



PLANNING COMMITTEE

10.00 AM - TUESDAY, 28 MARCH 2023

**MULTI-LOCATION MEETING – COUNCIL CHAMBER PORT TALBOT
AND MICROSOFT TEAMS**

**ALL MOBILE TELEPHONES TO BE SWITCHED TO SILENT FOR THE
DURATION OF THE MEETING**

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PART 1

1. Chairpersons Announcements
2. Declarations of Interest
3. Minutes of the Previous Meeting (*Pages 5 - 6*)
4. To Request Site Visit(s) from the Applications Presented

Report/s of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Applications Recommended for Approval

5. Application No. P2022/1063 - Site of the former Dyffryn Lower School (*Pages 7 - 46*)

Development for 43no. affordable dwellings and associated works

including a new access, an internal road network, landscaping, sustainable drainage, car and cycle parking and partial demolition of former school at the site of the former Dyffryn Lower School, Talcennau Road, Port Talbot SA13 1EP

Section B - Matters for Information

6. Appeals Determined - 05/12/2022 to 20/03/2023 (*Pages 47 - 48*)
7. Appeals Received - 05/12/2022 to 20/03/2023 (*Pages 49 - 52*)
8. Delegated Decisions - 05/12/2022 to 20/03/2023 (*Pages 53 - 108*)
9. Urgent Items
Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

K.Jones
Chief Executive

Civic Centre
Port Talbot

Wednesday, 22 March 2023

Committee Membership:

Chairperson: Councillor C.James

**Vice
Chairperson:** Councillor J.Jones

Members: Councillors S.Paddison, D.Keogh, R.Davies,
T.Bowen, H.Davies, C.James, C.Jordan,
C.Phillips, S.Thomas and C.Clement-Williams

**Cabinet
UDP/LDP
Member:** Councillor W.F.Griffiths

Requesting to Speak at Planning Committee

The public have a right to attend the meeting and address the Committee in accordance with the [Council's approved procedure](#) which is available at www.npt.gov.uk/planning.

If you would like to speak at Planning Committee on an application reported to this Committee you must:

- Contact Democratic Services in writing at : Civic Centre, Port Talbot SA13 1PJ, preferably by email: democratic.services@npt.gov.uk.
- Ensure your request to speak is made no later than two working days prior to the meeting date (by 2 pm on the preceding Friday based on a usual Tuesday meeting),
- Clearly indicate the item number or application number on which you wish to speak and confirm whether you are supporting or objecting to the application.
- Give your name and address (which will be publicly available unless there are particular reasons for confidentiality)

Please note that only one person is able to speak for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#).

In addition, if an objector registers to speak, the Applicant/Agent will be notified by the Council.

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763713.

Commenting on planning applications which are to be reported to Committee

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 2.00p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 2.00pm on the penultimate working day immediately preceding the Planning Committee.

Please note that representations received in accordance with the Council's protocol are summarised and, where necessary, commented upon in the form of an Amendment Sheet, which is circulated to Members of the Planning Committee by email on the evening before Committee, and re-distributed prior to the commencement of the meeting.

PLANNING COMMITTEE

(MULTI-LOCATION MEETING – COUNCIL CHAMBER PORT TALBOT
AND MICROSOFT TEAMS)

Members Present:

13 December 2022

Chairperson: Councillor C.James

Councillors: S.Paddison, D.Keogh, R.Davies, T.Bowen,
H.Davies, C.James, C.Jordan, C.Phillips and
S.Thomas

Local Members: Councillors D.Thomas, W.Carpenter and
S.Penry

**Officers In
Attendance:** N.Pearce, C.Morris, C.Davies, M.Shaw, C.Hall,
J.Griffiths, D.Thomas, K.Pearce and
C.Plowman

1. **CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson welcomed everyone to the meeting.

2. **DECLARATIONS OF INTEREST**

No Declarations of Interests were received.

3. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meetings held on 11 October 2022 and 8
November 2022 were approved as an accurate record.

4. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS
PRESENTED**

No requests for Site Visit/s were received.

5. **APPLICATION NO. P2022/0608 - CG BUILDING, MILLAND ROAD
INDUSTRIAL ESTATE, NEATH**

Officers made a presentation to the Planning Committee on this Application (Application for a change of use of vacant industrial floorspace (use class B2) to provide a first floor gym (use class D2) and ground floor cafe use) at CG Building, Milland Road Industrial Estate, Neath, as detailed in the circulated report.

The Local Ward Members had requested that the application be determined by the Planning Committee, and were present to give their representations at the meeting.

In accordance with the Councils approved public speaking protocol, the applicant's representative addressed the Planning Committee in support of the application.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2022/0608 be Refused, due to the reasons stated within the circulated report.

6. **DELEGATED DECISIONS - 1 NOVEMBER 2022 TO 5 DECEMBER 2022**

Members noted the list of Delegated Decisions from 1 November 2022 to 5 December 2022.

RESOLVED: That the report be noted.

7. **URGENT ITEMS**

No urgent items were received.

CHAIRPERSON

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

App. Number:	P2022/1063
Location:	Site of the former Dyffryn Lower School, Talcennau Road, Port Talbot SA13 1EP
Description of Development:	Development for 43 No. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car and cycle parking and partial demolition of former school.

BACKGROUND

This application is reported to Planning Committee for determination at the request of Cllr. Freeguard and Cllr. Rahaman as a major development that has generated substantial public interest.

SITE AND CONTEXT

The site was formerly occupied by the Dyffryn Lower Comprehensive School until its closure in 2018, and has since been vacant. The school occupies a parcel of land which is roughly triangular in shape and measures around 0.75 ha in size. It presently contains a range of school buildings and hard standing, with the school's main building being a two-storey stone building with a pitched roof. There is slight change in levels across the site.

On all sides the site is bounded by the public highway to the east is Talcennau Road; to the west Broad Street; to the north is York Place; and to the south is Devonshire Place. Fronting Broad Street is the Central Junior School. All the other roads have a frontage of residential development, mainly in terraces with some semi-detached properties.

There are some mature trees on the boundary of the site and the site is overgrown in places. Boundaries are railings, gates and buildings that adjoin the existing footways of the surrounding roads. In the northern corner of the school site it directly adjoins a residential property, 22 Broad Street, which is a two storey detached property.

The school was closed as part of the wider implementation of the Authority's Strategic School Improvement Programme (SSIP), with alternative provision provided at Ysgol Cwm Brombil. The Dyffryn Lower School has a long history, which the agent notes, includes notable former pupils Richard Burton and Michael Sheen.

The site is located in a densely developed area of two storey residential properties and is located approximately 90 metres north of Talbot Road (A48), which is a main route through Port Talbot which offers amenities and services including a supermarket, cafes and hairdressers. The site is around half a mile from the town centre of Port Talbot and a quarter of a mile from the train station and various bus services operate along Talbot Road.

DESCRIPTION OF DEVELOPMENT

The proposed development is for the demolition of the majority of the buildings at the school, with the retention of one building that adjoins Talcennau Road and some boundary features.

The proposed layout has an area of residential development and an area of public open space / play area. The residential development takes the form of 2 storey terraced houses, 2 storey walk up apartments and 2 no. 3-storey apartment blocks. The mix of housing is as follows:

- 1 bed apartment – 18 units
- 2 bed apartment – 6 units
- 2 bed house – 8 units
- 3 bed house – 11 units

The application is supported by a design and access statement which outlines the applicant's design approach, which they suggest follows the surrounding Victorian and Edwardian style. The statement outlines that the proposed development incorporates a modern interpretation of key architectural details, such as bay windows and framed openings. The proposed materials will incorporate stone, brick and render for the walls of the properties, with clay and slate tiles. The proposal will also incorporate reclaimed materials used in the existing school buildings through re using material for stone façades and any other materials where possible. The existing stone boundary wall has been retained where possible within the design. In places such as along York Place it is relocated and it has also been lowered at some points.

The proposed area of public open space, is to the southern corner of the site at the junction of Devonshire Place and Talcennau Road. The area will also be used as part of the proposed sustainable drainage system and contains a proposed equipped play area. This area is also identified for providing biodiversity enhancements.

A new vehicular and pedestrian access is proposed from York Place. In addition, pedestrian access points are proposed into the site through the play area. The proposed car parking is situated along and off the new estate road, which runs through the centre of the site.

NEGOTIATIONS:

The application has been amended to incorporate a play area, to amend the external materials used on elevations of the three storey units and to address community safety concerns.

Negotiations are on going regarding the management of the proposed on site play area and potential adoption of that play area by the Authority.

PLANNING HISTORY

There is no material planning history to report.

CONSULTATIONS

SWP Crime Prevention Design Advisor –Suggested amendments to the proposal to reflect designing out crime requirements.

NPT Planning Ecologist – Comments on issue with plans and no lighting scheme provided for public open space area.

NPT Housing Strategy – Confirm that there is an identified need for the 18 1B flats. Housing Options recognises the concerns that may be raised in relation to the number of 1B flats and will work with the RSL to ensure sustainable community cohesion in terms of moving people into those flats

NPT Environmental Health – No objection subject to construction environmental management submission under a planning condition.

NPT Contaminated Land – Standard conditions should be imposed due to the nature of the existing use.

NPT Tree Officer – Comments: tree report is appropriate and recommendations must be followed. Issues with details of soft landscaping use of lime species and landscaping specification.

NPT Highways – No objections subject to conditions to address areas of concern.

NPT Drainage – No objection SAB required

NPT Parks and Neighbourhood Services – Discussion of adoption on going.

NPT Play Development – Initial response received and discussion of adoption on going.

Mid and West Wales Fire and Rescue Authority – No comments or objections and standard advice applies.

Wales and West Utilities – Based on information provided no apparatus in the area of your enquiry.

Dwr Cymru Welsh Water – No objection subject to standard condition.

Glamorgan Gwent Archaeological Trust – No objection subject to condition.

REPRESENTATIONS

The application was publicised as a major development proposal as defined under the Town and Country Planning (General Development Management) (Wales) Procedure Order 2012.

Neighbouring properties were consulted on 12 January 2023. Following amendment to the application neighbouring properties were re-consulted on the 6 March 2023 for 14 days.

A site notice was also displayed on 17 January 2023. Following amendment to the application a new site notice was placed on the 6 March 2023 (14 day site notice).

An advert was placed in the South Wales Evening Post on the 20 January 2023.

In response to this publicity 71 individuals objected to the application, there were no representations in support of the proposal. The points raised in objections are summarised below:

- Local highway network does not have capacity for the current volume of traffic and this application will increase traffic.
- Additional traffic and the highway access proposals will endanger children at the adjacent school. In particular due to the new access and increased traffic, which it is viewed would be an impact on safe routes to school and the established route between the nearby primary school which has two buildings. There is a lack of existing parking and drop off points creating a risk to people including children at the school. At school drop off and pick up there is congestion.
- The slope on York Place will not give clear views along the road. York Place is narrower than other roads around the site. It is too narrow to provide parking on both sides and two way traffic as suggested by the applicants. There is parking on both sides of York Place and this restricts the width of the road. The multiple entrances will be unsafe for residents and children walking to school. Concern that fire engines and ambulances will not be able to turn into the site.
- The reality of the situation on York Place is not reflected in the applications supporting transport statement: it does not address the parking on York Place and volume of traffic; the swept paths for refuse vehicles does not reflect the on street parking and the same would apply to emergency vehicles; the loss of parking on York Place following

development is not assessed; York Place with the on street parking is only wide enough for a single line of traffic.

- The parking information that claims that parking is lower locally is out of date and from the 2011 census. Residents have undertaken surveys showing considerably higher car ownership than claimed along their streets. A spreadsheet was submitted with figures given for seven nearby streets and gave a figure of 1.38 cars per household. They also note parking is generated on street from the primary school which is suggested to be 28 vehicles, visitor and parking from business and people using it as free parking for other services. Suggest that there has been a substantial increase in car ownership in the 2021 census to 1.25 cars per household. Assumption that the sustainable location that future residents will walk, cycle or use sustainable transport to get around is not supported. The area is used as free parking for people using the train station, groups of cyclists and users of other businesses and local facilities.
- Traffic movements generated by the previous school use at the site are not relevant as it has been closed for five years and will not re-open.
- The proposed "Visitor Parking" already exists and is not additional parking, this on street parking will be used by residents in the properties facing Talcennau Road for convenience.
- Reduction in privacy of neighbouring properties due to the development.
- Concerns regarding overlooking from the three storey apartment buildings into the rear garden and windows of nearby properties.
- Concerns regarding loss of privacy to properties opposite the access to the site.
- Concerns regarding overshadowing and overbearing development, particularly due to the three storey apartments.
- Overlooking of the primary school from the development.
- Over development of the site.
- The site is prone to flooding which was seen recently on Talbot Road and the drains struggle to cope under heavy rain. The junction of Devonshire Place and Broad Street regularly flood.
- Concerned that the foul drainage system does not have sufficient capacity.
- Local drainage is antiquated and not sustainable.
- As the site is close to a primary school more family homes should be built rather than one bedroom units.
- Should be developed for over 50s housing as it is close to services and there is little in the area.
- The parking and refuse storage areas are to the rear of properties and largely shielded from view. The properties should be re-orientated to face into the site to provide surveillance of the open areas within the site and to ensure that residents use the car parking provided.
- The school is of architectural merit and has peaceful grounds adding to a peaceful character of the area.
- The building of flats on Talcennau Road will detrimentally change the character and appearance of the area.

- The demolition of the school is an attack on Welsh culture and heritage, it is a good example of late-Edwardian Welsh architecture appropriate in character to its location.
- The buildings should be sustainably re-used and this proposal would create additional CO2 emissions.
- The school has considerable heritage and is one of the few physical historical links to its former pupil Richard Burton.
- The loss of the post box on York Place has been historically well used and will harm this local service.
- Linc at other sites have issues with refuse not being appropriately dealt with and anti-social behaviour which are likely to occur at this site. Social housing will increase crime and overwhelm local infrastructure. Concern that children will not longer be safe playing outside. Concern that the applicant will use the site to house people with problems and have partnered in other areas with homelessness charities causing problems for the host community.
- Negative impact on house prices
- Concern at the removal of trees. This includes the loss of a 100 year old Sycamore Tree on York Place which is subject to a Tree Preservation Order and its loss should not be permitted. Other trees retained are likely to be impacted by excavations. Detrimental impact on protected wildlife due to tree removal.
- Increased noise level due to increased traffic and from occupiers of the proposed properties with cars, pets, music etc. Noise would be 24/7 and not similar to the previous noise from the school use.
- Detrimental visual impact with the removal of the 100 year old boundary wall.
- Concerns with the handling of the sale of the property.
- The proposal is for a generic, soulless, characterless, municipal modern housing estate without any charm or beauty. Built of cheap ugly modern materials. It is out of character with the area. The new development would not be sympathetic to the design and character of the neighbourhood. No respect for the scale design and materials of the buildings in the surrounding area
- The proposed three storey elements of the development would be out of character as there are no three storey properties in the immediate surroundings. It will also be an incongruous contrast to the Edwardian development that surrounds it.
- The land was gifted for educational purposes and it would be appropriate for it to incorporate some form of educational use.
- Insufficient capacity in local health services such as hospitals and surgeries and in the local Central Primary School.
- Object to the use of the retained building for a business.
- Increase in light pollution impacts when compared to a school use.
- Housing mix is not appropriate with the surrounding area being nearly all 2 and 3 bedroom properties this is more appropriate to the locality. If flats are required for funding by Welsh Government then they should be two storey.

- Concern the SuDS area be useable open space given the high water table.
- Difficult to re-use material in construction.
- Potential detrimental impact on bats.
- Need to include appropriate EV charging points
- The development of the site will not help to create a balanced community and other areas in Port Talbot have had development with a mixture of market and affordable housing.
- It should be to meet local affordable housing need in Port Talbot town only.
- Request that s106 payments are collected and used to improve the condition of the surrounding highway network.
- Reduction in air quality

Following the re-consultation on the application, many of the original objections were re-iterated, with others noting that they had considered the additional information and that it had not changed their objections to the application.

Ward Member – Cllr Feeguard, advised of the following objections to the application:

Please find below objections to the proposed Dyffryn Lower School site development.

