



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Environment, Regeneration & Streetscene Services Cabinet Board

22nd July 2022

Report of the Head of Property and Regeneration – S. Brennan

Matter for Decision,

Wards Affected: Port Talbot

COMMERCIAL PROPERTY GRANT: UNITS 1 & 2 COMMERCIAL BUILDINGS, TALBOT ROAD, PORT TALBOT

Purpose of the Report:

To obtain authority under the Commercial Property Grant scheme, to grant aid external improvement works to the commercial property named above.

Executive Summary:

The proposal is to part fund improvements to the external appearance of Units 1 & 2 Commercial Buildings on Talbot Road, a corner premises on a terrace block that has lain vacant for four years, having last been used as a Lifestyle Express Mini Mead Market convenience store.

The proposed works are part of a conversion to provide a restaurant/takeaway for “Pepe’s Piri Piri” franchise that will provide grilled chicken dishes. The proposal will improve the visual appearance of this prominent building on the main road through the town centre and will support the regeneration of this priority area by attracting pedestrian footfall and so improving the vibrancy of the evening economy.

External works, for which Commercial Property Grant assistance is sought, includes new powdercoated aluminium shopfronts and illuminated signage

This work will improve the quality of the built environment to attract further economic investment to the area while safeguarding this supply of employment floorspace in to the future.

Background:

Historically the Commercial Property Grant initiative has been part funded by the Authority under the provisions of the Local Government Act 2000, with provision made within the Neath Port Talbot Regeneration Capital Programme for borough-wide projects that target specific commercial centres, Communities First areas and Neighbourhood Renewal Areas.

Provision of £232,000 has been made available for Commercial Property Grant schemes within the 2022/23 Regeneration Capital Programme.

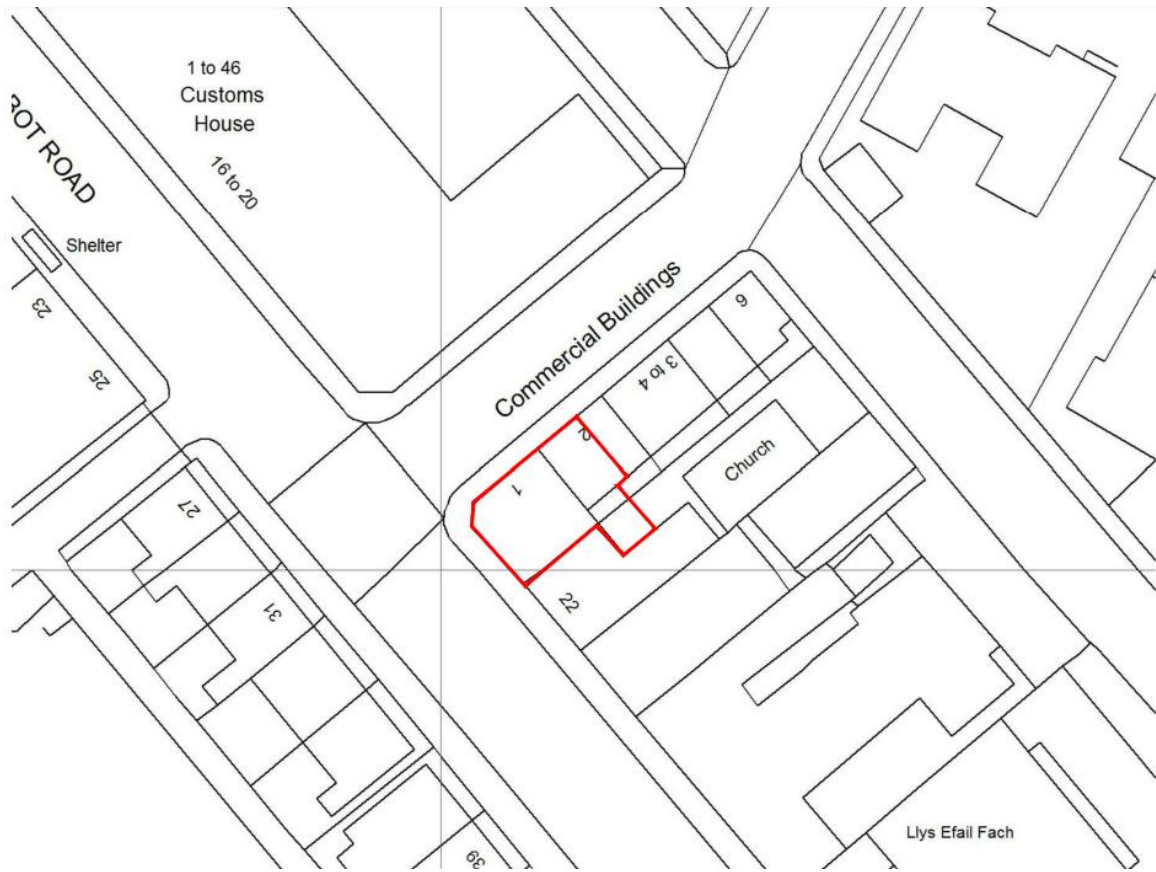
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

PROPOSAL

Property Address:

Units 1 & 2 Commercial Buildings
Talbot Road
Port Talbot
SA13 1DR

Location Plan:



Brief Description of works:

Corner of Talbot Road and Beverley Street:



Talbot Road elevation:



