

Superseded



Development Control
NPTBC

By Email only to PlanningServices@rctcbc.gov.uk

15th September 2025

Dear Sir/ Madam,

Re: Former Briton Ferry Health Centre Brunel Way The Quays Briton Ferry SA11 2FP - P2023/0767

We write on behalf of our client, of Rhodos Properties (No21), in support of the application made pursuant to S.73 of the Town and Country Planning Act 1990 for the variation of Condition 2 (approved plans and documents) of the above permission.

The following documents are appended to this covering letter:

- SP815 - P100 Site Location Plan
- SP815 - P01 Existing Site Plan
- SP815 - P02 Proposed Site Plan
- SP815 - P03 Proposed Ground Floor Plan
- SP815 - P04 Proposed First Floor Plan
- SP815 - P05 Proposed Roof Plan
- SP815 - P06 Proposed Section A-A
- SP815 - P07 Proposed Elevations
- SP815 - P08 Proposed Elevations
- SP815 - P09 Proposed Sectional Elevations
- SP815 - P10 Proposed Perspective Views
- SP815 - P11 Proposed Perspective Views
- SP815 - P12 Proposed Perspective Views
- SP815 - P13 Proposed Perspective Views
- TC25326 L300 Specification v3 (270825)
- TC25326 L200 Planting Plan v3 (270825)
- TC25326 L100 Landscape Strategy v3 (270825)
- TC25326 GI Statement
- JM11725 Former Briton Ferry Health Centre PEA (11/9/25)
- P0648_Rc02 Proposed Drainage Strategy Report (Sept 2025)

Superseded

Application site and surroundings

The application site is the Former Britton Ferry Health Centre. The previous building was demolished following a fire and the site has been derelict ever since. There is an extant planning permission to redevelop the site for use as a 40-bed nursing home facility.

Background and Context

On 23rd August 2024 Neath Port Talbot Borough Council (NPTBC) approved a Section 73 Application (ref: P2023/0767) to vary condition 1, to allow a further four years for the commencement of development of planning permission P2019/0017 granted on 4/3/2019. Permission is for the demolition of existing health centre and construction of two storey detached 40 bed Nursing Home.

A subsequent Non-Material Amendment application was made under reference P2025/0526 to amend the description of the development to remove reference to the number of bedrooms and remove ‘nursing home’ from the description of development and substitute with ‘care home’. This was approved on 31/7/25.

The NMA was necessary to effect the description change so that it aligns with the proposed amended plans now submitted. We have been advised previously by Matthew Griffiths, Senior Planner, that this is the LPA’s preferred procedural course of action and we have attached a copy of the informal advice received for ease of reference.

Summary of Amendments

The applicant wishes to amend the approved scheme as follows:

- Reduction in number of bedrooms from 40 to 24;
- Adjustments to the footprint of the building;
- Changes to the roof form and elevations/ materials.

Conditions to be amended

There are a number on conditions which reference specific plans/ documents. These are to be superseded/ amended as follows:

Condition 2- approved plans

The application seeks to replace the superseded plans with the following:

Proposed Amended Plans	Plans to be Superseded/Omitted
SP815 - P100 Site Location Plan	Dwg. No. G2-GA-100.
SP815 - P01 Existing Site Plan	Dwg. No. G2-GA-101 Rev A.
SP815 - P02 Proposed Site Plan	Dwg. No. G2-GA-105 Rev B.
SP815 - P03 Proposed Ground Floor Plan	Dwg. No. G2-GA-106.
SP815 - P04 Proposed First Floor Plan	Dwg. No. G2-GA-110 Rev A.
SP815 - P05 Proposed Roof Plan	Dwg. No. G2-GA-111 Rev A.
SP815 - P06 Proposed Section A-A	Dwg. No. G2-GA-400 Rev B.
SP815 - P07 Proposed Elevations	Dwg. No. G2-SE-300 Rev A.
SP815 - P08 Proposed Elevations	Dwg. No. A3-A107 Rev D.
SP815 - P09 Proposed Sectional Elevations	Dwg. No. A1-A103 Rev G.

