

1st April 2026
L260401 SAV Cover Letter

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned within a yellow rectangular background.

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SUBMITTED VIA PLANNING PORTAL REF: PP-14826035

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE CHANGE OF USE OF THE UNIT FROM NURSERY (CLASS D1(B)) TO A
VETERINARY SURGERY (SUI GENERIS) AND INSTALLATION OF AN EXTERNAL AIR CONDITIONING
UNIT
UNITS 2 AND 3, 116 PENTWYN ROAD, BAGLAN, PORT TALBOT, SA12 8EB
COMPANION CARE (SERVICES) LIMITED**

Introduction

We write on behalf of our client, Companion Care (Services) Limited, to apply for the change of use of the floorspace at the above site from Class D1(b) to a veterinary surgery (Sui Generis) and installation of an external air conditioning unit.

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- The following Drawings:
 - Ref: 8063/20 – 'Site Location Plan';
 - Ref: 8063/21 – 'Block Plan';
 - Ref: 8063/01 Rev A – 'Existing Ground Floor Layout Plan and Elevations'; and
 - Ref: 8063/02 Rev E – 'Proposed Ground Floor Layout Plans';
- Flood Consequences Assessment, prepared by Savills; and
- Noise Impact Assessment, prepared by Sustainable Acoustics

As the application has been submitted electronically via the Planning Portal website (**PP-14826035**) payment for the requisite application fee of £752.00 has been made online.

The Application Site

The application site comprises a vacant former nursery building located at 116 Pentwyn Baglan Road, Baglan.

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The site occupies a prominent position along Pentwyn Baglan Road within an established mixed-use area that includes a range of local shops and commercial premises. Nearby uses include convenience retail such as a Spar store, along with other small-scale commercial units and service-based businesses that serve the day-to-day needs of the surrounding community.

The area is characterised by a mix of residential and commercial uses, with the site forming part of a local service cluster. This context contributes to a more active frontage along the road and supports the role of the area as a local hub for services and facilities.

Pentwyn Baglan Road functions as a key local route, providing connections to the wider highway network including the A4241 and Junction 41 of the M4 motorway. The site benefits from good accessibility and is well located to serve the surrounding residential population.

Planning History

Planning permission was granted in March 2013 for the use of the site as a nursery (Class D1(b)) under application reference P2013/0156 (the '**2013 Permission**').

Nature of the Proposed Development

Vets4Pets is part of the Pets at Home Group. It is a service industry, offering care and veterinary facilities for pets, and forms an integral part of the overall product range and services offered by Pets at Home.

The proposed facility includes four consulting rooms where general pet care advice is given, animals receive basic preventative medicine and treatments (such as worming or flea treatments), and one operating theatre where small scale procedures take place such as spaying. Other uses include separate dog and cat wards, a lab area, prep area and pharmacy.

Relevant Planning Policy and Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the local development plan, unless material considerations indicate otherwise. 'Material considerations' can include more up-to-date Government policy and guidance, for example, Planning Policy for Wales ('**PPW**').

The Local Development Plan

The Local Development Plan comprises the Neath Port Talbot Local Development Plan (2011-2026) (adopted 2016) (the '**Local Plan**').

Material Considerations

Planning Policy Wales

Edition 12 of PPW was published in February 2024 and sets out the Government's planning policies for Wales. It includes a presumption in favour of sustainable development in accordance with the development plan, unless material considerations indicate otherwise.

In addition, PPW indicates that local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision making process. They should also recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.

Further, PPW states the Government's objective to prioritise the use of previously developed land and/ or underutilised sites for all types of development.

Chapter 5 of PPW identifies the key principles for creating productive and enterprising places highlighting the need for a mix of uses, the creation of jobs to meet society's needs, minimising the need to travel, fostering economic activity and convenient access to goods and services.

As stated above, this application seeks a change of use from D1(b) floorspace to a veterinary surgery (Sui Generis).

The change of use is required to enable the incoming tenant to occupy the vacant unit. The proposed veterinary surgery is a relatively benign use and will not cause any adverse amenity impacts to nearby occupiers in accordance with Policy BE1. The application is within an established commercial area. Highways issues will not be a concern as appointments must be made to see a consultant. This means any vehicular trips to the unit will be evenly distributed throughout the working day.