- The proposed development is surrounded on all sides by Victorian style housing, this proposal especially with the elevation of the apartment blocks is obtrusive and changes the character and appearance of the local area and our community.
- There will be extensive light pollution over and beyond existing arrangements from when the school was open i.e. the school closed at 3.30 pm. There will be street lights where there were none, which will be on from dusk to dawn and these will be LED lights.
- The scheme that is proposed has insufficient parking spaces for the allocated number of units and will compound existing parking pressures and create road safety issues. The parking assessment is flawed as it uses data from the 2011 Census and does not take into account current parking conditions, both George Street and Broad Street have met the criteria for residence parking which correlates to the increased number of cars in these areas. Moreover, the majority of properties in surrounding streets now have at least 2 cars.
- The traffic impact assessment does not fully comply with legislation. The access and egress to the site via York Place presents a significant health and safety hazard to the surrounding community and to the pupils and parents of the school which is sited in Broad Street.
- The infrastructure of the area was not designed to handle the substantial increase in traffic that would come with this development and the community would see increased levels of noise and exhaust pollution.
- As can be seen from NRW flood risk maps, surrounding streets close to the development site which are already designated high or medium risk, will be further impacted by the extra surface water and raw water, there is already

surface water issues in Devonshire Place, the existing drainage system was installed during the Victorian era.

- The proposed drainage plans to connect to the existing drainage network in the area show impediment of existing tree roots , so much so, that the proposed on site drainage soakaway plan will be severely compromised and lead to potential flooding.
- There will be an ecological impact and change to the street scene with the removal of trees and disturbance of the root stock, there is a need to ensure that any tree with a TPO is not damaged above and below ground.
- There will be a detrimental impact on 'neighbouring amenity', i.e. the quality of life of the neighbours will be adversely affected.

I would also like to make the following comments whilst understanding that they are not able to be considered as part of the planning criteria but provide context to this development.

The land was initially sold in consultation with the local councillors, on the premise that the site would be used to develop bungalows for the over 55s and assisted living accommodation, whilst retaining some of the historic existing building. However, during the local council election of 2022 the land was sold on by the original developer and so no consultation took place with local members.

After our re-election it was appalling to hear that the land had been sold on and the new developer and the NPT planning officer, both claimed that they were not aware of the previously agreed plan. This was astonishing due to the fact that as local members we had met on a number of occasions with the council and original developer in order to come to agreement on a plan, a plan which was also welcomed by the neighbouring properties. We immediately objected to the new plan for which architect plans had already been drawn up and been discussed with the planning department.

No prior consultation took place with local councillors or the community and the proposed development in its current form does not meet the needs of our community. We are proud of our close and long-standing family community and it is heartbreaking to see the irreparable damage being done to it.

It is also disappointing to see that the suggestions made by residents at the meeting with LINC have not been taken into account. This behaviour is not conducive to establishing good relations and trust within our community.

Ward Member - Cllr Rahaman, advised of the following objections to the application:

1. The elevation of proposed flat is going to be obtrusive to the surrounding area and such height does not complement the surround area in terms of visual amenity.

2. The three storey flats are incongruous and the out of keeping with the two storey houses that are in the area. This will further spoil the street view and the intrusive into other people homes.
3. The planned apartments will be overlooking the current residential properties; this will result in the loss of people's privacy.
4. The planned position of the balconies will enable residents of the apartments to see directly into the homes of the residents of Devonshire Place and neighbouring streets, which will eliminate their right to privacy.
5. The loss of light or overshadowing from these new apartments will also affect the local residents, no consideration have been made to reduce the height of these building/s as the light and noise from these apartments will affect the overall existing street scene for the local residents.
6. Parking is a major concern around that area and this proposed development will further add to this growing issue. The proposed development will compound existing parking and road safety issues especially being so close to a school.
7. In terms of highways safety the traffic impact assessment (data questionable) does not comply with the procedures, the egress and the access to the site via York Place possess health, and safety concerns for the local community.
8. Road safety for the children crossing the road from Central Junior School is a major concern and with the added extra traffic via York Place will further put children and parents at risk.

PLANNING POLICY CONTEXT

National Legislation, Planning Policy and Guidance

The Well-being of Future Generations Act (Wales) 2015 (WFGA 2015)

The WFGA 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Future Wales and Planning Policy Wales (Edition 11, 2021)

[Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes

and approaches set out in, [Future Wales - the National Plan 2040](#) and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales. The following policies within Future Wales 2040 are considered significantly material to the determination of this application:

- Policy 1** Where Wales will grow.
- Policy 2** Shaping Urban Growth and Regeneration – Strategic Placemaking.
- Policy 3** Supporting Urban Growth and Regeneration – Public Sector Leadership.
- Policy 7** Delivering Affordable Housing.
- Policy 9** Resilient Ecological Networks and Green Infrastructure.
- Policy 12** Regional Connectivity.
- Policy 19** Strategic Policies for Regional Planning.
- Policy 28** National Growth Area – Swansea Bay and Llanelli

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

The following guidance is of particular relevance in the assessment of this planning application:

- Paras 3.3 to 3.17 (Good Design Making Better Spaces)
- Paras 3.19 and 3.23 (Promoting Healthier Places)
- Paras 3.49 to 3.52 (Accessibility)
- Paras 3.55 and 3.56 (Previously Developed Land)
- Paras 4.1.9 to 4.1.18 (Sustainable Transport)
- Paras 4.1.19 to 4.1.35 (Active and Social Streets)
- Paras 4.1.36 to 4.1.39 (Public Transport)
- Paras 4.1.49 to 4.1.54 (Car Parking)
- Paras 4.1.55 and 4.1.56 (Transport Assessments)
- Paras 4.2.1 to 4.2.34 (Housing)

- Para 4.4.1 (Community facilities)
- Para 4.5.1 (Recreational spaces)
- Paras 5.8.1 to 5.8.3 (Sustainable Buildings)
- Paras 5.11.1 to 5.11.3 (Making Best Use of Material Resources and Promoting the Circular Economy)
- Para 5.12.1 (Design Choices to Prevent Waste)
- Para 5.12.6 (Design in Locally Sourced, Alternative or Recycled Materials)
- Para 6.2.1 to 6.2.3 (Green Infrastructure)
- Para 6.2.5 (Integrating Green Infrastructure and Development)
- Para 6.3.12 to 6.3.17 (Characteristics of Local Landscapes)
- Paras 6.4.15, 6.4.17, 6.4.18 and 6.4.21 to 6.4.25 (Biodiversity and Ecological Networks)
- Paras 6.6.8, 6.6.17 to 6.6.20, 6.6.24, 6.6.25 and 6.6.27 (Water and Flood Risk)
- Paras 6.7.6 and 6.7.8 (Framework for Addressing Air quality and Soundscape)
- Paras 6.9.16 to 6.9.21 (Land Contamination)

Technical Advice Notes

PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- [TAN 2: planning and affordable housing \(30 June 2006\)](#)
- [TAN 5: nature conservation and planning \(30 September 2009\)](#)
- [TAN 10: tree preservation orders \(31 October 1997\)](#)
- [TAN 11: noise \(31 October 1997\)](#)
- [TAN 12: design \(31 March 2016\)](#)
- [TAN 15: development and flood risk \(20 July 2004\)](#)
- [TAN 16: sport, recreation and open space \(31 January 2009\)](#)
- [TAN 18: transport \(31 March 2007\)](#)
- [TAN 20: planning and the Welsh language \(31 October 2017\)](#)
- [TAN 23: economic development \(28 February 2014\)](#)
- [TAN 24: the historic environment \(30 May 2017\)](#)

Local Planning Policy and Guidance

Overview

The development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 is the [Neath Port Talbot Local Development Plan 2011 - 2026 \(Adopted January 2016\)](#) (hereafter LDP). When considering the grant of planning permission the plan should be considered as a whole, within the LDP the following policies are of particular relevance.

Strategic Policies

- **Policy SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable communities

- **Policy SP4** Infrastructure
- **Policy SP5** Development in the Coastal Corridor Strategy Area
- **Policy SP7** Housing Requirement
- **Policy SP8** Affordable Housing
- **Policy SP10** Open Space
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP19** Waste Management
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policies

- **Policy SC1** Settlement limits
- **Policy SC2** Protection of Existing Community Facilities
- **Policy I1** Infrastructure Requirements
- **Policy H1** Housing Sites
- **Policy AH1** Affordable Housing
- **Policy OS1** Open Space Provision
- **Policy OS2** Protection of Existing Open Space
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy EN9** Developments in the Central Port Talbot Area
- **Policy RE2** Renewable and Low Carbon Energy in New Development
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance

- [Planning Obligations](#) (October 2016)
- [Parking Standards](#) (October 2016)
- [Affordable Housing](#) (October 2016)
- [Pollution](#) (October 2016)
- [Open Space & Greenspace \(July 2017\)](#)
- [Design](#) (July 2017)
- [Biodiversity and Geodiversity \(May 2018\)](#)

EIA and HRA Screening

The proposed development falls in category 10b of Schedule 2 to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It is however below the screening threshold for this type of development as it is below 1 hectare of urban development and involves less than 150 dwellings. The site is also not identified as being within a sensitive area for the purposes

of the EIA regulations. The proposal is therefore not development requiring screening for EIA.

The proposed development is not located within a zone of influence for any SPA, SAC, CSAC or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2017 is not required.

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, the impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety and drainage.

Principle of Development

The site of development is located within the Settlement Limit of Port Talbot as defined by Policy SC1 of the Neath Port Talbot Local Development Plan (hereafter LDP) and associated Proposals Maps. Development within a settlement limit that is proportionate in scale and form to the role and function of the settlement is generally acceptable in principle.

The site of development was not allocated for any use within the LDP and as noted above was occupied by a school at the time the LDP was prepared. A school would be considered as a community use to which Policy SC2 would apply. This policy seeks to protect existing community facilities, but allows for the loss of a community facility where it is demonstrated that the facility is surplus to requirements or that the existing use is no longer viable. The reasoned justification for policy SC2 goes on to say the following at paragraph 3.0.21: "...any change to a non-community use will be resisted unless it can be demonstrated that the facility is no longer viable or needed by the community and that there is no potential that the building can be used for an alternative or shared community use."

The school was closed as part of a wider SSIP undertaken by the authority where alternative provision was delivered and in April 2019 the land was declared surplus to the Authority's requirements. The site was sold by the Authority for residential development, and is in third party ownership. In this circumstance the proposal is considered to comply with SC2(1).

The reasoned justification to Policy SC2 at paragraph 3.0.21 indicates that consideration should be given to alternative community uses where a community facility will be lost. In respect to this, the agent states that the buildings would not lend themselves to re-use and were largely at the end of their useful life and could not readily be occupied by an alternative use. They also highlighted that the development would continue to provide community benefit through the provision of community open space and a play area. It is considered that these points are reasonably well justified.

The site is located within a settlement as defined by Policy SC1 and its associated proposal maps. It is also a vacant previously developed site. The

surroundings are residential and the site is sustainably located with public transport and services in close proximity. The LDP envisages the provision of over 2,000 dwellings in Port Talbot (LDP table 5.3) and it is defined as a Town in the settlement hierarchy. In this context the development of 43 dwellings, is considered to be of an appropriate scale and form to the function of the settlement in compliance with SC1. The plan contains an allowance for the provision of 825 dwellings on large windfall sites. This proposal would represent a windfall site and would therefore be housing delivery as envisaged in the plan.

Policy BE1 Design requires that all development proposals must be of high quality design, which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Criterion 8 requires developments to make the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally development should achieve a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area. The site is around 0.75 of a hectare and it is proposed to accommodate 43 homes. This would give a density of 57 dwellings per hectare, which is well in excess of the minimum requirement. In principle this density is considered to be appropriate to its context which is a densely developed urban environment and is reflective of the nature of the smaller units which are being developed at the site. Further consideration of the impact of the density on the character and appearance of the area is given below.

In principle the residential development of this site is in accordance with policies SC1, SC2 and BE1.

Tenure, mix and type of dwellings proposed

The need to carefully consider the tenure type and mix of housing proposed is identified within Planning Policy Wales 11, which states in paragraph 4.2.1 that: “new housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.” At paragraph 4.2.29 it states that: “Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies.” it then goes on to state: “All affordable housing, including that provided through planning obligations and planning conditions, must meet the Welsh Government’s development quality standards.”

The proposal is for the erection of 43 dwellings. In terms of tenure the applicant agrees with the Authority’s adopted approach within the Affordable Housing SPG that it should be tenure neutral. This would allow for the Registered Social Landlord to have the greatest flexibility in providing housing to meet identified need.

The mix of homes proposed is as follows:

- 1 bed apartment – 18 units
- 2 bed apartment – 6 units
- 2 bed house – 8 units

- 3 bed house – 11 units

Third party / neighbour representations have raised concerns regarding the mix of housing in particular the number of one bedroom units. Representations have noted points such as the proximity of the site to primary schools and the nature of surrounding housing and that the site would therefore be more appropriate for family housing with fewer small units.

The supporting statement to the application is limited on why this housing mix has been identified as appropriate. In discussions with the applicant they indicate that this is the mix reflects their discussions with the Authority's housing service and what they believe will address local housing need. In accordance with PPW11, the Authority needs to consider if the proposal would be an appropriate mix of housing. It is noted that there is generally across the Authority a need for affordable dwellings. This includes an identified need for 3,100 affordable dwellings over the plan period, this need is across a range of housing types. Sources such as the Mid and South West Wales Housing Assessment summary for Neath Port Talbot identify a particular need for 1 and 2 bedroom properties with a smaller need for 3 bedroom properties within the settlement of Port Talbot. The Authority's strategic housing team has been consulted and the Interim Head of Housing and Communities has advised that they can "...confirm that there is an identified need for the 18 1B flats. Housing Options recognises the concerns that may be raised in relation to the number of 1B flats and will work with the RSL to ensure sustainable community cohesion in terms of moving people into those flats."

The concerns made in representations related to the mix of housing proposed are noted and the preference for larger family housing. However, the policy requirement is that affordable housing developments should reflect the identified local affordable housing need. The proposal contains a mixture of types of properties and would be tenure neutral, it appears to be reflective of likely affordable housing need and therefore to be appropriate.

To accord with PPW11 the proposal must meet Welsh Government affordable housing quality standards, the application is designed to secure housing grant funding for which the design quality requirements are required. The statement also notes that the ground floor 1 bedroom dwellings have been designed to lifetime homes standard. The retention of properties as affordable housing, in compliance with Policy AH1 (this requires a 25% contribution to affordable housing in the Port Talbot spatial area) this is to be secured through an agreement under section 106 of the Town and Country Planning Act 1990 (as amended), this is discussed further in the relevant section below.

Visual amenity

Policy BE1 requires that development complements and enhances the character and appearance of the site; respects the context of the site and its place within the local landscape; utilises materials appropriate to its surroundings; and incorporates appropriate landscaping. Detailed design guidance relevant to visual amenity is provided in the Authority's Supplementary Planning Guidance: Design (July 2017).

In terms of character, the site is within a densely developed urban area and has a road frontage to all sides. Along Devonshire Place and Talcennau Road the dwellings are terraced. York Place has a mixture of semi-detached and terraced properties. To Broad Street the site fronts to the Central Junior School. Roads are relatively wide with on street parking. The surrounding roads do have a Edwardian / Victorian appearance typical of the area.

The site within the street scene is prominent and the development would be visible from many properties and public vantage points along the adjoining roads. There is a slight change in levels across the site, but it is relatively flat. The surrounding development screens the site from wider views and any development of this site would have a limited and localised impact. The site as a former school has a strong identity with railings and stone walls to the frontage and also characteristic educational buildings of various scales including some larger buildings which would be similar in height to a three storey property. The buildings are unoccupied and in deteriorating condition, due to this they do detract somewhat from the character and appearance of the area.

Considering the various road frontages created by the proposed development: the frontage development to York Place is similar in scale and form to the existing surrounding development. The existing boundary would be removed and a new wall set back behind a verge constructed from reclaimed stone. The opportunities to develop to Broad Street are limited and with the development of three properties. Along Devonshire Place existing site features such as mature trees and one of the school buildings are retained. Boundary walls are retained, in places the wall is reduced in height - development is of a less dense character. To Talcennau Road the properties are larger with the three storey apartments facing the highway at this point. The applicant indicates that the existing boundary treatment to Talcennau Road will be retained. The applicant argues in their supporting design and access statement that their approach is to provide a contemporary development with some reflection of the surrounding development.

In determining this application it is considered that careful consideration will need to be given to the acceptability of the design of the Talcennau Road frontage. Numerous neighbour/third party representations have raised concerns about design and the appropriateness of developing three storey apartments. Illustrative material such as the massing model shown in Figure 1 below show the scale of the development in comparison to the existing buildings at the site, and the width of the roads, and separation distances. . Figure 2 shows the street scene to Telcennau Road.



Figure 1 – Indicative Massing model view of site (tiled roofs are existing and grey buildings are the new dwellings (where visible))



Figure 2 – Telcennau Road elevation (there have been some amendments to the elevational design and boundary treatment but the scale and form of buildings remains as shown).

