

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0177

Address: 40 Heol Jiwbili Cwmavon Neath Port Talbot SA12 9NR

Description of Development: Change of use from hairdressers (use class A1) to a cafe (use class A3)

Planning Case Officer: Thomas Lewis

Comments provided by: Leah Morgan

Our Ref: PLN41119

Date: 27/04/2026

The General Environmental Health Planning Consultation response to the above application has considered the following relevant areas:

Noise	☒	Air Quality	☐	Contaminated Land	☐
Odour	☒	Housing	☐	Other (please specify)	☐

The Environmental Health Team, in responding to the above application, provides the following substantive response:

No Comment	☐
No Objection subject to conditions (see the specified conditions below)	☒
Requires further information (see details below)	☐
Objection (on the grounds set out below)	☐
Discharge of planning condition/s	☐
Partial discharge of planning condition/s	☐

Overall Recommendation

We do not have any objection to the application subject to conditions restricting the hours of operation.

Observations and Comments

The application is for a change of use to a café, however, there is very little information included with the application so we have had to make some assumptions regarding the use.

Firstly an A3 use would allow the premises to be used as a drinking establishment without

applying for planning permission and we would have concerns about this given the proximity to residential properties. We therefore recommend that you include conditions restricting the opening hours to no earlier than 07.00hrs and no later than 19.00hrs.

Whilst we note that the application states that no extract or ventilation will be installed we recommend a condition specifically preventing the installation of mechanical plant and ventilation unless noise and odour impact assessments are completed.

Recommended Conditions

Condition – standard hours of operating no earlier than 7am and no later than 7pm

Condition – no extract or ventilation unless a noise and odour assessment has been submitted and approved.