

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0067

Address: BARCLAYS, 48 STATION ROAD, PORT TALBOT, SA13 1LJ

Proposal: Proposed Redevelopment of Former Bank to 13 Affordable Accommodation Units and Office (A2)

Planning Case Officer: Chantalle Lamnea

Comments provided by: Leah Morgan

Our Ref: PLN41720

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

We do not have any objection to the application subject to conditions for noise mitigation and verification.

Observations and Comments

The applicant has submitted the Acoustics & Noise Limited, Noise Impact Assessment for Planning Purposes dated 9th July 2025 reference 2402014 with the application. The report concludes that in order for the development to be acceptable in terms of noise, mitigation is required, it does not provide detailed specification for the mitigation and as such we recommend a condition requiring that detailed specification. We also recommend that you

include a condition requiring verification of any mitigation prior to occupation.

Recommended Conditions

Condition 1 - Noise Mitigation Scheme

A detailed scheme shall be designed for the dwellings that demonstrates how the layout and the sound insulation performance of the building complies with the recommendations of the Acoustics & Noise Limited, Noise Impact Assessment for Planning Purposes dated 9th July 2025 reference 2402014. The scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in full accordance with the approved scheme and each dwelling shall not be occupied until all elements of the approved scheme are in place.

If the noise attenuation measures include windows being kept closed, then details of alternative ventilation over background ventilation will be required. Acoustic trickle ventilation will be insufficient.

Condition 2 – Noise Mitigation Verification

Prior to occupation of the development hereby permitted a noise verification report shall be submitted to and approved by the Local Planning Authority. The report shall demonstrate compliance with the requirements of condition xx Noise Mitigation Scheme.

Reason: In the interest of amenity and to accord with Local Planning Policy EN8.