The facing materials are brickwork and stone under slate roofs. There is limited amounts of brickwork used on development in the locality with most of the surrounding properties having stone elevations. In the wider area brickwork is more common. The use of stone on the elevations is considered desirable and the applicant has indicated that stone will be re-used from the site as much as possible. The applicant has indicated that the use of stone work has had to be reduced as it cannot, for technical reasons, be used on the higher storeys of some buildings. A condition will be added to any permission issued requiring details of the materials to be approved prior to use on site.

This is a larger housing development and takes in a discrete parcel of land. This site offers the opportunity to develop a new neighbourhood and define character. The surrounding Edwardian housing provides a context to the site, with the properties close to and fronting the highway with small garden / yard areas to the front of the houses. The new frontages the development create to Broad Street and York Place are considered to be similar in scale and form to this and with detailing and materials appropriate approach to its context.

Internally within the site a higher density of development is used with three storey blocks. These larger buildings are most visible along Talcennau Road where they are set behind but close to the stone boundary walls of the development with other buildings being two storey. As a matter of planning judgement it is considered that the use of three storey properties can be acceptably accommodated at this site and contribute positively to an overall acceptable development in terms of visual amenity.

Overall, the general design is acceptable in terms of visual amenity and in accordance with Policy BE and Supplementary Planning Guidance on Design. The development also adequately addresses the placemaking principles within the design and layout as set out within Planning Policy Wales.

Residential amenity and living conditions

Policy BE1(4) requires that development does not have a significant adverse effect on the amenity of local residents. The Authority has Supplementary Planning Guidance (adopted July 2017) on Design which provides specific advice on how to consider residential amenity impacts in determining planning applications.

The site is directly adjoined by one residential property 22 Broad Street and there are numerous other residential properties in close proximity, separated by the surrounding road network. The roads that adjoin the site are primarily fronted by residential properties with the Central Primary School fronting Broad Street to the North West.

The scale of development is likely to result in demolition and construction activities that will last for a period of time, albeit the impacts are limited to that phase of the development. This combination of circumstances is considered to give rise to a potential detrimental impact on residential amenity and living conditions. Appropriate locating of onsite operations such as earth moving, aggregate mixing, crushing, screening, and onsite storage and transportation of raw material will help to reduce impacts. Appropriate locating of the storage of heavy plant and equipment, including vehicles and car parking facilities for construction site operatives and visitors and appropriate working practices will also reduce amenity impacts. These measures can all be secured through the imposition of a planning condition requiring a construction environmental management plan (CEMP), as is recommended by the NPT Environmental Health Officer. Construction and demolition operations, (including deliveries) can also be restricted within the CEMP. It is considered that subject to the securing appropriate management and hours of operation the impacts on neighbouring properties from construction can be mitigated to an acceptable level.

The development proposed will create new frontages on to roads surrounding the site. Numerous representations have raised issues regarding potential amenity and living condition impacts from this new development. Particular concern has been expressed regarding the proposed three storey elements of the proposal. This has included the potential for there to be a reduction in privacy; with impacts from overshadowing and overbearing from the

development.

The applicant has provided some supporting illustrative detail of the relationship of the proposal to neighbouring properties highlighting where the three storey element of the dwellings are proposed. The proposed three storey units have a separation distance of over 21 metres across Talcennau Road and around 17 metres across York Place to the two storey properties. These distances are across the public highway to the front elevation of properties where there would generally be a lower expectation of privacy than to the rear elevation of a dwelling. Similar distances across the public highway is also seen in nearby residential streets where the form seen here with houses close to the public highway with small yard / front garden areas on both sides of the road. The mutual relationship of, and the distances to dwellings neighbouring the site are considered to be sufficient to limit the detrimental impact on residential amenity to a reasonable level. The layout it is considered has appropriately mitigated any impacts on the one directly adjoining property 22 Broad Street to an acceptable level.

Representations have raised concerns regarding overlooking to the front of the Central Primary School from properties at the site facing Broad Street. It is considered that Broad Street, which is a relatively wide street, would give reasonable separation between the development and the school site and it appears to be a reasonable relationship between uses. Measured from the applicants layout plan the distance is just under 21 metres from the bay window on the proposed semi detached dwelling opposite the front of the primary school building.

Neighbour / third party representations have raised issues regarding the potential impact of increased activity at the site in terms of light pollution, refuse, noise / disturbance and anti-social behaviour. These views appear to be genuinely held and reflect the fact that the site is currently unoccupied and the likely change resulting from the occupation of the development. It is accepted that there would be an increase in activity at the site following development. The appropriate test is not to protect the individual interest of existing occupiers from any change in their amenity and living conditions; but to consider whether the development will achieve a reasonable standard of amenity and neighbourliness.

There is no clear case or evidence that the activity and the disturbance from residents occupying the new dwellings would go beyond what would be reasonable to expect in a residential area. In respect to light pollution, there is limited information provided on the proposed lighting at the site and this detail can be secured through an appropriately worded planning condition - there appears no reason that an acceptable scheme cannot come forward. Issues around refuse collection are considered below. Internally the layout of the site achieves a reasonable standard of amenity while maintaining surveillance of the open areas across the site.

In respect to anti-social behaviour, crime and community safety. One of the main suggestions that has come forward is to reverse the orientation of the properties fronting York Place to provide more activity and surveillance to the rear parking area. This has been raised both by third/party neighbour representations and by South Wales Police and has been responded to by the applicant who has closed off routes into this area that were originally proposed from Talcennau Road. Reversing the orientation of the properties to York Place would not be acceptable in terms of the impact on the character and appearance of the area. The open area to the rear of these properties would remain visible to the flats proposed and would be to the front of some of these properties, it is also overlooked by other surrounding properties.

Overall it is considered that, subject to conditions identified above, the proposal will achieve a reasonable standard of good neighbourliness and will not have an unacceptable impact on residential amenity and living conditions. The proposal is considered to be in accordance with Policy BE1(4) in this respect.

Biodiversity and ecological impact

Policies EN6 and EN7 require any impacts on biodiversity/ natural features to be appropriately assessed and, where applicable, mitigated. The site is currently occupied by buildings hard standing and mature trees.

The applicant's ecological assessment identified that the site is not designated for wildlife and is not immediately adjacent to statutory or non-statutory designated wildlife sites. There are no predicted impacts on designated wildlife sites. The site and immediate surrounding neighbourhood has limited ecological interest due to it being a built up residential area with limited green open space (or gardens). Vegetation is mostly limited to marginal areas of the Site with mature trees along Devonshire Place and Talcennau Road in the

south-east portion being the most interesting habitat features. A bat roost assessment has been undertaken which confirms that low numbers of common pipistrelle bats are roosting in five of the eight buildings. The supporting ecological report identifies that day roosts of common pipistrelle bat species are classified as being of low conservation significance and the loss of roosts due to demolition of the school buildings is predicted to have a negative impact at the local (site) level only. The report identified ecological enhancement and mitigation for the impact on the bat roosts.

The application has been referred to the NPT Planning Ecologist who advised that the report is acceptable but noted that additional conditions will be required. A condition will be required to ensure that lighting is appropriate at the site, particularly any external lighting to the area of public open space. A further condition is required to secure revised ecological enhancements which reflect the amendments made to the application during its consideration.

The supporting ecological statement identifies that due to the impact on roosts a protected species licence will be required. The habitat regulations require LPA's to take account of the presence of European Protected Species at development sites at the point of determination. If they are present and affected by the development proposals, the Local Planning Authority must establish whether the appropriate legislative tests have been met.

As noted above the roosts are located in deteriorating buildings. There is considered to be significant public interest in the re-development of the site to provide affordable housing and that the continued deterioration of the site would not offer a satisfactory alternative. It is considered that appropriate mitigation has been identified and that the proposal would not be detrimental to the population of the species in their natural range.

Overall it is considered that appropriate information has been submitted with the application to support the view that the proposal will have an acceptable ecological impact, subject to securing mitigation and enhancement as detailed above. The proposal is in reasonable compliance with Policies EN6 and EN7.

Tree Impact

LDP Policy EN7 requires where possible the retention and protection of important natural features such as trees. Some of the trees at the site are subject to a provisional Tree Preservation Order (TPO), this TPO covers nine trees at the site a Sycamore, Scots Pine, Sweet Chestnut, London Plane and five Lime trees.

As there are mature and protected trees at the site the application is accompanied by an arboricultural report that includes a tree constraints plan, arboricultural impact assessment and tree protection and arboricultural method statement. This report identifies that three individual trees will need to be removed as part of the development: a Sycamore (subject to TPO) (Moderate quality category B) and two Holly trees (low/poor quality / category C/U). The impact assessment notes that suitable compensatory tree planting on site will need to compensate for the loss of the Sycamore and this can be secured by a

planning condition securing landscaping.

The other conclusions of the impact assessment such as: the design and layout (most of the trees fringe the open space area) reducing likely future pressure on the trees and that the other significant trees can be retained and protected during development are noted.

The development proposal was referred to a specialist officer within the Authority to comment on the application. They noted that all development will need to comply with the submitted report. They also noted some concerns regarding the proposed landscaping scheme such as the lack of a detailed soft landscaping specification and the use of European Lime. These issues can be addressed through the use of a planning condition.

The proposal will have an impact on trees at the site, however this impact can be acceptably mitigated through the use of planning conditions securing appropriate mitigation and landscaping as such it is considered to be in accordance with the requirements of policy EN7.

Accessibility to the site

LDP policy SP20 is a strategic policy which includes criteria seeking to: restrict development which would have an unacceptable impact on highway safety; requires appropriate parking provision; and requires safe and efficient access and promotion of sustainable transport. LDP policy TR2 identifies that proposals will only be permitted where: there is no adverse impact on highway safety or unacceptable levels of traffic generation; there are appropriate levels of parking and cycling facilities provided. The development has to be accessible by a range of travel means, including public transport and safe cycle and pedestrian routes. The LDP is supported by a Parking Standards SPG (October 2016), which gives guidance on the level of parking required from new development. PPW 11 states that "It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles".

New Access

The main access to the estate road and to the majority of the residential development is from York Place (two houses have direct vehicular access to Broad Street). This is a new access, there is currently no vehicular access to the site off this road. The safety and the appropriateness of this access arrangement from this road has been a source of numerous objections as detailed above.

The proposed access is a new priority junction would have radii of 5.5m on each side and a carriageway width of 5.5m. The access would also provide footway into the site of 2m in width on both sides for an initial 8m and then a crossing is proposed to access the footways on the west side. The access visibility is shown on plan and shows visibility contained within the adopted highway or within the site boundary and sightlines are available from a 2m height from the junction to a height of 0.6m at the nearside kerb.

The new access to the highway has been reviewed by the Local Highways Authority (LHA) who have raised no objection to the proposed access arrangement and have commented that the proposed site access in the form of a junction from York Place provides the required visibility splay in terms of the speed limit of the road as required in TAN 18 and Manual for Streets. To ensure this splay is retained, Traffic Regulation orders in the form of junction protection – No Waiting at Any Time Orders are proposed.

Parking requirements

Paragraph 3.2.1 of the Parking Standards SPG sets out that there is flexibility in the parking standards. This is followed by paragraph 3.2.2 where the following factors are suggested for consideration of the parking requirements for a development: Accessibility to and the service provided by the public transport system; The availability of private buses or the extent of car pooling; The relative proportions of full time / part time / local catchment of labour; accessibility by walking and cycling; The existing and possible future congestion in streets adjacent to the development; and accessibility to and the availability of public and/or private car parking space in the vicinity.

The maximum parking standard for residential houses and apartments are 1 space per bedroom with a maximum of 3 spaces per dwelling. In addition, there is a requirement for 1 visitor space per 5 units. Applying the maximum standards to the proposals, would equate to 79 spaces for the dwellings plus 9 spaces for visitors (88 spaces in total). The applicant is proposing to provide 45 car parking spaces within the site for residents. The parking provision on the site provides two spaces for three bedroom units, one space for two bedroom units and 9 unallocated spaces for the 18 one-bedroom apartments.

The applicant's supporting transport statement argues that this reduction is justified based on the highly sustainable location of the site, the low level of car ownership in the surrounding area, and to encourage sustainable travel in accordance with PPW11 and Future Wales.

To consider a reduction in the parking standards, there is a sustainability calculation criteria set out in Appendix F of the SPG, which allows a reduction in the number of spaces per dwelling, dependent on the sustainable score. Within the applicant's Transport Statement they have undertaken this scoring and the table from the statement is reproduced below.

Table 4-1: Parking Sustainability Points Calculation

Sustainability Criteria	Maximum Walking Distance	Single Sustainability Points	Notes	Points
Local Facilities				
Local facilities include a food store, post office, health facility, school etc. Access to two of these within the same walking distance will score single points, whereas access to more than two of these will double the points score.	200m	3	Central Junior School	
	400m	2	Talbot Road Dental practice, SPAR, Central Infants School	4
	800m	1	Filco supermarket, ALDI, HSBC bank, Nationwide Building Society, Halifax, Talbot memorial park, Aberavon Rugby Football Club, Warehouse Fitness	
Public Transport				
Access to bus stop or railway station	300m	3	Gower street, Abbey Road, Plaza bus stops	3
	400m	2	Port Talbot Parkway	
	800m	1		
Cycle Route				
Access to a cycle route	200m	1	NCN 4 adjacent to Talbot Road (A48)	1
Frequency of Public Transport				
Bus or rail service within 800m walking distance which operates consistently between 7am and 7 pm. Deduct one point for service which does not extend to these times.	5 minutes	3	Bus 66, 87, X1, X3 have combined 6-7 bus per hour Port Talbot Parkway has on average 5 services per hour This equates to 11-12 services an hour or 1 service every c.5 minutes, on average. Most services run between 7am and 7pm	
	20 minutes	2	Bus 87 runs every 20 minutes from 08:46 to 19:05	2
	30 minutes	1	Bus X1 runs every 30 minutes from 06:36 to 19:17	
Total				10

Figure 3 – Table showing sustainability scoring in the applicant’s transport statement

The applicant’s transport statement notes that a sustainability score of 10 points allows for a reduction of 2 spaces per dwelling for a residential use. In addition to this they note that the 2011 Census data shows the average car ownership in output area W00005049 within which the site is situated. This shows an average of 0.91 cars per household in the output area and that 74% of households owned one car or less. This compares within an average of 1.15 cars per household across NPTCBC and 68% owning one car or less. Which in the view supports the opinion that there is lower car ownership in the area of this site. Representations submitted have raised concerns regarding this and in particular contend that the low level of car ownership is insufficiently evidenced and relies on dated information from the 2011 census, which is not reflected in the current situation. Representations point to the 2021 census showing higher car ownership and also contain surveys collected by local residents. These are contended to show higher levels of car ownership and generally it is considered that the proposal will exacerbate an existing issue of insufficient on street parking in the locality.

The sustainability scoring in the SPG is such that a reduction in parking provision is justified. The full reduction that the SPG indicates would be justified from the scheme was not considered appropriate and the proposed level of parking has been reviewed and is considered to be acceptable by the LHA.

Other accessibility issues

The increase in traffic on the wider highway network and the safety of pedestrians, including children travelling to and from school has been raised in representations. These have been raised with the LHA who has advised that they consider that the introduction of a residential development with one vehicular access point at York Place will not compromise the safety of these

routes. The applicant has demonstrated in their transport statement that the proposal would not generate traffic at the morning peak level of the existing school use at the site. The LHA has not objected to any impacts resulting from the traffic generated from the development.

The arrangements for the kerbside collection of waste has been raised by the LHA and the applicant has provided some detail to address this. However, the detail remains unacceptable and it is considered that a planning condition will be required to ensure that appropriate provision is secured as part of the scheme.

Impacts on the public highway due to construction activities it is considered can be appropriately controlled through a planning condition for a construction method statement. Other matters it is considered can also be dealt with by condition such as the submission of detailed engineering drawings for the access and street lighting.

The access, parking and other highway arrangements have been reviewed and accepted by Highways officers working for the Authority and subject to the recommended conditions, the proposal is viewed to be in accordance with policy TR2.

Flooding and drainage

The application was referred to officers of the Authority's drainage service.

In their response they have indicated that the development will require separate approval under the sustainable drainage regulations. The Sustainable Drainage Approval Body (SAB) has not indicated in their response to the Local Planning Authority that the scheme is not capable of meeting the statutory standards (Surface water runoff destination; Surface water runoff hydraulic control; Water Quality; Amenity; Biodiversity; Design of drainage for construction, operation and maintenance). In light of this response it is considered that the appropriate disposal of surface water can be left through the SAB approval process.

Representations have raised concerns due to there being existing flooding issues in the locality. These were raised with the SAB who advised that the proposal would represent a betterment of the existing situation with the provision of a SuDS solution that will be secured through their regulations. The site is not in an area of fluvial flood risk as identified in Technical Advice Note 15: Development and Flood Risk.

