

**15 Commercial Road, Taibach, Port Talbot, SA13 1LN - Proposed Change  
Of Use Of Ground Floor From Vacant A1 (Shops) To A3 (Food & Drink)**

**PLANNING STATEMENT (April 2025)**

**Context And The Proposed Development**

1. The whole of the existing 15 Commercial Road property has been vacant and unused for some time and has fallen into a general state requiring significant decorative repair. It has accordingly been recently purchased by the applicant who wishes to provide an Asian hot food takeaway facility on the ground-floor which will be run and managed by the applicant and members of his family who will also reside in the existing first-floor flat above.

**Local Development Plan Policy Considerations**

2. The application site, i.e., the ground-floor of 15 Commercial Road, is located within the Taibach settlement boundary and the Taibach Retail Centre as shown on the existing adopted Neath Port Talbot Local Development Plan (2011 - 2026). The proposal therefore accords with:
  - a. The Plan's Policy SC1 which confirms development that is proportionate in scale and form to the role and function of the settlement will be acceptable in principle; and,
  - b. The Plan's Policy R2 which confirms proposals that will enhance the vitality, viability, and attractiveness of the centre, including uses in Classes A and D, will be permitted where they satisfy three criteria.
3. In addition, the Plan's Policy BE1 states that all development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic, and built environmental context and contributes to the creation of attractive sustainable places subject to several criteria as and where relevant. The proposed development accords with all the applicable criteria and is therefore consistent with Policy BE1.

**Other Planning Policy Considerations**

**Flooding**

4. The application property lies within Zone C2 as shown on the Development Advice Map associated with TAN 15. It is however an existing building which, although it has been vacant for some time, has not been abandoned from its previous commercial ground-floor and residential first-floor uses. On the basis it is now proposed to bring the property back into commercial ground-floor use (involving a change of use requiring planning permission) and residential first-floor use (involving no change of use and not requiring planning permission) it is respectfully submitted that the proposal does not warrant the preparation of a Flood Consequence Assessment.

### Biodiversity & Green Infrastructure

5. As the proposed development only comprises a change of use of the property's existing ground-floor it will have no adverse impact on any existing biodiversity and green infrastructure assets. The applicant is however prepared to provide an artificial nest box under the central part of the street frontage eaves as may be specified by a condition of any planning permission that may be granted. This will represent a reasonable and proportionate biodiversity enhancement consistent with both national and local planning policy requirements and aspirations.

### Noise Impact

6. The proposed use, particularly given evening hours of operation, has the potential to have a noise disturbance impact on the amenity of the first-floor residential use. It should however be noted that the first-floor flat is to be occupied by members of the applicant family who will also operate the proposed ground-floor use, and the potential noise disturbance is therefore not of concern in the same way as it would be if the first-floor flat was to be occupied by non-family members unconnected to the proposed ground-floor use. It is nevertheless also proposed to provide sound resistance in the ceilings of all the ground floors, but respectfully suggested this should in the particular circumstances be left to the applicant's discretion.

### Parking

7. The Taibach District Centre is supported by a combination of ample on-street and off-street public parking facilities, all of which are located within close and convenient proximity to the application property. It is therefore submitted that no on-site parking facilities are required.

### Conclusion

8. On the foregoing basis it is submitted that the proposed development satisfies all relevant applicable planning considerations and should accordingly be granted planning permission.