port Talbot SA13 1DH	
<b>APPLICANT:</b> I & S Gorvett with Castell Group.	
<b>TYPE:</b> Full Plans	
<b>WARD:</b> Port Talbot	

One further email of objection has been received.  
The objection can be summarised as follows:

There is an existing lack of parking for residents of Eagle Street which is already a huge issue.

In response, issues relating to the proposed car parking provision have been addressed within the officer's report. The Head of Engineering and Transport, Highway Section, offer no objection, subject to conditions.

In addition Housing Strategy have provided the following information in respect of need and management issues;

As of February 2022, there were **1295** households waiting for housing in Port Talbot. Of these, 673 people needed 1 or 2 bedroom properties. In addition, there were 108 older people needing one and two beds homes, and 216 people needed small units with adaptations to suit their disabilities. There are currently only **96** one bed social housing units in Port Talbot.

The strategic housing assessments of housing need indicate that there needs to be a large number of smaller units to be built to meet a wide range of housing needs. These will usually be needed in the towns, where there are facilities and services, as well as transport links. It is acknowledged that large concentrations of one bedroom properties, if not managed, can be a focus for anti social behaviour.

NPT is setting up a Strategic Housing Partnership to discuss our housing needs and the associated housing management and support services required to make tenancies a success. This group comprises the CEOs of the local housing associations, as well as senior representatives of NPT, and this will be the forum to explore these issues and consider feedback from the communities, as we review the housing strategy.



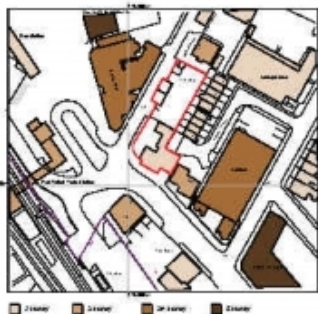






- The Site
- School/College
- Supermarkets
- Railway/Bus station
- Major Road
- Leisure facilities
- Core Retail Areas
- Health Facility
- Convenience Stores
- Post Office
- Cycle Route
- Town Centre boundary
- Public Open Space
- Community facilities

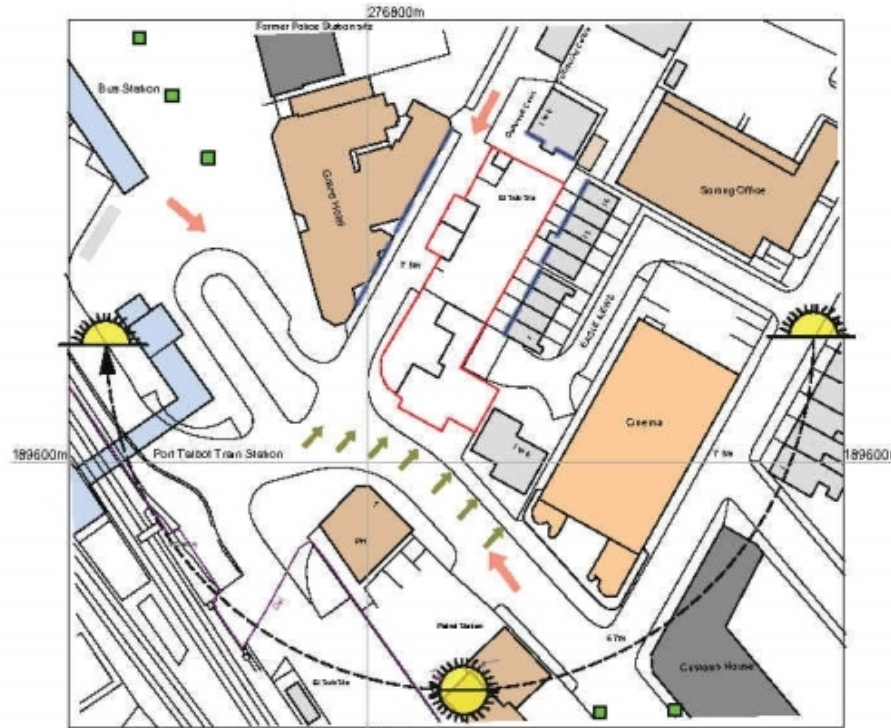
Large scale Analysis 1:7500



Building Heights (1:2500)

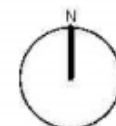


Movement (1:2500)



- Principal Views
- Elevation with overlooking FF windows
- Primary Noise source
- Major Public Transport nodes
- 2/3 Storey residential property
- Commercial Property
- Bus Stop
- 5 Storey residential property
- Proposed Community facility

Local Analysis 1:1000



Kennedy James Griffiths  
 Chartered Architectural Practice  
 RIBA  
**Residential Development**  
**Eagle House, Port Talbot**