The application form indicates that foul flows will be diverted to the main sewer. The proposal has been referred to Dwr Cymru Welsh Water (DCWW). They have offered no objection in principle, subject to a standard condition, to the foul flow discharging to the public sewer. They also consider that the proposal can be connected to a potable water supply. While some concerns have been expressed regarding the sewerage system in third party representations, in light of the advice of the DCWW as statutory sewerage undertaker it is considered that no objection could be sustained on this basis.

Subject to securing appropriate drainage at the site and the use of conditions the proposal is considered to have acceptable drainage arrangements and to be at an acceptable flood risk.

De-risking

Planning Policy Wales (2020) sets out that the planning system should guide development to reduce the risk from natural or human made hazards affecting the land surface or subsurface. Risks to development may arise from matters such as land stability due to former mine workings or land contamination. Strategic Policy SP16 sets the context for consideration of environmental protection and requires protection and where feasible improvement of the environment. Policy EN8 sets out that development that would expose people to unacceptable risk due to contamination or land instability will not be permitted.

The site is identified as being in The Coal Authority (TCA) development low risk area. Within these areas there remains some risk of undocumented works and the standing advice of the TCA will apply.

The site is not identified as being likely to be potentially contaminated. However, as noted above this is previously developed site and there maybe issues identified when a site investigation is undertaken which may require remediation. The standard contaminated conditions are therefore imposed.

No significant risks have been identified at this site based on the information the Authority holds. Therefore, the proposal is determined to be in accordance with Policies SP16 and EN8 of the Local Development Plan.

Public Open Space / Children's Play Facilities

The Authority has clear policy requirements for the provision of open space within development proposals. The strategic open space policy SP 10 sets out that new development should address local needs. How the Authority will support the provision of open space is then amplified by policy OS1 and supported by Supplementary Planning Guidance (SPG) for Policies OS1 and I1. The SPG for OS1 sets out the following expectation for all development proposals: "4.1.3.3 In line with national policy, the Council's preference will always be for open space to be provided on-site as an integral part of the overall development, in order to deliver mixed and balanced communities and to encourage their use. Should the Council agree the provision of on-site facilities is not appropriate or feasible, off-site provision will be accepted."

The Authority has an identified shortfall within all categories of open space within Port Talbot. This includes a shortfall for children's play. Reflecting the population of the Port Talbot Ward the expectation would be 1.45 hectares (based on the population of over 5000 people), the actual existing provision of 0.23 hectares. This represents a deficit of -1.21 hectares of provision.

Due to the dense urban environment of Port Talbot planning obligation payments are difficult to use in the Port Talbot Ward to deliver the policy requirement for the provision of open space. Where open space provision

payments have been received it has been difficult to deliver appropriate spaces.

Due to these factors, officers of the Authority have sought to negotiate with the applicant for the provision of an on site play area. This it is viewed will deliver the most benefit within this scheme. The applicants have amended the development to include a play area adjoining area of proposed open space. On site delivery of this open space is considered to be acceptable as an alternative to developer contributions.

The on-going management of the play area is being discussed with the applicant. They have approached the Authority to adopt the site and this is currently being negotiated. The delivery and on going management of the play area/open space will require a planning condition. The final detail of the play area will need to be secured by a planning condition.

Subject to securing the on site open space and play area the proposal is in compliance with policies SP10 and OS1.

Other material considerations and issues raised in representations

The site is isolated from heritage assets such as listed buildings, conservation areas or scheduled ancient monuments. There are some buildings of local importance, along Talbot Road, but these are separated from the site by existing development along Devonshire Place and would be unaffected by the proposal.

The heritage and architectural value of the school has been identified by representations. The school has been extended and altered over time and buildings are also showing signs of deterioration. The site is not within a conservation area, there are no listed building nor it is included as a building of local importance. There is limited protection offered to the loss of the buildings at this site. Glamorgan Gwent Archaeological Trust has advised that a building recording condition should be imposed to document the building appropriately.

The site is located in an air quality management area and consideration has been given to this issue within a supporting air quality assessment. This assessment focussed on the impact of construction works and also on the impact from vehicles. It identified that neither of these impacts would be significant. A CEMP will be secured in the interests of mitigating wider adverse environmental impacts and will secure appropriate mitigation to air quality impacts.

The application is accompanied by supporting information on the sustainability of the proposed dwellings.

The loss of a post box on York Place (it is within the existing school wall) has been raised in representations. This has been passed onto the agent so that they are aware of this matter and they have advised that alternative provision will be provided. It is however a matter for Royal Mail and developer to discuss and ensure that appropriate provision is retained in the locality.

Matters related to the sale of the property by the Authority are not material to the consideration of this application. Similarly alternative development proposals that could be put forward are not significantly material and the Authority must determine application on its own merits. The use of the retained building for a business is not put forward in this application and this should not be given weight in decision making and would need to be subject to a separate planning application. The impact of development on property values is a matter of individual interest that cannot be accorded significant weight in decision making. However, noting that this is the development of residential development within a predominantly residential area.

Section 106 Planning Obligations

Local Development Plan Policy SP 4 (Infrastructure) states that “Developments will be expected to make efficient use of existing infrastructure and where required make adequate provision for new infrastructure, ensuring that there are no detrimental effects on the area and community. Where necessary, Planning Obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable”.

Policy I1 (Infrastructure Requirements) then states that “In addition to infrastructure improvements necessary to make a development acceptable in health, safety and amenity terms, additional works or funding may be required to ensure that, where appropriate, the impact of new development is mitigated. These requirements will include consideration of and appropriate provision for: Affordable housing; Open space and recreation facilities; Welsh language infrastructure (in language Sensitive Areas); Community facilities including community hubs; Biodiversity, environmental and conservation interests; Improving access to facilities and services including the provision of walking and cycling routes; Historic and built environment and public realm improvements; Community and public transport; Education and training.

The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers). As of 6th April 2010, a planning obligation may only legally constitute a reason for granting planning permission if it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case, the proposal relates to a planning application for the development of 5 two bed and 13 one bed apartments.

In view of the type and form of development proposed in this location, having regard to local circumstances and needs arising from the development, the following planning obligations are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations.

Affordable Housing

Policy AH1 of the Neath Port Talbot Local Development Plan states that all new housing developments will be required to contribute to affordable housing provision. It sets a requirement of 25% affordable housing in the spatial planning area of Port Talbot. The proposed development and all supporting information indicate that the development will be a fully affordable development and it is intended to access Social Housing Grant Funding. The applicant is a registered social landlord and they have purchased the site to develop affordable housing. They have advised that they wish for the occupancy of the site to be controlled as affordable housing through a section 106 agreement rather than a planning condition. This agreement is being progressed with the Authority however at the time of writing the report the agreement is not complete.

Public Open Space / Play Area

The site contains a substantial area of public open space and a play area. These areas will require on going management to ensure that they provide on-going public benefit in accordance with Policies SP10 and OS1. The applicant is in discussions with the Authority to provide a play area that can be adopted. The mechanisms for securing the adoption of the public open space and play area will require a section 106 agreement. The agreement will require agreement of any play facilities proposed including equipment; proposals to lay out the play area including surfacing, landscaping, means of enclosure, provision of seating and litter bins; a timetable for the provision and laying out of the play area; provision for the future management including clauses for the adoption by the Authority if agreed or other on-going management arrangement; and securing public access and maintenance of the play area.

CONCLUSION

The decision to recommend issuing a planning permission has been taken in accordance with Section 38(6) of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the visual amenity of the area, residential amenity, local environment or highway safety and the free flow of traffic. Accordingly, the proposed development is in accordance with Policies SP1; SP2; SP3; SP4; SP5; SP7; SP8; SP10; SP15; SP16; SP19; SP20; SP21; SC1; SC2; H1; AH1; I1; EN6; EN7; EN9; OS1; OS2; TR2; BE1; RE2; and W3 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION

Approve subject to an agreement under section 106 of the Town and Country Planning Act 1990. This agreement is to:

- Secure housing as affordable housing in accordance with the 25% Affordable Housing requirement set in Policy AH1 of the LDP.**
- Secure the provision of and on-going management of the public open space and play area in accordance with Policies SP10 and OS1 of the LDP.**

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

10429 PL01A Site Location Plan
10429 PL03M Proposed Site Plan
C2204-ATP-DR-TP-002_Devonshire Place_Visibility and SPAs
10429 PL10C Garden Areas Plan
10429 PL08A Waste Management Plan
10429 PL04D Proposed Site Boundaries Plan
10429 PL30E Apartment Floor Plans & Elevations
10429 PL31B Walk-up Apartments Plans & Elevations
10429 PL32B Walk-up Apartments Plans & Elevations Type 2 (Corner)
10429 PL35C 2B4P House Plans & Elevations
10429 PL37C 3B5P House Plans & Elevations
10429 PL35B 2B4P House
10429 PL38B 3B5P T2 House
10429 PL39A 3B5P House Retained Building Plans & Elevations
Design and Access Statement by Roberts Limbrick Architects
Transport Statement (9 December 2022) by Apex Transport Planning
Thermal Comfort Report (13 June 2022) by Services Design Solution Ltd
Arboricultural Report (Tree Survey Data & Tree Constraints Plan, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement) (6 December 2022) by ArbTS
Ecology Assessment Report (December 2022) by Pure Ecology
Drainage Strategy – Devonshire Place (6 December 2022) by Jubb
22305_JUBB_00_XX_DR_C_500 P4- Drainage Layout

Reason:

In the interests of clarity.

Pre-Commencement Conditions

3 Before beginning any development at the site, you must do the following:-

a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and

b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

4 No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) an assessment of the potential risks to:

- human health,
- groundwater and surface waters sampling,
- adjoining land,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 5 No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 6 No works to which this permission relates shall commence until an appropriate programme of historic building recording (Level 2) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason:

As the building is of architectural and cultural significance the specified records are required to mitigate impact and in accordance with policy SP21 of the Neath Port Talbot Local Development Plan.

- 8 Prior to work commencing on site, full details of the refuse/recycling proposals for the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include whether the service will be provided by a private contractor or Neath Port Talbot County Borough Council's Kerbside Refuse and Recycling Scheme, together with details of the proposed collection

arrangements including bin storage areas, collection arrangements and where requested details of swept path analysis of the contractors' vehicle accessing the site. The approved details shall be fully implemented on site prior to the first beneficial use of the hereby approved development.

Reason

In the interests of highway and pedestrian safety while also ensuring the provision of adequate waste collection services and in accordance with policy TR2 of the Neath Port Talbot Local Development Plan.

- 9 No development shall commence until full details of soft and hard landscape treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall, reflect the detail provided on approved drawing 222006-FDL-ASL-XX-XX-DR-L-0001-P2 - Landscape General Arrangement; 222006-FDL-ASL-XX-XX-DR-L-0002-P1 - Proposed Hard Standing; and 222006-FDL-ASL-XX-XX-DR-L-0003-P1 - Soft landscaping. Soft landscape details shall include planting plans and specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats, together with implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable approved by the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, to be approved in writing by the Local Planning Authority.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 10 No development shall commence until a landscape management plan, including longterm design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out and the landscaping maintained in accordance with the approved details.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 11 No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The CEMP shall include the following information: -

i. construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development.

ii. General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures.

iii. Control of Nuisances: Identification of the significant construction and demolition noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures and measures to control light spill.

iv. Traffic Management: details of site deliveries; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors.

v. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.

v. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

vi. Specific provisions in relation to the removal of existing concrete foundations and mitigation measures undertaken shall be detailed.

The development shall be carried out in full accordance with the approved CEMP.

Reason:

In the interests of biodiversity and the amenity of the area as a whole and to ensure the development complies with Policies EN7 and BE1 of the Neath Port Talbot Local Development Plan.

- 12 Prior to the commencement of development a demolition and construction method statement shall be submitted which provides for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii. scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
 - ix. The Construction Method Statement shall be signed by a competent person(s).
 - x. a traffic management plan showing the route demolition, construction and delivery vehicles will take to and from site (to the nearest classified highway) shall be submitted.
 - x. hours of working on site, including specified hours for deliveries due to the proximity of the primary school on Broad Street.

The approved Statement shall be adhered to throughout the construction period.

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan

- 13 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

- 14 Prior to the commencement of development, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include any lighting proposed within the public open space and a schematic street lighting scheme. Lighting shall avoid conflict with bat mitigation/enhancement measures, flight lines and woodland habitats and shall be implemented as approved. The lighting scheme shall be fully implemented prior to the beneficial use of the development.

Reason:

In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

- 15 Prior to the commencement of development works, a Biodiversity Enhancement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should update the biodiversity mitigation and enhancements identified in the Ecological Assessment Report by Pure Ecology dated December 2022 to reflect amendments to the proposal. The scheme shall be implemented in accordance with the approved details and maintained thereafter.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (2017) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 16 No development shall occur until an engineering scheme has been submitted detailing the upgrading of the highway known as York Place, Talcennau Road, Devonshire Place and Broad Street and approved in writing by the Local Planning Authority. The scheme shall allow for the following:

- i. The provision of a new junction to facilitate the site to be accessed from the existing public highway at York Place. The new spine road into the development shall have a minimum width of 5.5 metres.
- ii. The provision of a 2m footway from the development site to tie into the existing footway fronting the development along with the upgrading of the existing footway surfacing to the perimeter of the site.
- iii. All other existing highway access points both pedestrian and vehicular on the perimeter of the site, not forming part of the means of access for the proposed development shall be reinstated to full height kerb/footway construction.
- iv. Where necessary upgrading/alteration to the highway drainage system as a consequence of the improvement works.
- v. Where necessary alterations/upgrading to the public lighting system as a consequence of the highway improvement works.

All highway works agreed in this scheme are to be completed within 6 months of the completion of 95% of the dwellings on the site.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 17 No development shall commence until, a Waste Management Plan for the control, management, storage and disposal of any waste material

generated during the demolition and construction of the development shall be submitted to and approved in writing by the Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan. The plan shall be implemented as approved.

Reason:

To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy W3 of the Neath Port Talbot Local Development Plan.

- 18 A Biodiversity Enhancement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should update the biodiversity mitigation and enhancements identified in the Ecological Assessment Report by Pure Ecology dated December 2022 to reflect amendments to the proposal. The scheme shall be implemented in accordance with the approved details and maintained thereafter.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (2017) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

Action Conditions

- 19 Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 5 shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which

demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 21 Prior to their use in the construction of the development hereby permitted, details and where requested samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 22 Notwithstanding the submitted plan and prior to the first beneficial use of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the siting, design and internal layouts of bin storage areas, cycle / mobility scooter storage and domestic sheds shown on plan 10429 PL03M Proposed Site Plan. The bin stores, shed / cycle storage and mobility scooter storage as agreed shall be provided in accordance with the approved scheme prior to the first beneficial use of the development and retained as such thereafter.

Reason:

In the interest of visual amenity, residential amenity and to ensure adequate bin storage, cycle storage and mobility storage is provided for future residents and to ensure compliance with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 23 Prior to its installation within the site details shall be supplied of the proposed new electricity substation together with any proposed boundary treatment to its compound.

Reason:

In the interest of visual amenity, to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 24 Within twelve months of the first beneficial occupancy of the development the boundary treatment as detailed on 10429 PL04D

Boundaries Plan shall be completed, as approved, and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 25 Prior to the occupation of any residential unit a scheme shall be submitted detailing the implementation of and removal of Traffic Regulation Orders in the form of Junction Protection for the new proposed site access off York Place and the removal of School Orders on Talcennau Road. This scheme shall be implemented as approved.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 26 Prior to the first beneficial occupation of the development hereby permitted, the junction and visibility splays shown on Drawing No. C22004-ATP-DR-TP-002 shall be provided on site, and shall thereafter be maintained free of any obstruction exceeding 0.6m in height for as long as the development exists.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 27 Prior to the first beneficial use of the development a scheme shall be submitted to and approved in writing detailing the feasibility and provision of Electric Vehicle Charging Points to serve the development. The scheme shall include a minimum of 5 spaces and shall also include details how future electric charging points can be delivered. The scheme as agreed shall be fully implemented within twelve months of the occupation of a residential unit and shall be retained for such use thereafter.

Reason

In the interest of highway and pedestrian safety and to ensure compliance with Planning Policy Wales 10, and policies BE1 and TR1 of the Neath Port Talbot Local Development Plan

- 28 If piling is to be undertaken on site, no piling activities for the construction of the authorised development may commence until a piling method statement has been submitted to and approved by the local planning authority. Piling shall be carried out in accordance with the approved method statement.

Reason:

In the interest of, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 29 The development hereby approved shall be connected to the mains sewerage system prior to the first beneficial use of the first dwelling or commercial unit and retained as such thereafter.

