

3 September 2024

Delivered by via Planning Applications Wales (PP-13378745)

Planning Department
Neath Port Talbot County Borough Council
Planning Division
The Quays
Brunel Way
Neath
SA11 2GG

Ref: DELI-001

Dear Sir / Madam

PLANNING APPLICATION FOR RETAIL FIT OUT TO INCLUDE MEZZANINE FLOOR AND OUTDOOR SEATING ALONG WITH VENTILATION AND EXTRACTION AT UNIT 2, NEATH TOWN CENTRE RETAIL DEVELOPMENT, NEATH, SA11 3ES

On behalf of our business, Neath Delicatessen Limited ('Neath Deli'), please find enclosed an application for the fitting of retail unit (Unit 2).

The application proposal is described as follows:

"fit out unit for delicatessen and organic grocery store, to include a mezzanine floor, outdoor seating and installation of extraction and ventilation equipment, including heat pump and condenser units on the roof"

This application has been submitted via Planning Applications Wales (ref. PP-13378745) and comprises:

- Completed application form
- Site Location Plan
- Floor Plans including roof plan
- Ventilation Statement
- Technical specification of mezzanine floor and staircases
- Technical specifications of plant equipment
- Cover Letter (this correspondence)

The requisite planning application fee of £230 which has been paid by debit card directly to Neath Port Talbot County Borough Council via the Planning Applications Wales website.

APPLICATION SITE AND SURROUNDING CONTEXT

The application site comprises Unit 2 of the recently constructed redevelopment in Neath town centre. It forms part of the Neath Town Centre Redevelopment, comprising retail and leisure units. The ground floor extends to 291 sqm. A mix of town centre uses surround the application site. National retailers currently represented within the town include M&S, Boots, Clarks, WHSmith, Holland & Barrett, Costa Coffee and Sports Direct.

PLANNING HISTORY

Unit 2 forms part of the wider Neath Town Centre Redevelopment. Phase 1 (P2013/0863) sought full planning permission for the demolition of the Magistrates Court and erection of a multi-storey car park and also sought outline permission for the development of the development retail units, retail/office units and retail/food and drink units, as well as up to 31 residential units. Planning permission was granted in November 2013.

Phase 2 (P2018/1024) sought full planning permission for the redevelopment of Neath town centre, consisting of 8 retail units and 1 first floor unit (A1, A3 or D2 use). Planning permission was granted in February 2019.

PROPOSED DEVELOPMENT

The application proposal seeks permission to fit out retail unit 2 with the following:

- a mezzanine floor
 - including internal seating area to front
- internal walls & doors
 - providing separation of public retail areas and back of house staff areas, services
- service media
 - internal water supply and waste pipes
 - electrical distribution board and cabling for lighting and equipment
- heating, ventilation, air conditioning & extraction
 - includes condenser units on the roof and extraction vents
- outdoor seating
 - including umbrellas and planter boxes as barriers around seating area

Neath Deli will operate within the existing approved Class A1 use (shops, sandwich shops). The proposed operating hours are 8am – 6pm Monday to Friday and 9am – 4pm on Saturdays & Sundays.

POLICY CONTEXT

The development plan is the Neath Port Talbot Local Development Plan (2011-2026), adopted in 2016. The site is located within the Coastal Corridor Strategy Area (as defined by Policies CCRS1 and SP 5 of the LDP). Sustainable growth and development is promoted in the Coastal Corridor Strategy Area. Policy SP 5 notes that one of the ways this will be achieved is through "promoting mixed use regeneration schemes at Neath Town Centre".

PLANNING ASSESSMENT

The proposed development would not dilute the retail function of Neath town centre and would not dominate or fragment the frontage. On the contrary, the proposed development would complement the primary retail function by creating active frontages and attracting footfall. This accords with Policy R2, which supports proposals which will enhance the vitality, viability and attractiveness of the centre.

The introduction of an independent delicatessen and organic grocery store to Neath town centre will drive footfall, increase dwell times and maintain an active frontage in this important new development. It would make a positive contribution to the vitality, viability and diversity of the area. This will result in a number of positive spin-off benefits.

CONCLUSION

The proposed development will help to secure a sustainable and viable future for Neath town centre and help to sustain footfall and activity, directly benefiting its overall vitality and viability. Moreover, we believe Neath Deli's mission to supply wholesome, local & organic food is well-aligned with the council's overall aim in the town centre regeneration: "to bring new activities and investment to the town centre, strengthening its commercial core and supporting more people to lead a healthy lifestyle."

We are not aware of any material considerations to indicate that planning permission should be withheld. We trust that the enclosed material will enable the prompt validation of the application. However, should you have any queries or require anything further, please do not hesitate to contact us.

Yours faithfully

Chris Cundill
Operations Director
Neath Deli