Superseded

SP815 - P10 Proposed Perspective Views SP815 - P11 Proposed Perspective Views SP815 - P12 Proposed Perspective Views SP815 - P13 Proposed Perspective Views TC25326 L300 Specification v3 (270825) TC25326 L200 Planting Plan v3 (270825) TC25326 L100 Landscape Strategy v3 (270825) TC25326 GI Statement	
---	--

Condition 6- Landscaping

The application seeks to replace the superseded plans with the following:

Proposed Amended Plans	Plans to be Superseded/Omitted
TC25326 L300 Specification v3 (270825) TC25326 L200 Planting Plan v3 (270825) TC25326 L100 Landscape Strategy v3 (270825) TC25326 GI Statement	G2-GA-105-Rev B - Landscape Plan Landscaping schedule Landscaping specification

Condition 7- Drainage

The application seeks to replace the superseded plans with the following:

Proposed Amended Plans	Plans to be Superseded/Omitted
Proposed Drainage Strategy Plan SKc03 (appended to Drainage Strategy Report)	G2-GA-400 Rev B

Condition 8- demolition and construction management statement

The application seeks to reword Condition 8 as follows:

Proposed Amended Plans	Plans to be Superseded/Omitted
Condition to be reworded to require submission of updated Demolition Method Statement.	Dwg. No. G2-GA-106

Condition 9- windows

Condition to be reworded at LPA’s discretion.

Condition 10- bicycle storage

The application seeks to replace the superseded plans with the following:

Superseded

Proposed Amended Plans	Plans to be Superseded/Omitted
SP815 - P02 Proposed Site Plan	G2-GA-101-Rev A

Condition 12- enclosures

The application seeks to replace the superseded plans with the following:

Proposed Amended Plans	Plans to be Superseded/Omitted
TC25326 L100 Landscape Strategy v3	Landscape Plan G2-GA-105

Condition 16- PV panels

The application seeks to replace the superseded plans with the following:

Proposed Amended Plans	Plans to be Superseded/Omitted
SP815 - P05 Proposed Roof Plan	A1- A103 Rev G Elevations

Planning considerations for proposed amendments

Design

The design proposals aim to deliver an attractive, contemporary building, designed to accommodate the needs future users. The elevational treatments have been improved in the re-designed proposals, and the scheme is designed to integrate with surrounding buildings, and provide a high quality and attractive frontage which enhances the streetscape.

Amenity implications for neighbouring properties

The amended plans reduce the size of the footprint of the original proposals and as such any impact on neighbouring properties as compared to the fallback position is reduced.

Amenity Implications for future residents

The design amendments put forward in this application are proposed specifically to meet the needs of the end users. The proposed accommodation will meet the requirements of all relevant legislation. The rooms will be spacious and will all have ensuite bathrooms. There will be communal dining and living areas, as well as quiet and recreation areas. There will also be external amenity space for all residents to enjoy.

Highways

The access proposals remain as per the extant consent. The proposed decrease in the number of occupants represents a further de-intensification of use which is likely to entail fewer vehicle movements.

Fourteen car parking spaces are provided, including one disabled space and two longer spaces suitable for vans. This is two fewer spaces than the previous proposals, but serves significantly fewer residents

Superseded

and as such is considered appropriate. Separate secure cycle storage for six bicycles is also provided in a convenient location. The Parking Standards SPG does not give standards for care homes, but a comparable use would be self-contained elderly person accommodation, which requires one stand each of long and short stay storage per twenty bedrooms.

In light of the above, it is considered that there will be no detrimental impact on the highway network as a result of the proposals, and the amendments are compliant with policy in terms of pedestrian and cyclist access and parking.

Ecology

The previous building on the site has been demolished and the site is now derelict hardstanding. An updated ecology survey has been obtained which is appended to this application. This concludes that as the site is mostly hardstanding it is not a suitable habitat for wildlife. The report contains various recommendations to enhance the biodiversity of the site which have been incorporated in the proposals.

Landscaping and green infrastructure

An updated landscaping plan and a Green Infrastructure Statement accompany this application.

The amended scheme will provide soft and hard landscaping, with an attractive amenity space for users of the care facility. The landscape strategy incorporates native planting and wildlife friendly species, and retains existing arboriculture.

Flood risk

The flood risk status of the site has changed through the recent adoption of the new TAN15 Flood Maps for Planning, with the site now being identified as Flood Zone 3 (flooding from the sea). There is an extant planning permission and the scope of this S.73 application is simply to make relatively minor changes to the form of the building. Given that the fallback position will be built-out if the S73 is unsuccessful, together with the fact that the proposals are for a reduction in the number of residents and so represent a deintensification of use, and the fact that the flood risk is from the sea (i.e. that third-party impacts arising from physical changes to the building is not a consideration) it is not proposed to submit a Flood Consequences Assessment.

Conclusion

We consider the varying of the conditions of permission P2023/0767 as per the above to be a minor amendment which would enable this derelict site to be redeveloped in line with the needs of the end user, and which would have a positive impact on the site and its surroundings. We consider that we have demonstrated that the proposal accords with the various policy requirements and therefore we respectfully request that planning permission be granted for the variation of the conditions as set out above.

We look forward to hearing from you in due course. In the meantime, should you require any further information and/or clarification with respect to this matter, please do not hesitate to contact me.

We look forward to receiving confirmation of the registered application shortly.

Yours faithfully

Superseded



Louise Humar

Amity Planning