As a long standing vacant unit, the premises does not currently contribute to the local economy. In contrast, subject to gaining planning permission, Vets4Pets are committed to occupying the unit as a veterinary surgery. This would bring a long-standing vacant unit into active use and generate employment opportunities, in accordance with the overarching aims of both local and national policy. Typically, Vets4Pets employ across a range of levels. This proposal will allow for a range of employment opportunities, from lower skilled administrative roles to highly skilled veterinary staff.

The proposed change of use to a veterinary surgery is entirely complimentary to the existing commercial offer in the area. The veterinary surgery will serve the immediate residential areas surrounding the Site, as well as customers from further afield. The development would contribute to the provision of local services and support economic activity through the introduction of a veterinary practice, aligning with the objectives of creating productive and enterprising places as set out in the PPW. The site's location within an accessible area, in proximity to existing residential and commercial uses, ensures that the proposal minimises the need to travel and is well-related to the community it would serve. The proposal therefore accords with Policy SP3, which seeks to support sustainable communities by directing development to appropriate locations.

The proposed change of use from a former nursery to a veterinary practice represents a sustainable form of development in accordance with the principles set out in PPW and the adopted development plan. The proposal facilitates the reuse of a previously developed site within an established settlement and local service area, thereby supporting the efficient use of land. The re-use of the building aligns with the sustainable principles as set out at Policy SP1.

In terms of detailed considerations, the proposal complies with Policy BE1, as the use is compatible with the surrounding mixed residential and commercial context and would not give rise to unacceptable impacts on neighbouring amenity. The site benefits from existing access and parking arrangements, ensuring compliance with Policy TR2 in respect of highway safety and accessibility.

Furthermore, the provision of a veterinary practice in a location close to existing shops and services would contribute to local service provision and support the vitality of the surrounding area.

In summary, the proposal accords with the development plan when read as a whole and is supported by national planning policy. There are no material considerations that would outweigh this presumption, and planning permission should therefore be granted.

Flood Risk and Drainage

A Flood Consequences Assessment ('FCA') has been prepared and submitted in support of the application. The FCA considers the site's location within Flood Zone C2 and assesses the potential flood risks associated with the proposed change of use from a former nursery to a veterinary practice.

The assessment confirms that the proposal relates solely to the reuse of an existing building, with no extension to the footprint or alterations to ground levels, and therefore would not increase flood risk elsewhere. The FCA concludes that the proposed use, which represents a less vulnerable form of development, can be appropriately accommodated at the site.

Overall, the FCA demonstrates that the consequences of flooding can be acceptably managed and that the proposal is compliant with the requirements of TAN15 and Planning Policy Wales.

External Installations

The proposed development includes the installation of externally mounted plant comprising one Mitsubishi VRF Air Conditioning system and a gas bottle storage on the rear elevation of the building. .

The proposed additions to the rear elevation are required to enable the proposed veterinary facility to operate. It is required for the specific operational requirements of the facility.

The rear elevation faces into a dedicated service yard for the parade of commercial units, and as shown in Figure 8 of the Noise Impact Assessment ('NIA') the proposed plant is proposed in a location that has numerous existing plant noise sources, including existing condenser units all along the rear elevation of the buildings.

Notwithstanding the above, for completeness a Noise Impact Assessment has been prepared and submitted as part of the application. The NIA assesses the impact of the proposed plant upon nearby amenity, and concludes that the noise impact is considered to be low, also bearing in the mind that the quality of the soundscape is already dominated by noise from plant from other sources.

The NIA considers relevant guidance as BS4142 and the assessment indicates that the plant noise limits of not more than a low adverse impact would be predicted to be met at all residential and commercial receptors for the proposed units, therefore it is considered that there should be no basis for a technical objection to granting planning consent on noise grounds for the proposed development on the grounds of noise, with regard to both local policy and national policy, along with NPSE.

Overall there is no reason for refusal of the application on noise and amenity grounds.

Summary and Conclusion

The proposed development seeks planning permission for the change of use of the floorspace at the above site from Class D1(b) to a veterinary surgery (Sui Generis) and installation of an external air conditioning unit.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Sophie Moore or Katie Parfett-Bass at these offices.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning