

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0181

Address: Huddersfield House 23 - 25 Talbot Road Port Talbot Neath Port Talbot SA13 1HW

Description of Development: Change of use of former office and social club into a mixed use development comprising 3 No. offices at ground floor and 8 No. flats at first and second floors, with a second floor flat roof extension, creation of external roof terrace, installation of solar panels, rear parking area, new shop front, replacement window and doors and removal of windows with associated works.

Planning Case Officer: Chantalle Lamnea

Comments provided by: Leah Morgan

Our Ref: PLN41633, PLC41634, PLA41635

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 Objection	☐
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 conditions	☐
Discharge of planning conditions not recommended	☐

Overall Recommendation

Further information is required before we can comment on the application. If we do not receive the additional information we would object to the application due to lack of information.

Observations and Comments

The proposed development is adjacent to railway sidings and the railway line, we therefore require a noise impact assessment prior to determination of the application to ensure that noise from these uses can be appropriately mitigated. We could not see any external plant on the plans, however, if proposed this should be included in the application.

The development site is within the Neath Port Talbot Taibach/Margam AQMA and as such we require an air quality impact assessment to ensure that any risks to future occupiers can also be mitigated.

The site is surrounded by former and current industrial uses with the potential to cause contamination and as such we recommend that a land contamination preliminary risk assessment is also included. This should be carried out in accordance with Land Contamination Risk Management (LCRM) Guidance and the WLGA Developer's guide a copy of which is attached.

Recommended Conditions

N/A
