

OFFICER REPORT

Application Number: P2026/0448

Site Address: 6 Angel Place Neath Neath Port Talbot SA11 1RQ

Proposal: Change of use from a shop (class A1) to a nail bar (unique use) (amended Flood Consequence Assessment submitted 10/09/2026).

Applicant: Miss Thi Van Anh Nguyen

Agent: N/A

Ward: Neath North

Application Type: Full Plans

Valid Date: 23rd July 2026

Statutory Expiry Date: 16th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 24th September 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site, located at 6 Angel Place, Neath comprises of a terraced building located in Neath Town Centre. The property was previously occupied by RSPCA (Class A1), however is currently vacant.

The site is within settlements limits defined under Policy SC1 of the Neath Port Talbot Local Development Plan.

The application site is also within a NRW Flood Zone 2 & 3 (Surface water & small watercourses), a low-risk coal mining area and a Conservation Area (Neath Town Centre).

DESCRIPTION OF DEVELOPMENT

This is a full planning application proposing the change of use from a shop (class A1) to a nail bar (unique use).

Confirmation email sent by the applicant indicates that alterations to the existing shopfront, comprising of the existing shop window and entrance door are not proposed. All works proposed are internal, with no extensions to the building proposed.

Advertisement consent may be required for an advertisement advertising the proposed nail salon business. However, the current application relates solely to the proposed change of use and does not seek advertisement consent. A separate advertisement consent may be necessary for the proposed signage and therefore an informative will be attached to the decision notice stating that:

“The developer is advised that this consent does not relate to the displaying of advertisements, and separate Advertisement Consent may be required.”

NEGOTIATIONS

Requested that a block plan, in addition to existing and proposed floor plans to be submitted prior to validation.

PLANNING HISTORY

The application site has the following relevant planning history:

- N1991/0222. Installation of shopfronts to existing buildings. Approved 14/05/1991.
- N1990/0737. Change of use to dry cleaning business. Approved 14/01/1991.

CONSULTATIONS

WARD MEMBERS- Notified on 27/07/2026.

NEATH TOWN CENTRE- Consulted on 27/07/2026. No response received.

LEAD LOCAL FLOOD AUTHORITY- Consulted on 27/07/2026. Concerns identified following the initial consultation period. Comments outlined within the ‘Flood risk/drainage’ section of the report.

HIGHWAYS SECTION- Consulted on 27/07/2026. No highway objection.

DRAINAGE SECTION- Consulted on 27/07/2026. No drainage objection.

POLLUTION CONTROL (ODOUR)- “No comment to make”

REPRESENTATIONS

The neighbouring properties were consulted on 28/07/2026.

A site notice was also displayed on 28/07/2026.

In response, to date no representations have been received.

REPORT

The Well-being of Future Generations Act (Wales) 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.

National Planning Policy:

[**Future Wales: The National Plan 2040**](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out 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 wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 6 – Town Centre First

Policy 8 – Flooding

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

[Planning Policy Wales \(Edition 12, February 2024\)](#)

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, the Well-being of Future Generations (Wales) Act 2015 and other key legislation

and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

PPW 12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- TAN 4- RETAIL AND COMMERCIAL DEVELOPMENT
- TAN 12- DESIGN
- TAN 15: DEVELOPMENT, FLOODING AND COASTAL EROSION
- TAN 18- TRANSPORT

Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

Strategic Policies :

- | | |
|----------------------|---|
| • Policy SP3 | Sustainable communities |
| • Policy SP4 | Infrastructure |
| • Policy SP11 | Employment Growth |
| • Policy SP12 | Retail |
| • Policy SP15 | Biodiversity and Geodiversity |
| • Policy SP16 | Environmental Protection |
| • Policy SP20 | Transport Network |
| • Policy SP21 | Built Environment and Historic Heritage |

Topic Based Policies :

- | | |
|---------------------|---|
| • Policy SC1 | Settlement limits |
| • Policy R2 | Proposals Within Retail Centres |
| • Policy EN6 | Important Biodiversity and Geodiversity Sites |
| • Policy EN8 | Pollution and Land Stability |
| • Policy TR2 | Design and Access of New Development |

- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- Parking Standards (October 2016)
- Pollution (October 2016)
- Design (July 2017)
- Biodiversity and Geodiversity (May 2018)

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) Screening

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any Special Area of Conservation (SAC), Candidate Special Area of Conservation (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, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety, biodiversity enhancement, and the impact upon the Conservation Area (Neath Town Centre).

