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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Supporting information: Proposed change from a commercial use to a residential use at ground floor in a designated retail centre, or where the ground floor has formally been within a commercial use. These matters will both support your application, and address matters that will need to be considered as part of the Local Authority's assessment of your application. It may also at a pre-planning stage, allow you to consider alternative options and highlight what help can be provided to retain a commercial use.

Address and Ownership Address and ownership of property. (Postal address and details of ownership, including any lease or sub-lease/ tenancy etc)	Amber Ben Se Ltd 5 High Street, Portardawe, SA8 4HU.
Occupancy. Last or existing occupier including if presently vacant the date of last occupation, and reason for vacancy. (Nature of business and name, and/or use class if known. This can include details in relation to a re-location, closure of business or other and existing or other uses on upper floors if applicable)	Lease to John Sterio. Locksmiths. Potential to relocate into vacant space adjoining in 5 High Street.
History Planning and/or occupier history, with approx. dates if known.	An extension from approx. 1970 on 5 High Street.
Floor Space Affected Floor space of each floor affected by this proposal, plus details of any external spaces, , amenity space, external storage, including refuse/recycling storage.	
Access and parking Car parking spaces including numbers Availability of cycle parking, servicing etc.	One space at property rear. One allocated in rear car park. 4 cycle stores proposed.

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Sustainable /Active Travel Access or proximity to cycle, walking routes, public transport, train/bus stops etc.	Nearest bus stop 97m away cycle path and footpaths within 100m. 4 Food stores in 200m radius 800m to nearest school
Facilities What existing facilities does the property benefit from? e.g. Showers, lockers, kitchens etc.	None. One of the retail units has no mains water or waste water supply (locksmiths)
Marketing How long has the property been marketed for?	N/A. The plan is for the smaller unit only to be replaced
Who has undertaken the marketing?	N/A
What range of uses was the property marketed for?	N/A
What marketing has been undertaken? (Provide copies of the letting particulars together with copies of any adverts, mailshots etc where appropriate).	N/A
Was a board put up at the property?	N/A
How many enquiries have been received in response to marketing?	N/A
How many sets of particulars have been sent?	N/A
How many offers have been received (if any)?	N/A
Why have any offers proved unacceptable (e.g. rental offers, covenant strength, proposed use)?	N/A

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Help and Advice What organisations have you contacted seeking help or advice in relation to finding a suitable commercial occupier, including but not limited to; Local Authority Business support team, Business Wales. Council's Economic Development Team: business@npt.gov.uk Business Wales contact is via their website: https://businesswales.gov.wales/contact-us	N/A
Commercial Uses Commercial uses can include A1- Retail, A2- Offices or financial services, or A3- food and drink uses etc. But also B1 offices, and D uses, such as health and wellbeing, leisure, community uses and other complementary uses that continue an active frontage, and commercial use at ground floor. What actions have taken place in relation to the viability of these alternative uses at this site. (Noting that not all sites may be suitable for A3 or other uses referred to above)	See below constraints.
Constraints Are there any specific constraints that exist at the property that you believe prevents it from attracting a suitable commercial occupier. If Yes please explain. This could include site specific issues, such as lack of servicing for example or wider issues such as levels of vacancies of similar properties in the area.	The small single story building has no running water or waste water or heating. The plan is to make better use of this space in the adjacent premises (5 High St).
Any other information Please put any other information that you may feel would support your proposals	The proposal makes the retail proposition more suited to potential commercial use and provides additional potential trade from new dwellings.