

26 March 2020



Mr Chris Davies
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Dear Mr Davies

CHANGE OF USE FROM CLASS B2 TO CLASS D1 TO FACILITATE OCCUPATION AS A SCAFFOLDING TRAINING CENTRE AND MINOR EXTERNAL ALTERATIONS

THE ELBA BUILDING - PART OF THE FORMER VISTEON ESTATE, THE ELBA, FABIAN WAY, SWANSEA, SA1 8QJ

Savills is instructed by the University of Wales Trinity Saint David and Roy Thomas (joint applicants) to submit an application for full planning permission for the change of use of part of The Elba Building from Class B2 to Class D1 to facilitate occupation as a scaffolding training centre as well as associated external alterations.

Informed by discussions between yourself and representatives of the University of Wales Trinity Saint David, the following documentation is submitted in support of this application:

- Location Plan (Ref. 2295-017);
- Adjacent Site Uses (ref. 2295-022);
- Existing Block Plan (ref. 2295-18);
- Existing Elevations (ref. 2295-020);
- Proposed Site Plan (ref. 2295-19);
- Proposed Elevations (ref. 2295021); and
- Supporting Statement.

Payment of the required application fee of £380 has already been made to Neath Port Talbot County Borough Council via cheque, albeit that the payment was made in respect of an application that this replaces. The original application (on behalf of Mr Thomas as sole applicant) has not been registered and I would be grateful if this could be transferred as payment for this submission.

The Supporting Statement submitted as part of this application should be read alongside the remainder of the submission documentation. It has been structured to address those questions raised during your pre-application meeting with the University of Wales Trinity Saint David. It provides full information on the need for the scaffolding training facility, the site selection process, describes the site and its context, summarises the nature of the proposed development, reviews how the site has been marketed, and assesses the proposals against national and local planning policy with reference to material considerations.

The report identifies that the site is located within an Existing Employment Area and demonstrates that the proposals comply with Policy EC3 of the LDP given that the use is considered to represent a commercial service that is complementary to the wider use of the site and is ideally suited to the employment location.

Importantly the alternative use (to B2) proposed, will not undermine or compromise the wider operation of the Fabian Way Existing Employment Area. Firstly, it is a compatible use with other B class activities and secondly, the building represents under 1% of the available developable area within the former Visteon Estate.

Further, there are substantial material considerations in favour in support of this application relating to the fact that the proposals will bring part of under-used building back into active use and will generate employment (both direct and indirect).

Importantly the proposed development will deliver the first training facility of its kind in Wales, which will support the construction industry across Wales and beyond. Delivering the facility will result in sustainability benefits by providing a more localised training centre for the construction industry and, will perform a complementary function to the wider site.

The site is accessible by active travel and public transport and will not result in any conflicts with traffic movements across the wider site.

Taken together, the proposal is considered to be compliant with both national and local planning policy, as well as supporting the principles of the Well-Being Goals and delivering both local and wider economic and social benefits.

The submission demonstrates that the proposals can be supported and planning permission granted subject to appropriate conditions.

I trust the enclosed documentation allow for the validation of this application and I look forward to the opportunity for further dialogue during its determination.

Yours sincerely

A handwritten signature in blue ink, appearing to read "N. Heard".

Nick Heard
Senior Planner