



Development Control
NPTBC

By Email only to planning@npt.gov.uk

14th January 2026

Dear Sir/ Madam,

Re: Gellinudd Hospital Lon Catwg Gellinudd Pontardawe SA8 3DX - P2024/0196

We write on behalf of our client, Rhodos Properties (No.22) Limited, 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), Condition 5 (scheme of tree planting) and Condition 7 (scheme detailing footpath) of the above permission.

The following documents are appended to this covering letter:

- General arrangement plan R967-PLA01 A1
- General arrangement elevations R967-PLA02 A1
- General arrangement site plan R967-PLA04 A1
- Soft Landscape Proposals 1235.01 Rev C

Application site and surroundings

The application site forms part of the wider former Gellinudd Hospital site which is located on the eastern outskirts of Pontardawe. The hospital was historically used to treat mental health patients. In 2024 a Certificate of Lawful Development was granted to confirm the building's proposed use as a care home (use class C2) and associated internal refurbishment was lawful.

There is an extant planning permission for the development of four new single storey units in the grounds of the existing building (ref P2024/0196). This involved the relocation of the parking area and associated necessary redevelopment of the external areas. It is this planning permission which the S73 application seeks to vary.

Background and Context

Summary of Amendments

The applicant wishes to amend the approved scheme as follows:

- Amendment of location of access road to align with existing kerbs- (carriageway widths remain the same).
- The car park layout has changed slightly to suit site constraints: spaces 11-14 have been relocated away from the staff building to create a footpath/adequate separation (350mm gap shown on approved plans). Also, spaces 5-10 have been reconfigured slightly to locate space 5 away from the retaining wall.
- Moving of unit 15&16 (Block B) 0.9m to the north, closer to block A. The original location dashed pink on the site plan.
- Introduction of an external heat pump area formed in hit and miss fencing to the north of the units.

The proposed amendments are necessary to allow reuse of the existing road and footpath, for compliance with SuDS and to meet building regulations requirements in relation to accessibility.

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
General arrangement plan R967-PLA01 A1 General arrangement elevations R967-PLA02 A1 General arrangement site plan R967-PLA04 A1 Green Infrastructure Statement – Jan 2026	Proposed Site Plan - New Build Units Proposed Elevations - New Build Units Green Infrastructure Statement

Condition 5- tree planting scheme

Proposed Amended Plans	Plans to be Superseded/Omitted
Soft Landscape Proposals 1235.01 Rev C	Tree planting scheme 1235.01 Rev A

Condition 7- footpath scheme

Proposed Amended Plans	Plans to be Superseded/Omitted
General arrangement site plan R967-PLA04 A1	Proposed Site plan HD5089.AR.01.00.102 Rev L

Planning considerations for proposed amendments

Design

No significant design changes are proposed. The slight relocation of Block B would have no material impact on the overall design. The proposed small heat pump is designed to visually blend in with the other proposed buildings and is sensitively located to the rear of the new units.

Amenity

The slight relocation of Block B to the north would not bring it in closer proximity to any neighbouring residential properties, the nearest of which is to the east and separately from the site by a mature landscape buffer. There would be a slight reduction in the off-set of internal windows within the development, but not to the extent that there would be any adverse impact on amenity. As such it is considered that there would be no additional adverse amenity implications as a result of the proposed changes.

Highways

The access proposals remain essentially as per the extant consent. It is proposed to relocate the vehicle access through the site slightly so that it aligns with existing arrangements, in order to simplify the build process. It is also necessary to provide a walkway between the staff building and parking spaces 11, 12, 13, and 14, to meet the requirements of accessibility legislation.

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

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. The landscape strategy incorporates native planting and wildlife friendly species, and retains existing arboriculture.

Conclusion

We consider the varying of the conditions of permission P2024/0196 as per the above to be a minor amendment which would enable this 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

A handwritten signature in blue ink, appearing to read 'L. Humar'.

Louise Humar

Amity Planning