Reason:

In the interest of satisfactory drainage of the site, and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 30 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. In accordance with Policy

- 31 Each vehicular access point shall be provided with a pedestrian vision splay measured at 2.4 metres x 2.4 metres behind back of footway and shall be retained thereafter so that nothing over 600 mm in height above back of footway level is erected or allowed to grow within these areas.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan

- 32 The car parking areas hereby approved shall be constructed in accordance with drawing number 10429 PL03M Proposed Site Plan, prior to the first beneficial use of the residential unit associated with the parking area and retained for access and parking of residents' vehicles only thereafter.

Reason:

In the interest of highway and pedestrian safety, to ensure that the development is served by sufficient parking and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2022/0010 **Planning Ref:** P2021/0925

PINS Ref: CAS-01961-W0S0P4

Appellant: Mr and Mrs Chris Mole

Proposal: Proposed detached house, creation of access and associated works

Site Address: Tanybryn Main Road Cadoxton Neath SA10 8BL

Appeal Method: Written Representations

Decision Date: 15 December 2022

Decision: Appeal Dismissed

Appeal Decision Letter

Appeal Ref: A2022/0013 **Planning Ref:** P2021/1267

PINS Ref: CAS-02126-C0P1H5

Appellant: Mr Craig Lloyd

Proposal: Proposed Change of Use from former nursing home (C2) to a storage yard (B8)

Site Address: Former Maesyffynon House Morfa Glas
Glynneath Neath Neath Port Talbot SA11 5EP

Appeal Method: Written Representations

Decision Date: 2 March 2023

Decision: Appeal Dismissed
Appeal Decision Letter

b) Enforcement Appeals

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2022/0013 **Planning Ref:** P2021/1267

PINS Ref: CAS-02126-C0P1H5

Appellant: Mr Craig Lloyd

Proposal: Proposed Change of Use from former nursing home (C2) to a storage yard (B8)

Site Address: Former Maesyffynon House Morfa Glas
Glynneath Neath Neath Port Talbot SA11 5EP

Start Date: 6 December 2022

Appeal Method: Written Representations

Appeal Ref: A2023/0001 **Planning Ref:** P2022/0261

PINS Ref: CAS-02160-V3Y3X9

Appellant: Mr Dane Lacey

Proposal: Proposed removal of stables and replace with residential bungalow

Site Address: Land At Frondeg Gwrhyd Road Pontardawe SA8
4TH

Start Date: 25 January 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0003 **Planning Ref:** P2020/1116

PINS Ref: 3277533

Appellant: Mr Thomas & Jeremiah Wall & Connors

Proposal: Use of land for two gypsy caravan pitches for residential purposes including a semi-detached day/utility room, two parking spaces per pitch together with the relocation of the existing access (partially retrospective), internal access drive, turning area, external lighting and additional landscaping / ecological enhancements.

Site Address: Land Adjacent To Crynant Villa Ynyswen Terrace Crynant Neath SA10 8PT

Start Date: 27 February 2023

Appeal Method: Hearing

Appeal Ref: A2023/0005 **Planning Ref:** P2022/0654

PINS Ref: CAS-02237-F7Y5B6

Appellant: Mr Tavis Knoyle

Proposal: Retention of building for use as a barber shop ancillary to the gym.

Site Address: Unit 9 Gym Quay Road Neath SA11 1SL

Start Date: 13 March 2023

Appeal Method: Written Representations

b) Enforcement Appeals

Appeal Ref: A2023/0004 **Planning Ref:** E2022/0178

PINS Ref: CAS-02235-Z5Q1V1

Applicant: Tavis Knoyle

Alleged Breach: Appeal against

Site Address: Unit 9 Gym Quay Road Neath Neath Port Talbot
SA11 1SN

Start Date: 13 March 2023

Appeal Method: Written Representations

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SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 5th DECEMBER 2022 AND 20th MARCH 2023

App No: **P2019/5342**

Proposal: Variation of conditions 5 & 36 (of planning permission P2018/0549) to allow the first submission to be 31st August 2019 and to vary submission intervals to every 7 years instead of the current requirement of every 4 years. The partial discharge of conditions 5 & 36 is also sought based on the information submitted with this application as required by the conditions.

Location: Morfa Landfill Site Morfa Landfill Grange Road
Margam Steelworks SA13 2NG

Decision: Approved

Ward: Margam & Taibach

App No: **P2021/0697**

Proposal: Details to be agreed in association with Conditions 9 (ground investigation report) and 10 (remediation strategy) of planning application P2019/5028 granted on 30/07/19

Location: Cefn Saeson Comprehensive School Afan Valley
Road Cimla SA11 3TA

Decision: Approved

Ward: Cimla & Pelenna

App No: **P2021/1072**

Proposal: Details to be agreed in association with Condition 5 (remediation strategy) of planning permission P2019/0220 granted on 26/11/19

Location: Land And Garages To The Rear Of Victoria Street
Briton Ferry Neath

Decision: Approved

Ward: Briton Ferry West

App No: **P2021/1178**

Proposal: Change of use of commercial premise Class B1 to 6
No. 1 Bed residential apartments Class C3
Location: 20 Victoria Gardens Neath SA11 3BH
Decision: Approved subject to a 106 agreement
Ward: Neath North

App No: **P2021/1255**

Proposal: Full planning application of the development of a metal processing facility totalling 28,500sq.m of floorspace comprising a powder processing plant (17,377sq.m), warehouse and store (5,428 sq.m) office building (1,442 sq.m), amenity building (776 sq.m), laboratory (200 sq.m), services building (470 sq.m), substation (107 sq.m), phase 2 (2,700 sq.m), CCTV, storage tanks and plant, parking, servicing and roads and associated works. (Additional and Revised information including details of diversion of water main, Boundary treatment and Acoustic Fencing details, external lighting scheme, revised Noise Impact Assessment, Revised Health Impact Assessment, Revised Health Impact Assessment and Air Quality Clarification Information).

Location: Land West Of Junction 38 Of The M4 Port Talbot
Margam SA13 2NU

Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0021**

Proposal: Details to be agreed in association with conditions 3 and 4 (contaminated land reports) and 5 (roof light scheme) of planning application P2021/0444 granted on 08/06/2021

Location: 5 Park Row Cwmavon SA12 9PW

Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0024**

Proposal: Details to be agreed in association with conditions 12 (CCTV plan), 20 (travel plan) and 22 (access and visibility splay plan) of planning permission P2019/5237 granted on 25/09/2019
Location: Plaza Cinema Talbot Road Port Talbot SA13 1DH
Decision: Approved
Ward: Port Talbot

App No: **P2022/0034**
Proposal: Two storey side extension and first floor extension to rear
Location: 19 Pretymann Drive Llandarcy SA10 6HZ
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0111**
Proposal: Installation of 1no. digital display panel to replace current classic panel
Location: Warehouse Wall Afan Way SA12 6NP
Decision: Refused
Ward: Aberavon

App No: **P2022/0186**
Proposal: Retaining wall to be constructed between plot number 8 and house number 9
Location: 8 The Oaks Cimla Neath Neath Port Talbot SA11 3RJ
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2022/0191**
Proposal: Demolition of existing buildings and replacement with a Class A1 food store with associated car parking, landscaping, engineering and drainage works.
Location: Castle Retail Park Briton Ferry Road Neath SA11 1AS
Decision: Approved
Ward: Neath East

App No: **P2022/0211**
Proposal: Proposed change of use from vacant ground floor A3 use class to an A1 use class with new shop frontage and internal reconfiguration.
Existing first floor comprises of a C3 managers apartment and A3 Use class function space both to be changed to C3 use class creating one apartment on the first floor. (amended plans received)
Location: The Miners Arms Old Road Skewen SA10 6AR
Decision: Approved
Ward: Coedffranc Central

App No: **P2022/0239**
Proposal: Two storey detached dwelling with attic room together with detached garage and parking provision for donor property (No. 42 Gnoll Road) (Amended plans received 06.12.22)
Location: 42 Gnoll Road Godre'r Graig SA9 2PA
Decision: Approved
Ward: Godre'rgrraig

App No: **P2022/0241**
Proposal: Construction of two detached dwellings together with associated works including access and drainage
Location: Plot 26 Owen Jones Way Bryn Port Talbot SA13 2RF
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0311**
Proposal: Retention and completion of garage and associated shutters for domestic storage and use of land as a vegetable plot
Location: Land Adjacent To Ynys Y Nos Ynys Y Nos Pontwalby Neath Port Talbot SA11 5LS
Decision: Refused
Ward: Glynneath Central & East

App No: **P2022/0341**
Proposal: Construction of detached bungalow with associated parking.
Location: Land Adjacent To 17 Gardners Lane Neath Neath Port Talbot SA11 2AH
Decision: Approved
Ward: Neath East

App No: **P2022/0450**
Proposal: Ground works comprising the raising of site levels of the remaining undeveloped land in Phase 2 of Bay Campus
Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows SA1 8EN
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0515**
Proposal: Construct two-storey side extension and convert existing building to provide 12 no. self-contained flats (mix of 1 and 2 beds) including addition of solar panels on rear elevation, new access and parking arrangements
Location: Ty Mawr Ynisderw Road Pontardawe Swansea SA8 4EG
Decision: Approved subject to a 106 agreement
Ward: Pontardawe

App No: **P2022/0516**
Proposal: Proposed change of use from dwelling into 2 no. self contained 2 bedroom flats
Location: 108 High Street Glynneath SA11 5AL
Decision: Approved
Ward: Glynneath Central & East

App No: **P2022/0535**

Proposal: Lawful Development Certificate (existing) to confirm a commencement of works in accordance with condition No.1 of Planning Permission P2012/0807 relating to a change of use from a Chapel (D1 Use Class) to a Dwellinghouse (C3 Use Class) including the replacement roof with increase in eaves and ridge height, side and rear dormers and side extension together with the construction of a detached garage.

Location: The Old Chapel Pentwyn Road Cynonville Port Talbot Neath Port Talbot

Decision: Issue Certificate

Ward: Cymmer & Glyncorrgw

App No: **P2022/0538**

Proposal: Two storey rear extension, providing sun/garden room, garden stores, plus 2 no working from home areas and shower room

Location: 20 Morgan Street Trebanos Pontardawe SA8 4DW

Decision: Approved

Ward: Trebanos

App No: **P2022/0539**

Proposal: Creation of a new vehicular access and 1 no. off road parking space.

Location: 27 Gelligron Road Pontardawe SA8 4LU

Decision: Refused

Ward: Pontardawe

App No: **P2022/0556**

Proposal: Details to be agreed in association with condition 3 (contamination) and condition 4 (remediation) of permission P2021/0977 granted on 19.11.2021

Location: Cornelius Purcell Avenue Sandfields SA12 7TZ

Decision: Approved

Ward: Sandfields West

App No: **P2022/0568**

Proposal: Installation of new floodlights to community tennis courts

Location: Neath Community Tennis Courts Dyfed Road Neath
SA11 3AN
Decision: Approved
Ward: Neath North

App No: **P2022/0589**
Proposal: Conversion of existing workshop building into a
carbonaceous fire behaviour training facility including
construction of new smoke/filter housing and fan, flue
stack, control room building and security fencing
Location: Earlswood Depot Earlswood Depot Access Road
Jersey Marine SA10 6NG
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0623**
Proposal: Retention and completion of changes to garden levels
to create a front basement level to dwelling, hard
landscaping and boundary fence
Location: 26 Pentwyn Baglan Road Baglan SA12 8EA
Decision: Approved
Ward: Baglan

App No: **P2022/0624**
Proposal: Felling of 1x Sycamore Tree protected by Tree
Preservation Order T363/T1
Location: 7 Heol Glynderwen Waunceirch Neath Neath Port
Talbot SA10 7RR
Decision: Refused
Ward: Bryncoch South

App No: **P2022/0625**
Proposal: Full planning permission for the change of use to
provide a 12 pitch campsite, including the erection of
four existing shower buildings and four existing WCs,
together with the use of two existing shepherd huts and
a porta-cabin in association with the campsite.
Location: Wenallt Farm Wenallt Road Tonna Neath SA11
3QH

Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0627**
Proposal: Proposed single storey rear extension and extension of residential curtilage with new fence boundary. Plus provision of a new hardstanding.
Location: 2 Parc Gilbertson Rhydyfro Pontardawe SA8 4PU
Decision: Approved
Ward: Pontardawe

App No: **P2022/0630**
Proposal: Change of use from cafe to hot food takeaway (A3)
Location: 47 New Road Skewen SA10 6EP
Decision: Approved
Ward: Coedffranc Central

App No: **P2022/0636**
Proposal: Provision of storage container at Port Talbot Telephone. Container to house materials and equipment to support the local telecoms infrastructure network upgrade.
Location: Telephone Exchange Eagle Street Port Talbot SA13 1AA
Decision: Approved
Ward: Port Talbot

App No: **P2022/0673**
Proposal: Change of use of ground floor from existing travel agency (A1 use class) to a solicitors office (A2 use class) (Retrospective)
Location: 2 Forge Road Port Talbot SA13 1NU
Decision: Approved
Ward: Port Talbot

App No: **P2022/0701**

Proposal: Full planning permission for a change of use of existing detached garage into dwelling house (C3), with associated parking and external alterations. Including the regularisation of engineering works on site.
Location: Land Adjacent To 3, Rose Cottages Resolven Neath SA11 4LF
Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0706**
Proposal: Proposed detached garage & raised terrace to rear with 1.8m high privacy screening
Location: 35 Clare Road Ystalyfera Swansea SA9 2AJ
Decision: Approved
Ward: Ystalyfera

App No: **P2022/0740**
Proposal: Section 73 application to amend the wording of condition 2 (approved plans) and to amend condition 3 (required works to the highway) of planning application P2020/0967 determined on 19/01/2021 to alter the required works to the highway.
Location: Land Adjacent To 27 Heol Tabor Cwmavon Port Talbot Neath Port Talbot
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0743**
Proposal: Proposed single storey rear extension and raised rear decking
Location: 125 Heol Y Gors Cwmgors SA18 1PY
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0748**
Proposal: Installation of new roof mounted wind turbines and ground level battery energy storage facilities at new Centre for Integrative Semiconductor Materials (CISM)

Location: Swansea University Bay Campus Fabian Way
Crymlyn Burrows SA1 8EN
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0752**

Proposal: Proposed change of use to existing garage to create
1no. self-contained residential unit and external
alterations

Location: 10 Pendrill Street Neath Neath Port Talbot SA11 1BP
Decision: Refused
Ward: Neath East

App No: **P2022/0777**

Proposal: Retention and completion of the change of use of land
to residential with associated shed on raised platform,
5 x 1.93m fence panels 1.385m fence panels and 2
x1.93m fence panels.

Location: 13 Tir Celyn Coed Hirwaun SA13 2UZ
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0780**

Proposal: Discharge of condition 3 (contaminated land
assessment), condition 4 (contaminated land
remediation), condition 5 (construction method
statement) and condition 12 (site levels) of planning
permission P2022/0495 for the construction of the
dwellinghouse with integral garage.

Location: 37 Parish Road Blaengwrach Neath SA11 5SW
Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2022/0790**

Proposal: Prior approval for the construction of a new saw shed
building.

Location: Land At Gwrhyd Quarry Gwrhyd Road Pontardawe
SA9 2SB
Decision: Prior Notification Approval Not Required

Ward: Pontardawe

App No: **P2022/0791**

Proposal: The re-siting and use of a general storage unit and the siting and use of a masonry saw, employee welfare facilities, units for general storage and sheds for housing masonry saws (retrospective).

Location: Land At Gwrhyd Quarry Gwrhyd Road Pontardawe SA9 2SB

Decision: Approved

Ward: Pontardawe

App No: **P2022/0798**

Proposal: Works to ten trees covered by tree preservation order T004 (Area). Proposed works are as follows:

T2 - reduce western branches by 1.5m in branch length to suitable pruning point.

T4 - reduce northern side of crown by 1.5m in branch length to suitable pruning points

T5 - reduction of the branches on the western side of the crowns only and by a maximum branch reduction of 1.5 metres.

T6 - Remove deadwood over 25mm

T9 - reduction of the branches on the western side of the crowns only and by a maximum branch reduction of 1.5 metres.

T11 - Fell

T12 - Remove deadwood over 25mm

T14 - Remove deadwood over 25mm

T15 - Remove deadwood over 25mm

T16 - Reduce lower lateral branches by up to 2.5m to suitable pruning points.

Location: 4 Blaenwern Bryncoch SA10 7AA

Decision: Approved

Ward: Bryncoch South

App No: **P2022/0801**

Proposal: Proposed part single part two storey rear extension

Location: 23 Walters Road Cwmllynfell Swansea Neath Port Talbot SA9 2FH

Decision: Approved
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0803**

Proposal: Proposed single storey front extension and single storey rear extension

Location: 14 Newall Road Skewen Neath Neath Port Talbot SA10 6ST

Decision: Approved
Ward: Coedffranc North

App No: **P2022/0819**

Proposal: Certificate of lawful development (proposed) for the use of the existing dwelling (use class C3) as a small children's home for the care of 2 children under use class C3

Location: 25 Auburn Avenue Sandfields Port Talbot Neath Port Talbot SA12 7RD

Decision: Issue Certificate
Ward: Sandfields West

App No: **P2022/0820**

Proposal: Demolition of existing conservatory and construction of a part two storey/part single storey rear extensions and additional windows to existing dwelling.

