

Public

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

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: K.Jones

Date: 23rd September 2024

Dear Member,

PLANNING COMMITTEE - TUESDAY, 24TH SEPTEMBER, 2024

Please find attached the following amendment sheet for consideration at the next meeting of the **Planning Committee - Tuesday, 24th September, 2024.**

Item

5. **Application No. P2024/0257 - Pure Gym Limited, Vale of Neath Retail Park (Pages 1 - 2)**

Change of use from Class A1 (retail) to Class D2 (gymnasium), at What (former Carpet Right/topps Tiles), Vale of Neath Retail Park, Neath.

Yours sincerely

p.p Chief Executive

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PLANNING COMMITTEE

24th Sept 2024.

AMENDMENT SHEET

AGENDA ITEM 5.

<u>APPLICATION NO:</u> P2024/0257	<u>DATE:</u> 26 April 2024
PROPOSAL: Change of use from Class A1 (retail) to Class D2 (gymnasium)	
LOCATION: What (former Carpet Right/topps Tiles) Vale Of Neath Retail Park, Neath	
APPLICANT: Pure Gym Limited	
TYPE: Full Plans	
WARD: Bryncoch South	

Following further discussion between the applicant and with the Environmental Health Section, the following amended conditions are proposed.

Amended wording for Condition 3.

Within 4 weeks of the first use of the development hereby approved a Validation Noise Assessment demonstrating compliance with the noise limits imposed by noise conditions 4 and 13 shall be submitted to the Local Planning Authority.

In the event that noise limits are not complied with all amplified music and speech shall immediately cease.

Appropriate remedial actions shall be specified within the submission and once approved in writing by the Local Planning Authority, fully implemented in accordance with any agreed timescale.

The remedial measures shall be fully implemented and re-tested for compliance with those levels set out in conditions 4 and 13, details of which must be submitted to and approved in writing by the Local Planning Authority prior to the re-commencement of any amplified music or speech, and these measures retained as such thereafter.

Reason:

In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

Additonal wording within Conditon 6 and 14 **in bold**.

Condition 6

Upon written request from the Local Planning Authority, following receipt of any justified complaint, a post-operation Noise Impact Assessment shall be undertaken and the results submitted to the Local Planning Authority within one month of such request being made. The methodology for the assessment shall be agreed prior to commencement, and shall upon completion identify the specifications of any remedial actions necessary. The remedial measures shall be fully implemented on site **within a timescale to be agreed with the local planning authority, and retained as such thereafter.**

Reason:

In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

Condition 14

The playing of amplified music and speech, above that which would be considered background, is restricted to the hours of 06.00 to 22.00 hours. Doors and windows shall remain closed at all times, **with the exception of for the purposes of access and egress**, during the playing of amplified music and speech (such as class instructions). No classes shall be undertaken between the hours of 22.00 hours and 06.00.

Reason:

In the interests of local amenity, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.