

9th March 2025

JPR/PJB/153506_250509_Cover Letter – Croeserw Plant

**SUBMITTED VIA PLANNING APPLICATIONS WALES
PLANNING PORTAL REF: PP-13999814**

Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

Dear Planning,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
CROESERW COMMUNITY CENTRE, BRYN SIRIOL, CYMMER, PORT TALBOT SA13 3PL
APPLICATION FOR NEW PLANT, EXTERNAL ALTERATIONS TO BUILDING AND NEW LAYBY**

Stride Treglown are acting on behalf of Swansea Bay University Health Board (SBUHB) in respect to the above development which involves the installation of new plant equipment, minor alterations to the existing building including new windows/door and a new vehicle layby at Croeserw Community Centre.

Background

Croeserw Community Centre is to be adapted by SBUHB to provide improved health facilities including consultation and treatment rooms and a dental facility. New air handling plant is required to facilitate this change along with a series of minor alterations and interventions.

Key Considerations

Croeserw Community Centre is located within the settlement limits of the “small local centre” of Croeserw and the proposals are proportionate in scale and form to the role and function of the settlement in accordance with LDP Policies SC1 and SP3.

The main area of proposed plant is situated at the eastern end of the building with associated ducting extending up the eastern elevation of the building. The roof of the building contains a large amount of plant and ducting and the proposals will enable a substantial reduction in the level of rooftop equipment.

The proposed installation will be away from general public view and will appear as part of the existing building when viewed from the north and east. The plant would be visible from residential properties to the south on Pen Y Wern/Bryn Coed, The presence of the existing building and the location and scale of the proposed plant is such that the installation would not harm the outlook from these properties.

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An additional air condenser unit is also proposed at the southern side of the building and is not visible outside the site.

A Noise Assessment (WSP, April 2025) has been undertaken and this concludes that predicted noise levels from the proposed air handling plant are unlikely to give rise to adverse impacts. A new small air conditioning unit is proposed at the rear of the building adjacent to existing plant.

The proposed layby will provide a new modestly sized area for visitors and deliveries to the building. The area is located close to the building entrance and its construction will support the efficient use of the site by removing the pinch point caused by delivery vehicles blocking the main vehicular entrance. The layby is appropriately sized and located to avoid any adverse impact on highway safety in accordance with Policy TR2.

The minor alterations to the building involve the installation of a new door (east elevation), 3 new windows (south elevation at ground flood level) and alterations to the roof including replacement roof covering and reorganisation of rooftop plant.

The proposals are in keeping with the existing building and use appropriate materials that complement the appearance of the site in accordance with Policy BE1.

In terms of green infrastructure, the stepwise approach (PPW Paragraph 6.4.21) has been applied to the development as follows:

- Avoidance – the proposals involve the use of previously developed land which is enclosed land and of limited ecological value.
- Minimise – the proposals have minimised the extent of land necessary for the development.
- Enhance – new bird boxes are proposed to the southern elevation of the building.

In conclusion, the proposed development will provide essential new plant and other alterations to support the operation of this valuable community facility, the proposals are appropriately sited and designed to limit the visual impact and have considered and addressed the associated amenity, transport and biodiversity impacts. The proposals are therefore considered to accord with LDP Policies SC1, SP2, SP3, BE1, TR2 and EN8.

Planning Application

We therefore seek planning permission for the proposed development and enclose the following information:

- 153506-STL-XX-00-DR-A-09000-Site Location Plan
- 153506-STL-XX-00-DR-A-09010-Existing Site Plan – Planning
- 153506-STL-XX-00-DR-A-09011-Proposed Site Plan – Planning
- 153506-STL-XX-00-DR-A-01000-Existing Ground Floor Plan – Planning
- 153506-STL-XX-00-DR-A-01010-Proposed Ground Floor GA Plan – Planning
- 153506-STL-XX-01-DR-A-01001-Existing First Floor Plan – Planning

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- 153506-STL-XX-01-DR-A-01011-Proposed First Floor GA Plan - Planning
- 153506-STL-XX-RF-DR-A-01002-Existing Roof Plan – Planning
- 153506-STL-XX-RF-DR-A-01012-Proposed Roof Plan – Planning
- 153506-STL-XX-RF-DR-A-09020-Biodiversity enhancement plan
- 153506-STL-XX-ZZ-DR-A-02000-Existing GA Elevations - North & West Elevations – Planning
- 153506-STL-XX-ZZ-DR-A-02001-Existing GA Elevations - South & East Elevations – Planning
- 153506-STL-XX-ZZ-DR-A-02010-Proposed GA Elevations - North & West Elevations – Planning
- 153506-STL-XX-ZZ-DR-A-02011-Proposed GA Elevations - South & East Elevations – Planning
- 2615-PHG-XX-ZZ-DR-C-1000_Proposed Layby Drop Off_D2_P01
- Noise Assessment (WSP)

We trust this submission enables swift validation of the application. If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Jonathan Pritchard MRTPI

Associate Town Planner

For

STRIDE TREGLOWN LIMITED