

Parking Statement

23-25 Talbot Road

Port Talbot

SA13 1HU

Change of use of first and second floor to 8 Nos 1 bed flats, second floor flat roof extension, solar panels, subdivision of ground floor to 3 offices, rear parking area, external roof terrace, replacement windows and doors, new shop front and removal of widows.

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1.0 **Introduction**

- 1.1 This statement has been prepared to support a planning application for the above development.

2.0 **Planning History - Planning Context**

2.1 Planning History

- 2.2 None

2.3 Planning Context

- 2.4 The Local Development Plan for the area is the Neath Port Talbot Local Development plan which was adopted in January 2016

2.5 **Policy**

LDP Policy

Strategic Policies

Policy SP1 Climate Change

Policy SP2 Health

Policy SP3 Sustainable Communities

Policy SP7 Housing Requirement

Policy SP8 Affordable Housing

Policy SP15 Biodiversity and Geodiversity

Policy SP20 Transport Network

Topic Based Policy

Policy SC1 Settlement limits

Policy AH1 Affordable Housing

Policy EN06 Important biodiversity and geodiversity sites

Policy EN07 Important Natural Features

Policy TR2 Design and Access of New development

Policy BE1 Design

SPG Guidance

Parking Standards (October 2016)- SPG ¹

National Policy

Planning Policy Wales *PPW* (Edition 12 Feb 2024)²

¹ <https://www.npt.gov.uk/planning-and-building-control/planning-policy/supplementary-guidance/>

² https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf

3.0 Application site

- 3.1 The application site is located in Port Talbot
- 3.2 The site is a large building previously used as a trade union office.
- 3.3 The site has no parking

4.0 Appraisal

- 4.1 The application seeks consent the change of use of first and second floor to 8 Nos 1 bed flats, second floor flat roof extension, solar panels, subdivision of ground floor to 3 offices, rear parking area, external roof terrace, replacement windows and doors, new shop front and removal of widows. Parking provision is shown on plan A02 and auto-tracking on plan A1- A102
- 4.2 The site is within Zone 3 (Plan 13) of the SPG. Details of the parking requirement are set out in **figure 1** below. At 685sqm in floor area the existing use would require 34 carpark spaces. The proposed use would require the provision of 9 spaces (1 per bedroom and 1 visitor) for the residential element and 14 for the offices as set out in **Table 1**

figure 1

4.2 Offices

Use Class B1 Business, Class A2 Financial & Professional Services (including Call Centres)

Zones 2 & 3

Development	Requirement	Development	Requirement
Offices (< 1000m ²)	1 space per 20m ²	Offices (> 1000m ²)	1 space per 30m ²
Call Centres (< 1000m ²)	1 space per 10m ²	Call Centres (> 1000m ²)	1 space per 20m ²

4.1 Residential: New Build & Conversions

Type of Development	Residents	Visitors
General Purpose: Houses and Apartments		
Houses	1 space per bedroom (maximum requirement 3 spaces)	1 space per 5 units
Apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to bedsits, or self-contained apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to residential hostel	1 space per resident staff 1 space per 3 non-resident staff	Nil

Table 1

	Requirement	Provision
Existing Office (685 sqm)	34	0
Proposed Office (280 sqm)	14	2
Proposed residential (8 units)	9	3

- 4.3 Whilst it is acknowledged that the current on-site provision provides 18 less spaces than the current adopted standard. **Table 1** indicates that the proposal will result in a net reduction in on street parking demand of 16 spaces.
- 4.4 A sustainability appraisal (**Table 2**) has been undertaken in accordance with the advice contained within Appendix F of the Councils adopted Supplementary Planning Guidance

Table 2

Sustainable criteria	Maximum walking distance	Sustainability Points
Local facilities		
The legion- Pub Premier Stores- shop Applegreen -shop Red Lion – Pub Kaspa – Takeaway Lots of Tots – creche Port Talbot YMCA Central Junior School Talbot Road Dental Practice Various shops and facilities on Station road	2m 15m 39m 82m 42m 126m 130m 153m 396m 398m	Facilities are typically within 400m therefore 2 points applied. More than 2 facilities so points doubled to 4 4
Public Transport		

Train		3
Port Talbot Parkway	125m	
Bus		
The legion	13m	
Plaza	18m	
Cycle route	146m	1
Frequency of public transport	Frequency	
Routes	18m	2
7 66 82 83 87 202		
Route times- 06:27- 01:00		
Total of points		10

- 4.5 The sustainability appraisal score is 10 points. There is no reduction for residential as it will go below 1 space per flat. A 30% reduction will apply to the commercial element which equates to 4 car parking spaces as shown in **figure 2**

figure 2**Reductions in Parking Requirement**

Sustainability Points	Parking Reduction
Residential Developments	
10 pts	2 spaces per dwelling
7 pts	1 space per dwelling
All Other Developments (other than shops and retail warehouses)	
10 pts	30%
7 pts	20%
5 pts	10%

4.6 The required parking is set out in **Table 3** below

Table 3

	Requirement	Provision
Existing Office (685 sqm)	34	0
Proposed Office (280 sqm)	10	2
Proposed residential (8 units)	9	3

4.7 Whilst it is accepted that the proposal will provide less spaces than the required standard, the current lack of car parking on site dictates that the development will result in a net decrease in on-street car park relative to the existing lawful use.

5.0 **Summary**

- 5.1 The proposed development will provide a cycle store and on-site parking.
- 5.2 Whilst it is accepted that the proposal will provide less spaces than the required standard, the current lack of car parking on the site dictates that the development will result in a net decrease in on-street car park relative to the existing lawful use, to the benefit of highway and pedestrian safety.