Location: 34 Parc Gilbertson Rhydyfro Pontardawe Swansea Neath Port Talbot

Decision: Approved
Ward: Pontardawe

App No: **P2022/0824**

Proposal: Advertisement consent to install a 6.3m pylon sign in replacement of the existing sign (illuminated).

Location: Tesco Express Supermarket Park Avenue Glynneath SA11 5EW

Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2022/0840**
Proposal: Proposed two storey side and rear extension to existing semi detaching dwelling to include a proposed single storey rear extension
Location: 3 Graig Parc Longford SA10 7HB
Decision: Approved
Ward: Dyffryn

App No: **P2022/0842**
Proposal: Proposed construction of 1 No. detached dwelling and associated works
Location: Land Adjacent 78 Church Road, Seven Sisters Neath, SA10 9DT
Decision: Approved
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0844**
Proposal: Change of use of ground floor from Bizzi Bees nursery and crèche (A3 and D1) to sports diner bar (Sui Generis) with live and recorded music, sports activities such as pool, darts and table tennis, and gambling and gaming machines and new fire exit door.
Location: Ground Floor 18, Station Road Port Talbot SA13 1JB
Decision: Approved
Ward: Port Talbot

App No: **P2022/0847**
Proposal: Proposed single storey detached garage
Location: Pen Y Bryn 51 Graig Road Gwaun Cae Gurwen Ammanford SA18 1EH
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0849**
Proposal: Proposed single storey porch to front elevation.
Location: 99 Brynamman Road Gwaun Cae Gurwen SA18 1TT
Decision: Approved

Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0851**

Proposal: Validation Report for the Capping Soil for Plots 135-137, for the part discharge of condition 20 of planning permission reference P2021/0226 for the Construction of 137 dwellings and associated, roads, parking, landscaping and infrastructure. (revised/additional information relating to layout, parking, access, house type, landscaping, secure storage, bin storage land contamination, energy assessment, electric vehicle charging points, lighting report, construction management plan and a design and access statement.)

Location: Land at the former Afan Lido and Car Park Aberavon Seafront Port Talbot

Decision: Approved

Ward: Sandfields East

App No: **P2022/0864**

Proposal: Part two storey/part single storey side extension and alterations to roof of existing house changing it from a hip to a gable.

Location: 1 Woodland Road Glyncorrwg Port Talbot Neath Port Talbot SA13 3BS

Decision: Approved

Ward: Cymmer & Glyncorrwg

App No: **P2022/0866**

Proposal: Outline application (all matters reserved except access) for a 2 bed dwelling with associated garden and off road parking and new vehicular access

Location: 45 Burrows Road Skewen Neath Neath Port Talbot SA10 6AE

Decision: Refused

Ward: Coedffranc Central

App No: **P2022/0868**

Proposal: Application under section 73, for variation of planning permission P2021/0956 for a detached industrial building (use class B8 - storage and distribution) with associated parking, drainage and landscaping, to remove condition 16 (water monitoring) and discharge of conditions: 4 (construction method statement), 5 (waste management plan), 6 (energy assessment), 7 (vehicle charging), 12 (land contamination), 14 (piling design), 15 (flood warning), 18 (nest boxes), 20 (lighting), 21 (boundary treatment), 23 (outdoor amenity space), 24 (materials), 25 (bin store) and 26 (cycle store).

Location: Land At Mardon Park Central Avenue Baglan SA12 7AX

Decision: Approved

Ward: Baglan

App No: **P2022/0873**

Proposal: Development of off-street parking area and develop new access steps and retaining walls.

Location: 105 Main Road Bryncoch SA10 7TL

Decision: Refused

Ward: Bryncoch North

App No: **P2022/0875**

Proposal: Proposed first floor rear extension, the works for which include the installation of a first floor window within the rear elevation of the existing property.

Location: 9 Brecon Road Pontardawe SA8 4PA

Decision: Approved

Ward: Pontardawe

App No: **P2022/0879**

Proposal: Rear bedroom extension, replace front window with entrance door, ramp to front garden

Location: 37 Darran Park Neath Abbey SA10 6PX

Decision: Approved

Ward: Dyffryn

App No: **P2022/0881**
Proposal: Proposed dormer extension
Location: 7 Dan Y Coed Cwmavon SA12 9NH
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0884**
Proposal: Proposed Change of Use from Office to Dwelling (C3)
and retention of render to front of property
Location: 127 London Road Neath SA11 1HF
Decision: Approved
Ward: Neath North

App No: **P2022/0888**
Proposal: First floor rear extension
Location: 45 Bethesda Road Ynysmeudwy Pontardawe SA8
4QQ
Decision: Approved
Ward: Pontardawe

App No: **P2022/0891**
Proposal: Granny annexe outbuilding
Location: 26 Silver Avenue Sandfields SA12 7RU
Decision: Approved
Ward: Sandfields West

App No: **P2022/0895**
Proposal: Removal of existing cladding panels to be replaced
with a dark brick plinth at ground floor with insulated
painted render finish above
Location: Market Chambers The Parade Neath SA11 1PU
Decision: Approved
Ward: Neath North

App No: **P2022/0896**
Proposal: Change of use from unused public house (use class
A3) to family dwelling (use class C3)

Location: The British Lion Pwll Y Glaw Cwmavon Port Talbot
Neath Port Talbot
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0897**
Proposal: Demolition of existing car wash building and creation of charging zone with erection of EV chargers, erection of canopy, sub-station enclosure and associated forecourt works.

Location: Petrol Filling Station Western Avenue Sandfields
SA12 7PE
Decision: Approved
Ward: Sandfields West

App No: **P2022/0901**
Proposal: Proposed works to 15x Oak trees (identified as T1, T3, T4, T7, T8, T11, T13, T15, T18, T22, T23, T24, T26, T27 & T29), 13x Sycamore trees (identified as T2, T5, T6, T9, T10, T12, T14, T17, T19, T20, T21, T25, T28), 1x Hazel (identified as T16) & 1x Beech (identified as T30), protected by Tree Preservation Order T021/W2:

-Reduction of branches which overhang the footpath and the gardens of 172 Longford Road and 34-52 Lon Glynfelin by 2.5m-3m.

Location: Coed Bach Woodlands, Lon Glynfelin Longford
Neath
Decision: Approved
Ward: Dyffryn

App No: **P2022/0904**

Proposal: Consultation Request from Planning and Environment Decisions Wales (PEDW) on the content of a Scoping Direction under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 relating to a proposed application for a Development of National Significance (DNS) for a Renewable Energy Park comprising wind generating capacity, solar photovoltaic generating capacity and battery storage

Location: Hirfynydd Renewable Energy Park Land To The East Of Crynant Neath Port Talbot

Decision: Scoping Opinion

Ward: Crynant, Onllwyn & Seven Sisters
Crynant, Onllwyn & Seven Sisters

App No: **P2022/0906**

Proposal: Totem Signage

Location: Land At Baglan Bay Retail Park Afan Way Port Talbot SA12 7BZ

Decision: Approved

Ward: Aberavon

App No: **P2022/0907**

Proposal: Removal of Condition 3 (need for intrusive site investigation) of planning permission P2021/1232 granted on 10th February 2022 (for erection of a building to cover an existing sports facility)

Location: Llandarcy Academy Of Sport Access Road To Llandarcy Village Llandarcy SA10 6JD

Decision: Approved

Ward: Coedffranc West

App No: **P2022/0909**

Proposal: Proposed ground floor rear extension

Location: 16 Church Road Baglan SA12 8SS

Decision: Approved

Ward: Baglan

App No: **P2022/0910**
Proposal: Erection of a conservatory to the rear of the dwelling on existing raised platform.
Location: 238 Swansea Road Trebanos Pontardawe SA8 4BY
Decision: Approved
Ward: Trebanos

App No: **P2022/0915**
Proposal: Replacement of the external ATM with new model, with associated works to stonework and window above.
Replacement of internal self-service machines with new models, with associated works.
Location: 3 Windsor Road Neath SA11 1LN
Decision: Approved
Ward: Neath North

App No: **P2022/0918**
Proposal: Discharge of condition 4 (remediation) and condition 6 (ecological enhancement) of planning permission P2022/0415 for the erection of a use class A1/A3 drive thru outlet, together with associated servicing, car parking and landscaping, ancillary works and signage.
Location: Land At Baglan Bay Retail Park Afan Way Port Talbot SA12 7BZ
Decision: Approved
Ward: Aberavon

App No: **P2022/0921**
Proposal: Felling to within 50cms of ground level of 1x Alder Tree (identified as T1) protected by Tree Preservation Order T062/W1.
Location: The Builders Yard Farmers Road Bryncoch Neath Neath Port Talbot
Decision: Approved
Ward: Bryncoch North

App No: **P2022/0922**

Proposal: Variation of condition 2 (approved plans) of application P2022/0493 approved 25/10/2022 amending the appearance of the main dwellinghouse
Location: Ocean View House 191 Victoria Road Sandfields SA12 6QJ
Decision: Approved
Ward: Sandfields East

App No: **P2022/0923**
Proposal: Proposed two-storey side extension with front and rear single-storey extensions
Location: 195 Western Avenue Sandfields Port Talbot Neath Port Talbot SA12 7NE
Decision: Approved
Ward: Sandfields West

App No: **P2022/0924**
Proposal: Proposed extension to increase the existing Kiosk curtilage to the edge of the existing canopy roof line.
Location: Aberavon Seafront Playground The Princess Margaret Way Sandfields SA12 6QW
Decision: Approved
Ward: Sandfields West

App No: **P2022/0925**
Proposal: Subdivision of existing ground floor retail unit (Class A1) including provision of new shopfronts to create 4 commercial units (Class A1, A2 or A3) and change of use of first floor to create 4 flats (3 x 1-bed, 1 x 2-bed) including new bin and cycle storage areas on ground floor
Location: 46 Wind Street Neath SA11 3EN
Decision: Approved
Ward: Neath North

App No: **P2022/0928**
Proposal: New play canopy
Location: Ysgol Gynrad Gymraeg Tregesles St Johns Terrace Neath Abbey Neath Neath Port Talbot

Decision: Approved
Ward: Dyffryn

App No: **P2022/0929**
Proposal: Proposed rear and side extensions, plus associated internal alterations.
Location: Rhos Primary School Neath Road Rhos Pontardawe SA8 3EB
Decision: Approved
Ward: Rhos

App No: **P2022/0930**
Proposal: Single storey and first floor side extensions and replacement front canopy.
Location: 125 Caeglas Cwmavon SA12 9AZ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0931**
Proposal: Proposed garage conversion and the creation of a parking space to the front for the displaced space from the garage
Location: 145 Crymlyn Parc Skewen SA10 6EF
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0932**
Proposal: Proposed new kitchen extract to front roof of building.
Location: 86 Fairwood Drive Baglan SA12 8NU
Decision: Approved
Ward: Baglan

App No: **P2022/0934**
Proposal: Details to be agreed in association with condition 20 (scheme detailing a roof mounted solar PV array) of P2020/0486 granted on 29.7.20
Location: Land At Water Street Neath
Decision: Approved

Ward: Neath North

App No: **P2022/0936**

Proposal: Works to two Sycamore trees covered by tree preservation order T274/T7 & T8 (identified as Tree 1 & Tree 2). Proposed works to remove Stem 2 on Tree 1 and thin the crown of Tree 2 by a maximum of 20%.

Location: 9 Princess Drive Waunceirch SA10 7PZ

Decision: Approved

Ward: Bryncoch South

App No: **P2022/0941**

Proposal: Single storey rear and side extension - Lawful Development Certificate Proposed

Location: 15 Penllyn Cwmavon SA12 9NL

Decision: Issue Certificate

Ward: Bryn And Cwmavon

App No: **P2022/0942**

Proposal: Proposed single storey rear extension the works for which include the demolition of the existing conservatory and alterations to existing flat roof side extension to incorporate a pitched roof design

Location: 61 Delffordd Rhos Pontardawe SA8 3EJ

Decision: Approved

Ward: Rhos

App No: **P2022/0943**

Proposal: Conversion of garage to living space, the works for which would include the removal of the existing garage door and the installation of a glazed screen with a central pair of french doors. Plus the addition of an external front door to form a small entry porch.

Location: 98 Bryn Morgrug Alltwen Pontardawe Swansea Neath Port Talbot

Decision: Approved

Ward: Alltwen

App No: **P2022/0944**
Proposal: Works to 2x Oak trees (identified as T1 & T2) protected by Tree Preservation Order T339/A1:
-T1 Oak Tree: crown lift by 20ft, clear lower trunk of small side branches to crown, partial reduction of overhanging branches by 6ft
-T2 Oak Tree: partial reduction of lower overhanging branches by 6ft, clear small branches to crown.
Location: On Dram Road To Rear Of: 15 Highland Gardens Neath Abbey Neath Neath Port Talbot
Decision: Approved
Ward: Dyffryn

App No: **P2022/0948**
Proposal: Erect a conservatory to the rear elevation and reposition access steps to lower garden area
Location: 145 Crymlyn Parc Skewen Neath Neath Port Talbot SA10 6EF
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0950**
Proposal: Details to be agreed in association with conditions 3 (drainage), 4 (construction method statement), 5 (landscaping) and 6 (noise management) of P2020/0727 granted on 27th April 2021
Location: Land Adjacent To Brecon Road Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Pontardawe

App No: **P2022/0952**

Proposal: Proposed change of use of ground floor former shop (A3 Use) and demolition of existing two storey rear extension and development of a three storey rear extension with juliet balcony, two storey flat roof rear extension with juliet balcony, single storey flat roof rear extension to facilitate three self-contained apartments (x1No 2-bedroom apartment, x2No 1-bedroom apartment), ancillary parking, retaining wall and balustrade, bin and bicycle storage.

Location: 17 Wern Road Ystalyfera Swansea Neath Port Talbot SA9 2LX

Decision: Approved

Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0954**

Proposal: Change of use from a retail premises (Class A1) to a Coffee Shop (Class A3) including a replacement front window, installation of external extraction vent, installation of access door with ramped access to the doorway with balustrade and open seating area to the front of the premises.

Location: 29 Furzeland Drive Bryncoch SA10 7UF

Decision: Approved

Ward: Bryncoch North

App No: **P2022/0956**

Proposal: Construction of new extension to existing arts centre building to provide a purpose built cinema with toilet facilities and internal reconfiguration and refurbishment works to provide an improved reception and cafe area

Location: Pontardawe Arts Centre 60 Herbert Street Pontardawe SA8 4ED

Decision: Approved

Ward: Pontardawe

App No: **P2022/0957**

Proposal: Single storey rear extension, first floor juliet balcony to rear elevation and alter existing ground floor extension pitch roof to flat roof.

