

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
Fax **Ffacs** 01639 686101

Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	Port Talbot Resource Centre
Address line 1	Moor Road
Address line 2	
Town/city	Aberavon
Postcode	SA12 7BJ

Description of site location must be completed if postcode is not known:

Easting (x)	274764
Northing (y)	191273

Description

2. Applicant Details

Title	Mr
First name	Craig
Surname	Davies
Company name	Swansea Bay University Health Board (Capital Planning Department)
Address line 1	Heol Maes Eglwys
Address line 2	Morrison Hospital
Address line 3	
Town/city	Morrison

2. Applicant Details

Country	United Kingdom
Postcode	sa6 6nl
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mrs
First name	Chloe
Surname	Madge
Company name	Stride Treglown
Address line 1	Unit 1
Address line 2	Treglown Court
Address line 3	Dowlais Road
Town/city	Cardiff
Country	Wales
Postcode	CF24 5LQ
Primary number	02920022532
Secondary number	
Email	chloemadge@stridetreglown.com

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

INTRODUCTION OF 24NO. NEW MECHANICAL VENTILATION (SUPPLY/EXTRACT) LOUVRES, TO EXISTING TREATMENT AND DENTAL ROOMS, LOCATED ON THE FRONT ELEVATION OF NEATH PORT TALBOT RESOURCE CENTRE (PRIMARY CARE) AS PART OF COMPLIANCE UPGRADE WORKS. NO NEW BUILDING WORKS REQUIRED AS PART OF WORKS, ONLY ALTERATIONS TO THE ELEVATION TO INSTALL LOUVRES.

Does the proposal consist of, or include, a change of use of the land or building(s)? ☐ Yes ☒ No

Has the proposal been started? ☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Port Talbot Resource Centre is an existing building which received full planning approval at its time of construction. It serves as a primary care center for the local community, and Swansea Bay University Health Board lease a number of the existing rooms to provide dental and treatment services.

5. Grounds for Application

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

155109-STL-XX-00-DR-A-PL001-P04-Existing Building Plan
155109-STL-XX-00-DR-A-PL002-P04-Proposed Affected Rooms Plan
155109-STL-XX-00-DR-A-PL003-P04-Existing Affected Elevations
155109-STL-XX-00-DR-A-PL004-P04-Proposed Affected Elevations
155109-STL-XX-00-DR-A-PL005-P04-Site Location Plan
155109-STL-XX-00-DR-A-PL006-P04-Block Plan
155109_P04_211117_NPTRSC Cover Letter

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Other

Other

Primary Care Centre - Health Care

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Other

Other

No change of use.

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As part of the Health Boards work to improve ventilation requirements and manage infection prevention control within health care facilities, notably crucial since Covid-19, they are required to upgrade the ventilation capabilities for the dental and treatment rooms that they lease. There are 12No. existing rooms at ground floor (located on the front elevation) which will each require 1No supply and 1No extract louvre, at a size no larger than 300mm (h) x 600mm (w), to achieve compliance. Any new louvres introduced to the elevation will be powder coated to match where they are situated. All works are above ceiling and on the elevation, with no material changes to rooms/layout/appearance.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Interest in the Land

Please state the applicant's interest in the land

9. Interest in the Land

- ☐ a) Owner
- ☒ b) Lessee
- ☐ c) Occupier
- ☐ d) Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

Owner of the land is Edward Chute, contactable at edward.chute@nexusgroup.com and he was notified by Swansea Bay University Health Board on 17/11/2021.

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 19/11/2021