

General Environmental Health Planning Consultation Response

Planning Application Ref: P2025/0187

Address: Land At Tyn-Y-Caeau Margam Port Talbot SA13 2NR

Planning Case Officer: Matthew Griffiths

Comments provided by: Tomos Jenkins

Our Ref: PLN32165

Date: 17 07 2025

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)	☐

Overall Recommendation

In respect to noise and air quality, both have been considered in the context of Planning Policy Wales and NPT Local Development Plan Policy EN8 and neither give rise to risk of unacceptable impact. As such, permission could be granted subject to conditions below.

Observations and Comments

NOISE

In support of the application, Noise Impact Assessment Reference P1334/REP02 Dated 27-09-2022 Revision P01. The purpose of this report is to demonstrate that the proposal is

viable in terms in noise from the rooftop mounted chillers with an indicative BS4142 assessment demonstrating the noise rating levels are below background at the nearest sensitive receptor locations therefore showing a low impact.

The report recognizes that the final plant information is not known but can be modelled enough using other plant data to gain consent and agree a condition for final consideration. I am content with this approach given the level of “head-room” below background which is shown the report. The report also recommends a condition to capture the same information.

A suitable condition may read:

Prior to beneficial use, a BS4142: 2014 + A1 2019 assessment shall be taken taking it account the chosen rooftop mounted chillers. Any recommended noise mitigations measures in the form acoustic louvers, if required, shall be implemented to demonstrate that there is no acceptable risk to local amenity.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Development Plan EN8.

The wording of the condition should be checked with the agent and appointed consultant to ensure they are satisfied with the wording so that the condition may be discharged in the future.

B8 Class use:

It is noted and accepted that this particular application does not give rise to significant impact from an increased vehicular use and so not detailed assessment has been completed. Given B8 may also include a distribution yard with 24hr I would recommend the LPA restrict any permission to this particular use within B8.

AIR QUALITY

I have reviewed the submitted air quality assessment completed by RPS reference

The details of this report are broken down into two phases as required within the Local Development Plan, construction and operational phase covering all potential contributors to poor air quality.

Section 7 of the report details required mitigation for the construction phase:

the predicted Dust Impact Risk is classified, at worst, as negligible for demolition and earthworks, low for construction and medium for Trackout. The general site measures described as ‘highly recommended’ for medium risks are listed below. The ‘highly recommended’ measures for low risk construction and medium risk trackout are also listed.

The report then details the highly recommend measure to include within a document such

as Demolition and Construction Environmental Management Plan. I have recommended a condition below specific to Air Quality construction that I recommend by included to any consent.

The operational stage has been modelled and assessed against appropriate standards and determined that both short and long term impacts of air quality for the development are not significant, therefore require no further mitigation and so policy compliant.

A suitably worded condition during construction may read:

Demolition and Construction phases of the development hereby approved shall be undertaken in accordance with all recommendations within Section 7 of Air Quality Impact Assessment completed by RPS, reference 794-ENV-AIR-21341 version 1.1 updated 10 01 2025.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Development Plan EN8.