Location: 65 Taillywd Road Neath Abbey SA10 7DY

Decision: Approved
Ward: Dyffryn

App No: **P2022/0958**
Proposal: Single storey rear extension, the works for which include the partial demolition and alterations to the existing single storey rear extensions
Location: 23 Highland Crescent Dyffryn Cellwen SA10 9LE
Decision: Issue Certificate
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0959**
Proposal: Single storey side extension
Location: 11 Parish Road Blaengwrach SA11 5SW
Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2022/0961**
Proposal: Single storey rear extension
Location: 169 Cae Morfa Skewen SA10 6EE
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0968**
Proposal: Single storey porch/sitting room extension
Location: 58 Moorland Road Sandfields SA12 6LJ
Decision: Approved
Ward: Sandfields East

App No: **P2022/0969**
Proposal: Details to be agreed in association with conditions 18 (extraction system), 21 (noise levels of extraction system) and 22 (ventilation system stacks) of P2018/0765 granted consent on 6.11.2018
Location: Unit A Shufflebotham Lane Neath SA11 3FJ
Decision: Approved
Ward: Neath North

App No: **P2022/0970**
Proposal: Demolition of existing single storey rear extension and the construction of a new single storey rear extension
Location: 45 Main Road Dyffryn Cellwen SA10 9HR
Decision: Issue Certificate
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0971**
Proposal: Application under section 73 to make minor material changes by the variation of condition 1 of planning permission P2020/0671 for the erection of an administrative building. Amendments are to extend the permitted building, to change the layout of the adjacent car park, to increase parking and remove the bin store.
Location: Margam Green Energy Plant Longlands Lane Margam
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0972**
Proposal: Development at the site entrance to the MGEP comprising a new modular building to provide a security hut; a smoking shelter; a security barrier system; hardstanding and gravel and changes to the kerb system; shallow retaining wall structures; and signage at the site entrance to MGEP.
Location: Margam Green Energy Plant Longlands Lane Margam
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0973**
Proposal: Retention of new boundary fence and patio area with timber pergola (Additional 1.8m screening added to patio)
Location: 18A Victoria Road Sandfields SA12 6AB
Decision: Approved
Ward: Sandfields East

App No: **P2022/0974**
Proposal: Temporary scaffolding to interior of Castle Tower to facilitate inspection of ceiling and lifting of floor in tower room to allow inspection from above.
Location: Margam Castle Margam Country Park Water Street Margam Neath Port Talbot
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0975**
Proposal: Details to be agreed in relation to condition 4 (Contamination remediation scheme) of planning application P2022/0226 granted on 27/6/22
Location: Unit 1 Ynysygerwn Avenue Aberdulais SA10 8HH
Decision: Approved
Ward: Aberdulais

App No: **P2022/0976**
Proposal: Retention of use of land as temporary HGV parking (planning consent required until 31 January 2024) in association with the operation of the adjacent Amazon logistics warehouse
Location: Land Adjacent To Amazon Warehouse (Plot C2) Ffordd Amazon Crymlyn Burrows Swansea SA1 8QX
Decision: Approved
Ward: Coedffranc West

App No: **P2022/0977**
Proposal: Demolition of existing single storey rear extension and development of a flat roof single storey rear extension.
Location: 102 Pantyrheol Neath Neath Port Talbot SA11 2HD
Decision: Approved
Ward: Neath East

App No: **P2022/0978**

Proposal: Proposed single storey rear extension, the works for which include alterations to rear garden ground levels to accommodate development

Location: 37 Main Road Bryncoch SA10 7PD

Decision: Approved

Ward: Bryncoch North

App No: **P2022/0980**

Proposal: Part two storey/part single storey side and rear extensions & new window to side elevation (amended proposal 11/01/2023)

Location: 27 Ynys Y Nos Pontwalby Glynneath SA11 5LS

Decision: Approved

Ward: Glynneath Central & East

App No: **P2022/0983**

Proposal: Single storey rear extension

Location: 2 St Davids Park Margam SA13 2PA

Decision: Approved

Ward: Margam & Taibach

App No: **P2022/0985**

Proposal: Full planning to construct two storey detached community sports pavilion / hub (D2) incorporating changing rooms, ground floor cafe and kitchen (A3) and first floor office accommodation (A2/B1).

Location: Tudor Park Recreation Ground Croeserw Cymmer Port Talbot Neath Port Talbot

Decision: Approved

Ward: Gwynfi & Croeserw

App No: **P2022/0986**

Proposal: Change of use of ground floor unit from Class A1 (shop) to Class A3 (food and drink) including external seating area to front and installation of extraction and ventilation equipment on a new mezzanine floor and associated external alterations to building

Location: Unit 1 Neath Town Centre Retail Development Neath SA11 3ES.

Decision: Approved
Ward: Neath North

App No: **P2022/0990**
Proposal: 1 Number detached dwelling and detached garage and creation of vehicular access
Location: Land Rear Of Heol Nedd Cwmgwrach Neath SA11 5PL
Decision: Refused
Ward: Blaengwrach & Glynneath West

App No: **P2022/0991**
Proposal: Detached Store
Location: Runtech Ltd Harbour Way Port Talbot SA13 1PY
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/0994**
Proposal: Demolition of existing garage and development of two storey side extension and single storey rear extension (amended description)
Location: 26 Twynrefail Place Gwaun Cae Gurwen SA18 1HY
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0995**
Proposal: Variation of condition 1 of planning permission P2019/5526 approved on 20/11/19 for the temporary consent to be extended for a further 3 years.
Location: Nort-i Caribbean Food Shack Abernant Centre Abernant Colliery Rhydyfro SA8 4SX
Decision: Approved
Ward: Pontardawe

App No: **P2022/0997**
Proposal: Part single/part two storey side extension, single storey rear extension and front canopy.

Location: 3 Henfaes Road Tonna Neath Neath Port Talbot
SA11 3DX

Decision: Approved

Ward: Resolven & Tonna

App No: **P2022/0998**

Proposal: Details to be agreed in association with condition 4
(biodiversity enhancements) of P2022/0632 granted on
15/09/2022

Location: 3 Ocean Way Sandfields Port Talbot Neath Port
Talbot SA12 7NP

Decision: Approved

Ward: Sandfields West

App No: **P2022/0999**

Proposal: Proposed 5G telecoms installation: H3G 20m street
pole and additional equipment cabinets.

Location: Land Opposite 3 Grove Cottage Margam Port Talbot
SA13 2SY

Decision: Prior Notification Approval Required

Ward: Margam & Taibach

App No: **P2022/1000**

Proposal: Proposed 5G telecoms installation: H3G 15m street
pole and additional equipment cabinets.

Location: Harbour Way Street Works Harbour Way Port Talbot
SA13 2BL

Decision: Prior Notification Approval Not Required

Ward: Port Talbot

App No: **P2022/1001**

Proposal: Non-material amendment to planning permission
P2022/0433, to replace limited sections of approved
cladding with brickwork; addition of access ramp; and
addition of louvre screens to plant enclosure.

Location: Neath Port Talbot Hospital Baglan Way Aberavon
SA12 7BX

Decision: Approved

Ward: Aberavon

App No: **P2022/1002**
Proposal: The retention of 1no. automated teller machine
Location: Trebanos Service Station (Texaco), 142-146
Swansea Road, Swansea, SA8 4BN
Decision: Approved
Ward: Trebanos

App No: **P2022/1003**
Proposal: Advertisement consent for the retention of 1no non-illuminated top sign, 1no non-illuminated bottom sign and 1no illuminated logo panel at ATM
Location: Trebanos Service Station (Texaco), 142-146
Swansea Road, Swansea, SA8 4BN
Decision: Approved
Ward: Pontardawe

App No: **P2022/1004**
Proposal: Single storey rear extension.
Location: 25 George Street Port Talbot SA13 1ES
Decision: Approved
Ward: Port Talbot

App No: **P2022/1005**
Proposal: Details pursuant to the discharge of Condition 3 (drainage) of planning permission P2021/1224
Location: The Yard Efail Fach Pontrhydyfen SA12 9UB
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2022/1011**
Proposal: Variation of planning application P2021/0331 (One detached dwelling - granted on 26/5/21) to allow a further 2 years for the commencement of development
Location: Land Adjacent To 35 New Road Ynysmeudwy Swansea SA8 4PD
Decision: Approved
Ward: Pontardawe

App No: **P2022/1016**
Proposal: Garden outbuilding - Certificate of Lawful Development (Existing)
Location: 17 Mozart Drive Sandfields SA12 7UA
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2022/1017**
Proposal: Single storey rear extension, detached outbuilding and new 2m high perimeter boundary wall.
Location: 6 Seaward Close Sandfields SA12 7LU
Decision: Approved
Ward: Sandfields East

App No: **P2022/1018**
Proposal: Single storey side extension
Location: 25 St Marys Close Briton Ferry SA11 2JU
Decision: Approved
Ward: Briton Ferry West

App No: **P2022/1020**
Proposal: Proposed erection of metal sculpture archway along access path to Crymlyn Burrows SSSI
Location: Crymlyn Burrows footpath access track parallel to Crymlyn Way at the south-west end of the wooded block.
Decision: Approved
Ward: Coedffranc West

App No: **P2022/1023**
Proposal: Part single/part two storey rear extensions, raised rear deck area with safety/privacy screens, new bathroom window to first floor side elevation of main dwelling, front dormer and front porch extensions.
Location: 2 Crofton Drive Baglan SA12 8UL
Decision: Approved
Ward: Baglan

App No: **P2022/1028**
Proposal: First floor extension to provide three offices (A2) and two storage units (B8) with a terrace to the rear and associated parking.
Location: 26-34 Church Road Baglan Port Talbot Neath Port Talbot SA12 8ST
Decision: Refused
Ward: Baglan

App No: **P2022/1029**
Proposal: Prior Notification for Demolition: Canopy around the store including all roofing, metal support work, columns and rain water collectors.
Location: Tesco Supermarket Prior Street Port Talbot SA13 1YA
Decision: Prior Notification Approval Required
Ward: Port Talbot

App No: **P2022/1030**
Proposal: Details to be agreed in accordance with condition 3 of (extraction system details) of application P2021/1141 granted on 25.01.2022.
Location: 1-2 Commercial Buildings Talbot Road Port Talbot Neath Port Talbot SA13 1DR
Decision: Approved
Ward: Port Talbot

App No: **P2022/1031**
Proposal: Raising eaves and ridge height of main roof of dwelling to facilitate loft conversion, installation of 3 no. front dormers and 5 roof lights in rear roof plane, two storey rear extension, single storey rear extension, 2 flues, front canopy, widening of existing garage frontage, replacement pitched roof to garage and detached two bedroom annexe with flue in roof in rear garden - AMENDED PLANS OF ANNEXE RECEIVED.
Location: Brynsiriol 9 Ten Acre Wood Margam Port Talbot Neath Port Talbot

Decision: Approved
Ward: Margam & Taibach

App No: **P2022/1032**
Proposal: Removal of loft window to front elevation and replacement feature window - Certificate of lawful development (Proposed)
Location: 17 Grange Street Port Talbot Neath Port Talbot SA13 1EN
Decision: Issue Certificate
Ward: Port Talbot

App No: **P2022/1035**
Proposal: Request for Screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 for the erection of a proposed college and associated development.
Location: Site Of Proposed Neath Port Talbot Harbourside College Land South Of The A4241 Port Talbot SA13 1RS
Decision: Not EIA Development
Ward: Margam & Taibach

App No: **P2022/1038**
Proposal: Details submitted to discharge Condition 18 (noise assessment) of planning permission P2022/0536 for new Aldi store development
Location: Land Adjacent To Csn Precision Engineering Neath Abbey Road Neath SA10 7BR
Decision: Approved
Ward: Bryncoch South

App No: **P2022/1039**
Proposal: Details submitted for discharge of condition 4 (revised drainage strategy) of planning permission P2015/0851 dated 21.03.2016 for the construction of 10 No. terraced dwellings (updated SAB details)
Location: 33 Church Street Pontardawe SA8 4JB
Decision: Approved

Ward: Pontardawe

App No: **P2022/1046**

Proposal: Two storey rear extension & canopy porch on rear elevation

Location: 24 Llwynhen Road Cwmgors SA18 1RG

Decision: Approved

Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/1047**

Proposal: Partial discharge of condition 20 of planning permission reference P2021/0226 for the construction of 137 dwellings and associated, roads, parking, landscaping and infrastructure. (revised/additional information relating to layout, parking, access, house type, landscaping, secure storage, bin storage land contamination, energy assessment, electric vehicle charging points, lighting report, construction management plan and a design and access statement.). Submission of verification report for the capping soil for plots 84, 85, 86, 87, 88, 89, 91, 111, 112, 113, 118, 119, 92, 117, 126, 127, 128, 129, 130, 131, 132.

Location: Land at the Former Afan Lido and Car Park, Aberavon

Decision: Approved

Ward: Sandfields East

App No: **P2022/1050**

Proposal: Request for Screening opinion under Regulation 6 of the Town and Country Planning (Environment Impact Assessment) (Wales) Regulations 2017 for a proposed ground mounted solar PV array with a generating capacity of up to 1.41 MW

Location: Sun Fields Dream Fields Lane From B4290 To Gelli Bwch Farm Jersey Marine Neath

Decision: Not EIA Development

Ward: Coedffranc West

App No: **P2022/1054**

Proposal: Ground floor rear extension - Certificate of Lawful Development (Proposed)
Location: 151 Western Avenue Sandfields SA12 7ND
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2022/1055**
Proposal: Installation of 8m high multi-play tower / equipment (to replace existing play apparatus / Huck climbing unit)
Location: Gnoll Estate Country Park, Adventure Playground Fairyland Neath SA11 3BS
Decision: Approved
Ward: Neath North

App No: **P2022/1058**
Proposal: Retention of raised decking
Location: 119 Ynys Y Wern Cwmavon SA12 9DJ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/1060**
Proposal: Discharge of condition 3 (contaminated land site investigation) of planning permission P2022/0415 for the erection of a use class A1/A3 drive thru outlet, together with associated servicing, car parking and landscaping, ancillary works and signage.
Location: Land At Baglan Bay Retail Prk Afan Way Port Talbot SA12 7BZ
Decision: Approved
Ward: Aberavon

App No: **P2022/1065**
Proposal: Change of use from retail (Class A1) to a gym (Class D2) and minor external alterations
Location: Baglan Bay Retail Park, Unit 5 Christchurch Road Aberavon SA12 7BZ
Decision: Approved
Ward: Aberavon

App No: **P2022/1067**
Proposal: Single storey rear & side extension
Location: 14 Cefndon Terrace Cwmavon Port Talbot Neath
Port Talbot SA12 9LG
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/1070**
Proposal: Two storey rear extension, the works for which include the demolition of an existing two-storey rear extension and alterations to the rear garden ground levels to accommodate development.
Location: 68 Crymlyn Road Skewen Neath Neath Port Talbot SA10 6EG
Decision: Approved
Ward: Coedffranc West

App No: **P2022/1073**
Proposal: Retention of an automated teller machine
Location: 33-35 High Street Glynneath SA11 5BS
Decision: Approved
Ward: Glynneath Central & East

App No: **P2022/1074**
Proposal: Advertisement consent for retention of the installation of 1no non-illuminated top sign and 1no illuminated logo panel
Location: 33-35 High Street Glynneath SA11 5BS
Decision: Approved
Ward: Glynneath Central & East

App No: **P2022/1075**
Proposal: Discharge of conditions: 8 (lighting scheme), 9 (boundary treatments), 10 (ecology enhancement) and 11 (materials) of planning permission P2022/0495 for the Construction of a dwellinghouse with integral garage.

Location: 37 Parish Road Blaengwrach Neath Neath Port
Talbot SA11 5SW
Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2022/1080**
Proposal: Proposed two-storey rear extension and single storey side/rear extension. The works for which would include internal remodelling, the installation of a first floor window within the side elevation of the main dwellinghouse, the demolition of existing single storey side and rear extensions, and the setting back of an existing garden retaining wall.

Location: 16 Neath Road Rhos Pontardawe SA8 3EB
Decision: Approved
Ward: Rhos

App No: **P2022/1083**
Proposal: Discharge of conditions 5 (traffic management plan), 8 (construction method statement) and 15 (habitat management plan) of planning permission P2022/0372 for the erection of a single wind turbine up to 100m high to tip (up to 71m max rotor diameter) and installation of associated infrastructure.

Location: Land At Kenfig Industrial Estate Margam
Decision: Approved
Ward: Margam & Taibach

App No: **P2022/1086**
Proposal: Non material amendment to planning permission ref. P2020/0820 approved 16.12.20 :
1. Removal of the original proposed balcony and replace with roof light windows to both front and rear elevations.
2. Removal of condition 3.