10938 945  
 10 Victoria Road  
 614 Cowbridge Road E  
 Cardiff  
 CF11

Tel: 0300 2021  
 Site Analysis Plan  
 Date: 03/06/2021  
 Scale: 1:1000 1:750  
 Drawing number: 1487-PL1-02  
 Revision: 0  
 Drawn by: CKG

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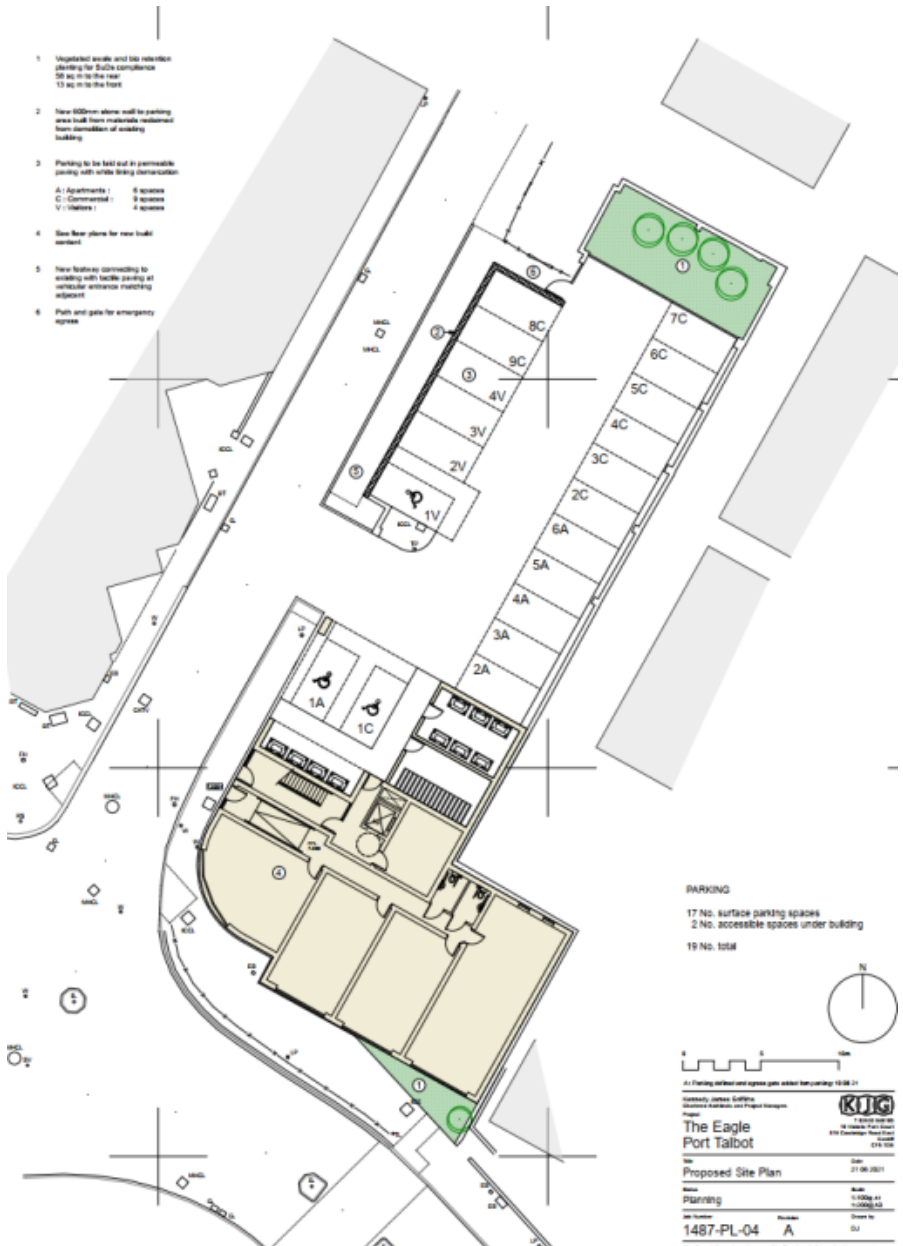












- 1 Vegetated areas and tree retention planting for SuDS compliance 50 sq m to the rear 10 sq m to the front
- 2 New 600mm stone wall to parking area built from permeable materials from foundation of existing building
- 3 Parking to be laid out in permeable paving with white brick demarcation
  - A: Apartments: 6 spaces
  - C: Commercial: 9 spaces
  - V: Visitors: 4 spaces
- 4 New floor plans for new build unit
- 5 New footway connecting to existing with tactile paving at vertical entrance matching adjacent
- 6 Path and gate for emergency access

**PARKING**  
 17 No. surface parking spaces  
 2 No. accessible spaces under building  
 19 No. total



A1: Parking without and spaces given subject for parking: 19 (0/1)  
 Proposed site plan  
 Planning  
 1487-PL-04 A

Client	City of Port Talbot
Project	The Eagle Port Talbot
Date	21.06.2017
Scale	1:500
Drawn by	CU