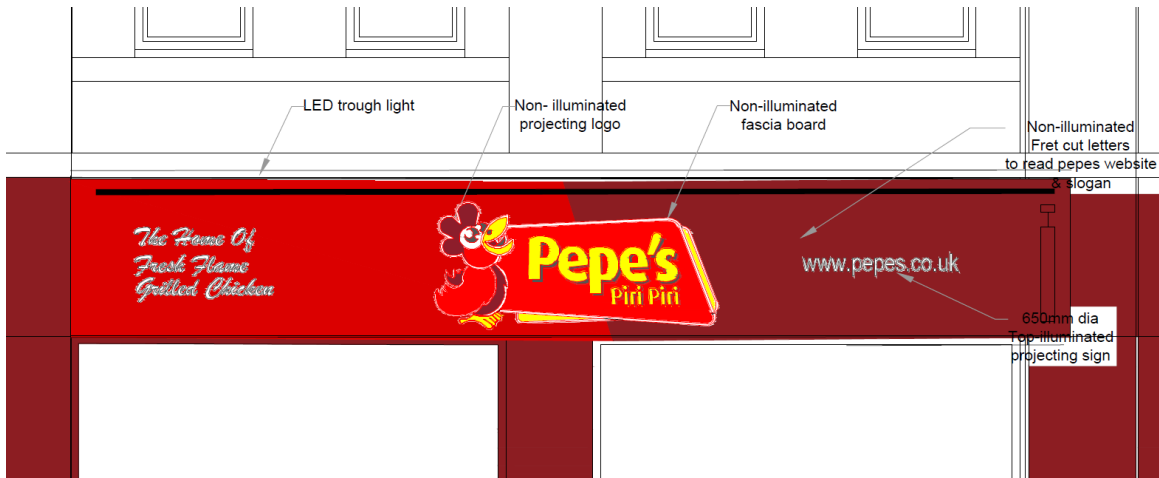
Proposed Elevations from planning consent Ref: P2021/1141:



Proposed Side Elevation



Proposed Fascia sign from advertisement consent Ref: 2021/1142



- The proposed works relate to only the ground floor of this three storey building, as that is the extent of the leasehold owned by the applicant.

The upper floors have some architectural value with attractive corner bay windows, the building is currently disadvantaged by its shabby ground floor frontages

- The ground floor windows are currently timber framed and single glazed with a low energy efficiency. Some of the glazing has broken and the window opening boarded up.



- It is proposed to install a new powdercoated aluminium shopfront to the two elevations of the two units, as well as four trough illuminated fascia signs and a projecting sign
- Relevant planning consents:
 - Full planning for change of use to A3 sale of food and drink for consumption (mostly) on the premises and external alterations – P2021/1141
 - Advertisement consent for illuminated signage – P2021/1142
- Total Project Cost (inc eligible works & fees): £33,912.48 (ex VAT)

Proposed Grant Offer (50% intervention rate): **£ 16,956.24**

Financial Impacts:

Grant approval, subject to this report = £16,956.24

There is sufficient allocation within the Regeneration Capital Programme from which to fund this project.

Integrated Impact Assessment:

A first stage impact assessment has been undertaken to assist the Council in discharging its legislative duties (under the Equality Act 2010, the Welsh Language Standards (No.1) Regulations 2015, the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016.

The first stage assessment has indicated that a more in-depth assessment is not required. A summary is included below.

In line with the Neath Port Talbot IIA screening form guidance we have determined that a full IIA is not relevant.

The proposed scheme involves visual enhancements to a single building. Though the end users of the building will be the general public they will only use the building should they choose to eat/drink in the establishment. Due to the small size of the building the proposed scheme will have low impact on the general public of the County Borough, however accessibility will be an integral part of the development.

Valleys Communities Impacts:

No implications.

Workforce Impacts:

The overall scheme will provide new jobs for the community.

Legal Impacts:

The Commercial Property Grant initiative has been part funded by the Authority under the provisions of the Local Government Act 2000

Risk Management Impacts:

Risks associated with implementing the proposed recommendations:

The Council will not be responsible for any aspect of control of the Works (including for example, design, related investigations, implementation and supervision). The Applicant alone is responsible for everything relating to the Works, including all health and safety matters and for any financial losses. The Council has no legal responsibility for such matters, even if they require approval under the conditions in this manual or Grant Offer Letter.

If the project fails to complete, or does not complete in accordance with the grant terms and conditions, the grant money cannot be claimed. If the project slips over to the next financial year then it is possible that there will not be sufficient funds and the claim process will be complicated.

Risks associated with failing to implement the proposed recommendations:

If the grant is not approved the proposed refurbishment will not be carried out at that time and the locality will not benefit from the resulting regeneration impacts.

Consultation:

There is no requirement for external consultation on this item.

Recommendations:

Having given due regard to the Integrated Impact Assessment and a description of the recommendation, it is recommended that the grant be approved.

Reasons for Proposed Decision:

To implement the provisions of the Commercial Property Grant scheme in accordance with the criteria and terms of administration of the grant, in order to contribute to the regeneration of Port Talbot.

Implementation of Decision:

The decision is proposed for implementation after the three day call in period.

Appendices:

Appendix A - CPG22-02 – Units 1 & 2 Commercial Buildings – IIA First Stage Assessment Form

List of Background Papers:

None

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