

13th January 2025

Planning and Public Protection
Neath Port Talbot CBC
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Sir/Madam,

**RE: DISCHARGE OF CONDITION NO. 3 OF PLANNING PERMISSION REF. P2024/0257–
FORMER WHAT UNIT, VALE OF NEATH RETAIL PARK, NEATH**

Please find enclosed an application for the discharge of condition no. 3 of planning permission P2024/0257 which we submit on behalf of Pure Gym Limited. This planning permission relates to the change of use of the former What unit (former Carpetright/Topps Tiles) at Vale of Neath Retail Park from Class A1 to Class D2.

Condition no. 3 requires that, within four weeks of the first use of the development, a Validation Noise Assessment demonstrating compliance with the noise limits imposed by conditions 4 and 13 is submitted to the local planning authority. This application is supported by two reports that have been prepared by RBA Acoustics; an Acoustic Validation Testing Report and a Plant Noise Commissioning Assessment.

The Acoustic Validation Testing Report considers sound breakout from the gym to the nearest residential dwellings on Golwg-y-Gamlas, in terms of amplified music from the studio and functional gym areas through the external façade. This tested the highest volumes permitted by the limiter controls on the sound system and found that amplified music from the gym was not audible above the otherwise ambient sound levels at the external façade. As such noise was inaudible immediately outside of the gym, it was not possible to undertake quantitative measurements but it is evident in these circumstances that the breakout sound levels required by condition no. 13 are being met.

The Plant Noise Commissioning Assessment considers noise from external plant to residential properties on Golwyg-y-Gamlas. Based on the lowest noise levels identified as part of a previous environmental noise survey, the commissioning assessment confirms plant noise emission limits. Measurements were taken from each item of noise-generating plant based on a high load on the condenser units to the rear façade to represent a worst-case scenario. The results of this testing show that noise levels at the nearest noise-sensitive properties (corrected for distance and screening) will be well below the adopted plant noise limits during both daytime and night-time periods. The requirements of condition no. 4 are therefore also being met.

We trust that this provides sufficient information to discharge condition no.3 and look forward to hearing from you shortly. If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,



JONATHAN WADCOCK
Director