Principle of Development

The site lies wholly within the settlements limits as defined under Policy SC1 of the Neath Port Talbot Local Development Plan, where majority types of development is usually considered acceptable in principle subject to compliance with all relevant policy, and subject to it being proportionate in scale and form to the role and function of the settlement. The application site is also located within the retail area of Neath Town Centre, as defined by the Neath Port Talbot Local Development Plan, and is within proximity to one of the Primary shopping streets. As such, Policy R2 (Proposals within Retail Centres) is considered relevant to this application. Policy R2 states that within the designated Primary Shopping Streets in Neath Town Centre, ground floor uses other than Class A1 (Shops) will only be permitted where:

(a) The proposal falls within Class A2 (Financial and Professional Services) or Class A3 (Food and Drink);

- (b) *The proposal does not result in the over dominance of any non-A1 use;*
- (c) *The proposal on its own and/or in combination with other proposals and commitments does not lead to:*
- (i) A material adverse effect on the retail function of the Primary Shopping Streets;
or*
 - (ii) A material reduction in the number and distribution of shop premises within the retail frontage that will occupy and within the Primary Shopping Streets as a whole.*

The proposed change of use would fall under the 'unique use' class. Whilst this would not therefore accord with criteria (a) above, it is considered of relevance to note that Neath Town Centre is not a small retail centre, and benefits from a wide range of functions. Therefore, whilst there are a number of unique uses present within Neath Town Centre, it is not considered that the introduction of a nail bar would result in the overdominance of such uses. It is also considered of relevance to note that a range of A1 and unique uses are currently operating along Angel Street. The proposal as such is considered to accord with criteria (b) and (c) of the above detailed policy.

Planning Policy Wales, paragraph 4.3.36, advises that *"where economic decline is impacting on a retail and commercial centre, emphasis on retaining A1 uses in premises either in primary or secondary areas, which have been vacant for a period of time, may undermine the centre's viability and vitality. In such circumstances planning authorities should consider how non-A1 uses may play a greater role to increasing diversity and reducing vacancy levels.* The application premises is currently one of a number of vacant premises within Neath Town Centre. Given that the proposal relates to the reuse of a vacant site it is considered the proposed development will help enhance the vitality, viability, and attractiveness of the retail centre, as well as helping to promote the Welsh Government's objectives of the sustainable use of land and buildings. In this case the existing pedestrian connectivity to the town is unaffected and the proposal brings additional commercial uses into the centre without proposing a use that would be harmful to its existing retail character.

It should be noted that the application site is located within the Neath Town Centre Conservation Area. Neath town centre features of importance include the traditional commercial centre with some small shop units, the general market, public buildings, the castle, St. Thomas' church, Victoria Gardens and other architectural features and structures. This application has been considered not to have a negative impact upon the Conservation Area due to only internal works being proposed, and the use has been considered appropriate at this location.

Impact on Visual Amenity

Policy BE1 of the Local Development Plan outlines that “all development proposals will be expected to demonstrate high-quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places”. Paragraph 5.5.16 of Policy BE1 notes that “good design includes paying regard to general amenity as well as appearance, accessibility and resource use. Where a site is to be developed with a mix of uses, careful consideration will need to be given to the interaction and relationship between the uses to ensure that they are compatible and integrate with one another and existing adjacent uses”. It has been noted that the application site has recently been vacant, and the introduction of a nail salon would not appear at odds with the established streetscene given that there are similar occupations in proximity to the site. The proposal would assist in introducing a mix of uses in the town centre and has been considered to encourage footfall in the town centre and have a positive financial impact upon other local businesses operating within the vicinity.

The application property would not be altered externally, and the proposal is therefore considered to conserve the building and its setting. It is therefore also considered that the proposal would not have a detrimental impact upon the character and appearance of the application property or the designated conservation area. The development would subsequently accord with Policies BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

With regard to residential amenity, the lack of any external alterations or structural proposals eliminates the developments’ ability to overbear, overshadow or overlook any neighbouring properties over and above what is currently experienced on site.

The proposed use has also been considered not to detrimentally impact the residential amenity of neighbouring units due to the nature of the business creating very minimal noise and odour. The proposed working hours of the business has not been stated, however a condition will be attached to the decision notice of this planning application restricting the working hours to the following: 08:00-18:00 Monday-Saturday and 10:00-16:00 on Sundays and Bank Holidays. The above working hours would be considered acceptable and in keeping with other businesses within Neath Town Centre. The hours would also be considered acceptable in ensuring that no residential impact would be of result of the proposed works.

Given the above considerations, the proposed development is therefore considered to be acceptable and in accordance with paragraph Policy BE1 of the LDP.

Parking and Access Requirements and Impact on Highway Safety

The application site is located within Neath Town Centre. The development of off-street parking has not been considered necessary due to the access to public and sustainable transport measures.

