

Proposal: Change of use from bank (Class A2) to a café/takeaway (Class A3), including a new shopfront at ground floor. Proposed 3-bedroom flat (Class C3) at first floor, with associated bicycle and bin storage to the rear, minor alterations to rear fenestration, and creation of a first-floor access door with external steps to the rear garden.

Site Address: 209 New Road, Skewen, Neath Port Talbot, SA10 6EY

Dear Sir / Madam,

Please find enclosed the amended scheme, including revised plans, proposed front elevation and shopfront drawings, and supporting documents submitted in relation to the above application. The scheme has been developed in response to feedback received, with particular focus on addressing Environmental Health concerns regarding noise and odour.

The design has been comprehensively reviewed, with significant revisions to the architectural layout. At first floor level, rear areas have been removed from residential use and reconfigured as storage, ensuring they are no longer considered sensitive receptors. At ground floor level, the kitchen and associated canopy system have been relocated to the rear to minimise potential noise impacts.

The extract fan has been selected with acoustic performance in mind and is mounted to the rear elevation at a sufficient distance from sensitive receptor windows. Additional mitigation measures include sound attenuators (silencers), enhanced flat roof insulation between the kitchen and residential areas, and the removal of existing rooflights to eliminate potential noise leakage paths. As a further architectural measure, existing metal fencing has been replaced with a parapet wall providing additional acoustic screening.

The secondary noise source, namely the fresh air supply system, has been relocated to the side elevation. This arrangement reduces the potential for noise reflection within the rear courtyard and improves overall acoustic performance.

The mechanical ventilation strategy and ducting layout have been reviewed and refined to achieve the required performance standards.

Further details of the revisions are set out in the accompanying "Summary of Amendments" document. The submitted documents should be read as a complete and coordinated package.

We trust that the information provided sufficiently addresses the matters raised and supports a positive determination of the application. Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Esra YORULMAZ

Architect / Design Consultant