Location: 4 Clos Gwenallt Alltwen Pontardawe SA8 3BD
Decision: Approved
Ward: Alltwen

App No: **P2022/1094**
Proposal: Construction of pitched roof and raised walls to existing kitchen, utility and cloakroom, together with associated external steps and landing.
Location: 3 Channel View Bryncoch Neath Neath Port Talbot SA10 7TH
Decision: Approved
Ward: Bryncoch North

App No: **P2022/1095**
Proposal: Demolition of existing side extension and development of two storey side extension, two storey rear extension and flat roof single storey rear extension and retaining wall.
Location: 35 Beacons View Cimla SA11 3SB
Decision: Approved
Ward: Neath South

App No: **P2022/1096**
Proposal: Prior Notification Application for a proposed telecommunications installation: 16m high phase 8 monopole C/W wraparound cabinet at base and ancillary equipment.
Location: B4242 Blaengwrach Neath Port Talbot SA11 5NZ
Decision: Prior Notification Approval Not Required
Ward: Blaengwrach & Glynneath West

App No: **P2022/1097**
Proposal: Erection of 2 no. internally illuminated circular projecting signs and company branding on valance of new retractable awning to front elevation
Location: Unit A Shufflebotham Lane Neath SA11 3FJ
Decision: Approved
Ward: Neath North

App No: **P2023/0002**

Proposal: Non-Material Amendment application to planning permission P2022/0190 approved 31/5/22 : Alteration of roof design of rear extension and replacement of a rear window with a smaller window
Location: 113 Crymlyn Road Skewen Neath Neath Port Talbot SA10 6DT
Decision: Approved
Ward: Coedffranc West

App No: **P2023/0003**
Proposal: Consultation Request from Planning and Environment Decisions Wales (PEDW) on the content of a Scoping Direction under the Town and Country Planning (Environmental Impact Assessment) (Wales) (As amended) Regulations 2017 relating to a proposed application for a Development of National Significance (DNS) for a Solar farm and energy storage project, circa 150 MW
Location: Land At Mynydd Drumau Neath Port Talbot
Decision: Scoping Opinion
Ward: DyffrynDyffryn

App No: **P2023/0006**
Proposal: Details to be agreed in association with condition 19 (draft welcome pack - sustainable travel) of P2020/0486 granted on 29/7/20
Location: Land At Water Street Neath
Decision: Approved
Ward: Neath North

App No: **P2023/0008**
Proposal: Retention of detached double garage
Location: 57 And 58 Village Gardens Aberavon Port Talbot Neath Port Talbot SA12 7LP
Decision: Approved
Ward: Aberavon

App No: **P2023/0011**

Proposal: Non material amendment to plot 1 (only) of planning application P2011/0486 (internal changes-removal of walls/convert garage in to habitable room. External changes-garage door replaced with window and parking area extended to accommodate an additional space in lieu of the space lost to garage conversion)
Location: Old Welfare Hall Site Maes Y Parc Glynneath Neath SA11 5EE
Decision: Approved
Ward: Glynneath Central & East

App No: **P2023/0012**
Proposal: Details pursuant to the discharge of condition 23 (open space and footpaths management scheme) of planning consent P2011/0486
Location: Old Welfare Hall Site Maes Y Parc Glynneath Neath SA11 5EE
Decision: Approved
Ward: Glynneath Central & East

App No: **P2023/0015**
Proposal: Installation of new individually illuminated lettering signage, 1 no. internally illuminated projecting sign and 1 no. internally illuminated menu board to front elevation
Location: Cadno Lounge Unit 1 Neath Town Centre Retail Development Water Street Neath SA11 3EP
Decision: Approved
Ward: Neath North

App No: **P2023/0016**
Proposal: Pre Application Consultation Request as Neighbouring Authority in respect of Development of National Significance (DNS) for a proposed ground mounted photovoltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works.
Location: Craig Y Perchych (CYP) Solar Farm Glais Swansea SA7 9HP
Decision: No Objections

Ward: Outside Borough

App No: **P2023/0018**

Proposal: Consultation from The City and County of Swansea on an EIA screening request relating to a proposed leisure development comprising a gondola station with parking at the Landore park and ride site, with a gondola and associated infrastructure transporting visitors to the top of Kilvey Hill with a new food and beverage offering, together with leisure activities comprising luge tracks, ziplines, sky swing, mountain bike trails and supporting infrastructure and associated works

Location: Land At Kilvey Hill And Landore Park And Ride Facility Swansea

Decision: No Objections

Ward: Outside Borough

App No: **P2023/0019**

Proposal: Single storey front extension, new roof canopy and new bay window

Location: 28 Marine Drive Sandfields SA12 7NL

Decision: Approved

Ward: Sandfields West

App No: **P2023/0020**

Proposal: Listed Building Consent for Exploratory works to Clydach Brook Aqueduct including 11. No core drills and a single inspection hole.

Location: Clydach Brook Aqueduct Commercial Road Resolven SA11 4NA

Decision: Approved

Ward: Resolven & Tonna

App No: **P2023/0024**

Proposal: Proposed single storey front extension

Location: 247 Swansea Road Trebanos Pontardawe Swansea Neath Port Talbot

Decision: Approved

Ward: Trebanos

App No: **P2023/0025**

Proposal: Non-Material Amendment to amend the design of the bin storage buildings, by altering the wording of condition 10 (bin store detail) and condition 1 (approved plans) attached to planning permission P2022/0481. Planning permission reference P2022/0481 is a permission given by Section 73 for the variation of condition 2 (approved plans) of planning permission P2020/0992 (refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works) approved on 03/03/2021 to allow the following: The repositioning of the modular end links; repositioning of some windows to new build elements; parapet to modular end blocks lowered by 900mm; removal of corner windows and replaced with two windows on either corner; removal of PV panels from the end modular units; ground floor Juliet balconies added to existing units; external louvers to air source heat pump enclosure amended to end link blocks; buggy and bike stores added to block 6 and 7; bin stores slightly repositioned, footpaths amended to be tarmac; windows to communal area to link block made narrower; removal of window in block 7 communal area either side of stairwell. To vary and agree conditions 14 (Low energy design measure and solar PV system), 18 (materials) and to agree condition 11 (landscape management)

Location: Land North Of Bevin Avenue Sandfields Port Talbot
SA12 6JU
Decision: Approved
Ward: Sandfields East

App No: **P2023/0027**

Proposal: Discharge of conditions: 3 (ground contamination report); 4 (contaminated land remediation scheme); 10 (turbine details including finishes) and 13 (contaminated land verification report) of application P2022/0372 for the erection of a single wind turbine up to 100m high to tip (up to 71m max rotor diameter) and installation of associated infrastructure.

Location: Land At Kenfig Industrial Estate Margam
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0028**

Proposal: Non material amendment to planning permission ref. P2020/0958 approved 17/12/20: Alter roof design from a pitched roof to a hipped roof.

Location: 191 Bryn Morgrug Alltwen Pontardawe SA8 3BE
Decision: Approved
Ward: Alltwen

App No: **P2023/0031**

Proposal: 2 sign free standing sign boards - post mounted with text & graphics to the front. Powder coated black to the back.

Location: Groes Roundabout A48 Margam Road, Port Talbot
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0032**

Proposal: Non-material Amendment to planning permission 2018/0836 - Modifications to approved plans to include external alterations, increase of external rear and part side balcony and internal room layout with the removal of the kitchen/cafe.

Location: Afan Workshops Afan Road Duffryn Rhondda SA13
3ES
Decision: Refused
Ward: Cymmer & Glyncorrwg

App No: **P2023/0033**
Proposal: Installation of new retractable awning to shop front
Location: Unit A Shufflebotham Lane Neath SA11 3FJ
Decision: Approved
Ward: Neath North

App No: **P2023/0036**
Proposal: Prior Notification for the demolition of the existing Solar
Centre building.
Location: Solar Centre Central Avenue Baglan Energy Park
Port Talbot Neath Port Talbot
Decision: Prior Notification Approval Not Required
Ward: Baglan

App No: **P2023/0039**
Proposal: Rear single storey shower room extension - Certificate
of lawful development (Proposed)
Location: 6 Morrison Crescent Sandfields SA12 6TN
Decision: Issue Certificate
Ward: Sandfields East

App No: **P2023/0040**
Proposal: Single storey rear extension
Location: 66 Long Vue Road Sandfields SA12 7EH
Decision: Approved
Ward: Sandfields West

App No: **P2023/0041**

Proposal: Discharge of condition 5 (construction method statement) and condition 7 (noise and vibration) of planning permission P2022/0415 for the erection of a use class A1/A3 drive thru outlet, together with associated servicing, car parking and landscaping, ancillary works and signage.
Location: Land At Baglan Bay Retail Park Afan Way Port Talbot SA12 7BZ
Decision: Approved
Ward: Aberavon

App No: **P2023/0042**
Proposal: Proposed construction of an external disabled access platform lift within the front garden, the works for which would include excavating an existing retaining wall.
Location: 12 Pen Y Bryn Cimla Neath Neath Port Talbot SA11 1JE
Decision: Approved
Ward: Neath South

App No: **P2023/0045**
Proposal: Part two storey, part single storey rear extensions
Location: 50 Llantwit Road Neath SA11 3LB
Decision: Approved
Ward: Neath North

App No: **P2023/0047**
Proposal: Single storey rear extension
Location: 113 Beechwood Road Margam SA13 2AF
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0049**
Proposal: Details to be agreed in association with condition 4 (archaeological watching brief) of planning permission P2021/0428 granted on 21st December 2021 (for development of 52 affordable dwellings and associated access, landscaping and site infrastructure)

Location: Land Off Meadow Road Eaglesbush Valley Neath
SA11 2AF
Decision: Approved
Ward: Neath East

App No: **P2023/0051**
Proposal: Non-material amendment to condition 2 (list of approved plans) of planning permission P2019/5543 for the development of 35 zero carbon dwellings to alter the door and window arrangements for Plot 1 and reposition its bin and cycle store to side with cladding to match

Location: Land At Waun Sterw Rhydyfro Pontardawe SA8 4NF
Decision: Approved
Ward: Pontardawe

App No: **P2023/0053**
Proposal: Replacement single storey rear extension and new side porch.
Location: Cerrig Llwydion, The Woollen Mill Main Road
Pontrhydyfen SA12 9TT
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0056**
Proposal: Variation of condition 1 (Time-limit) of planning permission P2020/1073 approved on 04.02.2021 to remove temporary consent and replace with permanent use as dog grooming parlour (Sui Generis). The discharge of Condition 3 (Sound insulation scheme) is also sought based on the information submitted.
Location: 16 High Street Glynneath SA11 5BU
Decision: Approved
Ward: Glynneath Central & East

App No: **P2023/0058**
Proposal: Rear single storey extension - Certificate of lawful development (Proposed)
Location: 10 Maplewood Close Bryncoch SA10 7UN

Decision: Issue Certificate
Ward: Bryncoch North

App No: **P2023/0060**

Proposal: Non-Material Amendment to application P2021/0970 to allow the excavation of the old A465 embankment to 5.9m below crest to allow the use of a trench and top-box support system 5m below cut to enable the pipeline between MH11 and MH12 instead of the approved tunnel method and with alterations to the wording of condition 2 to replace the approved plans.

Location: Glynneath Flood Alleviation Scheme Park Avenue
Glynneath Neath Port Talbot

Decision: Approved
Ward: Glynneath Central & East

App No: **P2023/0068**

Proposal: Retention of 4 air handling units (including relocation of 2 No units and removal of 1 No unit) contained within acoustic enclosures.

Location: 18 Gwilym Road Cwmllynfell Swansea Neath Port
Talbot SA9 2GH

Decision: Approved
Ward: Cwmllynfell & Ystalyfera

App No: **P2023/0069**

Proposal: Discharge of condition 9 (construction environmental management plan) of planning permission P2022/0372 for the erection of a single wind turbine up to 100m high to tip (up to 71m max rotor diameter) and installation of associated infrastructure.

Location: Land At Kenfig Industrial Estate Margam

Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0070**

Proposal: Single storey rear extension.

Location: 79 Varteg Road Ystalyfera SA9 2EN

Decision: Issue Certificate

Ward: Cwmllynfell & Ystalyfera

App No: **P2023/0071**

Proposal: Non-Material Amendment to the wording of condition 48 (content of habitat management programme) to allow mulching of removed vegetation only when appropriate to the long term habitat management objectives of the application site of application P2009/1053

Location: Pen Cymoedd Wind Farm

Decision: Approved

Ward: Cimla & PelennaCimla & PelennaCimla & PelennaCimla & PelennaCimla & Pelenna

App No: **P2023/0073**

Proposal: Retention of 42m long metal frame to accommodate sight screens (maximum of 3 screens attached to frame at one time and to be attached and removed on match days only)

Location: Skewen Cricket Club Skewen Park Wern Road Skewen Neath

Decision: Approved

Ward: Coedffranc Central

App No: **P2023/0074**

Proposal: Proposed front porch, the works for which would include the demolition of an existing front porch.

Location: 54 Park Avenue Lonlas SA10 6SA

Decision: Approved

Ward: Coedffranc North

App No: **P2023/0075**

Proposal: Demolition of existing single storey rear extension and development of single storey flat roof rear extension (Lawful Development Certificate Proposed)

Location: 48 Park Drive Lonlas Neath Neath Port Talbot SA10 6SG

Decision: Issue Certificate

Ward: Coedffranc North

App No: **P2023/0082**
Proposal: Details to be agreed in association with condition 5 (reptile mitigation strategy) of application P2022/0470 granted on 12/10/22
Location: Land At Baglan Way Port Talbot
Decision: Approved
Ward: Baglan

App No: **P2023/0086**
Proposal: Means of enclosure including close boarded side fence, proposed close boarded fence above part of existing front boundary wall, increase in height of existing front pillars, additional 1.8m high front boundary wall/pillars/fence and retaining walls.
Location: Tegfan 18 Efail Fach Pontrhydyfen Port Talbot Neath Port Talbot
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0093**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed
Location: 15 Baglan Heights Baglan SA12 8UF
Decision: Issue Certificate
Ward: Baglan

App No: **P2023/0095**
Proposal: Construction of domestic outbuilding for use ancillary to the enjoyment of the dwelling known as Tanyrallt.
Location: Tanyrallt Graig Road Gwaun Cae Gurwen SA18 1EH
Decision: Issue Certificate
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2023/0098**

Proposal: Re-siting of bathroom window to first floor side elevation, front raised balcony, first floor rear extension, raise flat roof of existing two storey rear extension and first floor rear balcony to facilitate access to rear garden.

Location: 41 Pontneathvaughan Road Glynneath Neath Neath Port Talbot SA11 5NS

Decision: Approved

Ward: Glynneath Central & East

App No: **P2023/0099**

Proposal: Works to two trees covered by tree preservation order T237.
Proposed reduction of branches of Alder by 4-5 metres - tree 639 and group G1 (within the woodland W1 and located at rear of and in line with 27 Furzeland Drive Bryncoch)
Coppicing of Sycamore - tree 642 (situated within the woodland W1 and located at rear of and in line with 23 Furzeland Drive Bryncoch)

Location: Land Adjacent To Coop Store (Formerly Lamb And Flag Public House) Main Road Bryncoch Neath SA10 7TW

Decision: Approved

Ward: Bryncoch North

App No: **P2023/0114**

Proposal: Proposed single storey side extension

Location: 2 Glynleiros Gardens Neath SA10 7BN

Decision: Issue Certificate

Ward: Bryncoch South

App No: **P2023/0126**

Proposal: Details to be agreed in association with conditions 3 (extract and ventilation details) and 4 (noise management plan) of planning permission P2022/0986 granted on 07.02.2023 (for the change of use of ground floor unit from class A1 shop to class A3 food and drink)

Location: Unit 1 Neath Town Centre Retail Development 1
Neath Neath SA11 3ES
Decision: Approved
Ward: Neath North

App No: **P2023/0131**
Proposal: Detached garage - Certificate of lawful development
(Proposed)
Location: 5 Tudor Street Port Talbot Neath Port Talbot SA13
1YF
Decision: Issue Certificate
Ward: Port Talbot

App No: **P2023/0133**
Proposal: Prior Notification for Demolition - Canopy around the
store including all roofing, metal support work, columns
and rain water collectors.
Location: Tesco Supermarket Prior Street Port Talbot SA13
1YA
Decision: Prior Notification Approval Not Required
Ward: Port Talbot

App No: **P2023/0137**
Proposal: Retention of single storey side/rear extension together
with rear/side raised platform, replacement first floor
side facing bay window and demolition of existing
garage and construction of new detached garage
Location: 5 Westernmoor Road Neath Neath Port Talbot SA11
1BJ
Decision: Approved
Ward: Neath East

App No: **P2023/0144**
Proposal: Non-material amendment to condition 2 (list of
approved plans) of planning permission P2019/5543 for
the development of 35 zero carbon dwellings to alter
the door and window arrangements and bin and cycle
store design for Plots 2-10
Location: Land At Waun Sterw Rhydyfro Pontardawe SA8 4NF

Decision: Approved
Ward: Pontardawe

App No: **P2023/0157**
Proposal: Single storey rear extension - Proposed Lawful Development Certificate.
Location: 110 Ruskin Street Briton Ferry SA11 2LD
Decision: Issue Certificate
Ward: Briton Ferry West

App No: **P2023/0172**
Proposal: Non Material Amendment to planning permission P2022/0679 for the development of EV charging stations, including associated car parking, site clearance, PV canopies, drainage works, and landscaping/ecological mitigation - to allow for the removal of two additional trees.
Location: The Quays Brunel Way Baglan Energy Park Neath Neath Port Talbot
Decision: Approved
Ward: Briton Ferry West

App No: **P2023/0174**
Proposal: Proposed hip to gable roof extension with associated attic conversion, plus the installation of three velux windows within the rear roof slope of the main dwellinghouse.
Location: 49 Heol Y Llwynau Trebanos Pontardawe SA8 4DH
Decision: Issue Certificate
Ward: Trebanos

App No: **P2023/0193**
Proposal: Non-material amendment to planning permission P2021/0399 dated 4.10.2022 to change door/window arrangements and increase by 0.47m the proposed demountable welfare facilities unit and alteration to retaining wall position in north-west corner of site to comply with tree protection requirements

Location: Llandarcy Academy Of Sport Access Road To
Llandarcy Village Llandarcy SA10 6JD
Decision: Approved
Ward: Coedffranc West

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