In this instance the location of the development within Neath Town Centre dictates that zero off-street parking is required for the proposed use. The justification for this is the overarching desire of planning policy guidance to influence a modal shift from single occupancy car travel towards more sustainable modes such as walking, cycling and public transport. For example, Future Wales – The National Plan 2040 details that “Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations”. In order to achieve this, it is recognised that development should be located such that the need to travel by private car is reduced, in locations where there is good access to walking, cycling and public transport provision. Being located in Neath Town Centre, the site is within short walking distance to a wide range of facilities that may be used on a daily or regular basis by residents of the development, which includes retail, leisure, education, employment, and medical facilities. The application site is also located within an excellent location to public transport bus and rail routes, with the Neath Train station located approximately 200m away and the main Neath Bus Depot located approximately 100m away. The site is therefore considered to be sustainably located with proximity to public transport links and services and would subsequently not be obligated to provide off-street parking provision.

Given the sustainable location of the application property within Neath Town Centre, and its proximity to public transport and public car parks, the proposed development as a whole is not considered to unacceptably impact upon highway and pedestrian safety and is therefore considered to accord with Policy TR2 of the Local Development Plan.

Biodiversity / Ecology

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in

question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

Planning Policy Wales (PPW) 12 sets out that “planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity”. This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

Following the changes to Chapter 6 of PPW12, all planning applications are required to submit a Green Infrastructure Statement to support the application. A GIS has been submitted as part of the application and identifies that the proposal makes use of an existing building within an established town centre and will not result in the loss or fragmentation of existing green infrastructure or ecological features. Having regard to the nature and limited scale of the development, it is considered that the development will not have a significant adverse effect on biodiversity, ecological connectivity or existing green infrastructure.

Flood risk / Drainage

The application site is located within a NRW Flood Zone 3 (Seas and Rivers). A Flood Consequences Assessment has been submitted in accordance with TAN15 – “*A Flood Consequences Assessment is required for any development proposal located fully or partly in Surface Water and Small Watercourses - Flood Zones 2 and 3*”. The prime objective of a Flood Consequences Assessment is to develop a full appreciation of the risk and consequences of flooding on the development; and the risk and consequences (i.e. the overall impacts) of the development on flood risk elsewhere.

A Flood Consequence Assessment (FCA) was submitted by the agent and referred to the Local Lead Flood Authority (LLFA). Initial concerns were raised by the LLFA which highlighted the following points:

- *This development is a change in use only with no overall increase in building footprint; therefore, it is not considered to increase flood risk elsewhere.*
- *The flood zone classification plan (section 3.1) appears to relate to the wrong location (Ystrad Mynach). Please could they submit separate plans showing the relevant flood zone classifications in the area.*
- *The FCA refers to a bespoke flood evacuation plan; however, this has not been submitted as part of the application.*
- *Details of safe evacuation routes and emergency procedures should be included in the FCA to demonstrate how occupants can safely respond during a flood event.*

The aforementioned comments were sent to the agent, to which an amended FCA was submitted. The proposal was sent out for reconsultation of 14 days, to which the following comments were provided:

“No LLFA objection”

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 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 Future Wales - the National Plan 2040 and 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 visual amenity of the area, residential amenity or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design), TR2 (Design and Access of New Development) and Policy SC1 (Settlement limits), Policy R2 (Proposals Within Retail Centres), Policy EN6 (Important Biodiversity and Geodiversity Sites), Policy EN8 (Pollution and Land Stability) of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking, Policy 6 – Town Centre First, Policy 8 – Flooding, Policy 9 – Resilient Ecological Networks and Green Infrastructure, Policy 12 – Regional Connectivity and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

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:

- Green Infrastructure Statement
- Block Plan and existing floor plans
- Site Location Plan
- Proposed Floor Plan and Location Plan

Reason:

In the interests of clarity.

Action Conditions

- 3 Prior to the first beneficial occupation of the dwelling(s) hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 4 The occupational use of the nail bar shall not take place anywhere on the site except within building identified on location plan and these activities shall not be undertaken at first floor level.

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

- 5 The Nail Bar (Unieque Use) use hereby approved shall not be carried out outside the hours of 08:00-18:00 Monday-Saturday and 10:00-16:00 on Sundays and Bank Holidays

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 6 Construction operations in association with this planning permission shall be limited to 08:00-18:00 Mon-Fri, 08:00-13:00 Saturday, and no construction operations shall take place on Sunday and Public Holidays without the prior approval of the Local Planning Authority.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with policies BE1 and EN8 of the Neath Port Talbot Local Development Plan.

Case Officer	Lowri Jones
Telephone No.	01639 686740
Date of Recommendation	1st October 2026