

12th June 2025

JPR/CD/153506_260612_Cover Letter – Croeserw CoU

SUBMITTED VIA PLANNING PORTAL
PLANNING PORTAL REF: PP-14712660

Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

Dear Planning,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
CROESERW COMMUNITY CENTRE, BRYN SIRIOL, CYMMER, PORT TALBOT SA13 3PL
CHANGE OF USE FROM SUI GENERIS TO D1 AND TEMPORARY BUILDING

Stride Treglown are acting on behalf of Swansea Bay University Health Board (SBUHB) in respect to the above development which involves regularising the use class of Croeserw Community Centre from its current sui generis use class to use class D1 with ancillary retail and installing temporary facilities while refurbishment works are undertaken in the existing building.

Background

Croeserw Community Centre is to be adapted by SBUHB to provide improved health facilities including consultation and treatment rooms and a dental facility.

The building was granted planning permission in 2012 (P2011/0783) as a Community and Enterprise Centre (sui generis). In 2016 planning permission (P2016/0409) was granted for the change of use of part of the ground floor to a separate café, takeaway and delivery service (use class A3).

In order to permit the use of the building for a mix of community, healthcare and ancillary retail uses planning permission is being sought for a change of use.

Planning permission for new air handling plant that is required to facilitate this change along with a series of minor alterations and interventions was approved in July 2025 (P2025/0350).

While the above works and necessary internal changes are being undertaken it is necessary to provide temporary facilities to ensure a continuation of some of the services provided on the site.

As such, planning permission is sought for the *“Change of use of Community and Enterprise Centre from sui generis/a3 to use class D1 (community centre, hall, medical and dental) with ancillary retail (hairdressers). Erection of temporary community centre building”*.

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12th June 2025

JPR/CD/153506_260612_Cover Letter – Croeserw CoU

Planning Considerations

Change of Use

Croeserw Community Centre is located within the settlement limits of the “small local centre” of Croeserw.

The original building was approved as a sui generis use and included a mix of community (D class), business (B class) and retail (A class) uses.

The focus of the proposed change involves replacing the flexible enterprise/incubator enterprise spaces with healthcare (medical and dental) and replacing the ground floor café/takeaway with a waiting area.

The introduction of healthcare uses in an existing community centre supports the delivery of sustainable, healthy and cohesive communities and co-location of facilities (LDP Policy SP2), accords with the spirit of Future Wales Policy 6 (Town Centre First) and will provide substantial social and health benefits to local residents of Croeserw and the surrounding area.

The enterprise spaces provided on the site were originally intended to bridge the gap for school leavers. These facilities can still be provided in the general meeting and office rooms on the ground floor. The ground floor restaurant/café will be replaced with a large waiting area to serve the building as a whole.

The principle of development is considered to be acceptable and appropriate in this location. The proposals are proportionate in scale and form to the role and function of the settlement in accordance with LDP Policies SC1, SP2 and SP3.

There are not considered to be any amenity matters that would affect the change of use and the character of the community facility will be unchanged.

In terms of transport matters, the site has an existing 55 space car park. The table below provides a high-level assessment of the parking requirements associated with the changes and illustrates that based on the Parking Standards Supplementary Planning Guidance (October 2016) an additional 5 spaces would be required.

PPW refers to providing an appropriate level of car parking in a way which does not dominate the development and refers to provision being informed local context and the objective of reducing reliance on the private car. On this basis it is considered that the proposed changes can be served by the existing car park without the need for any expansion.

Existing covered cycle parking is provided close to the main entrance and additional provision is not proposed at this stage.

12th June 2025

JPR/CD/153506_260612_Cover Letter – Croeserw CoU

Existing Use/Size	Parking requirement based on Parking Standards SPG (2016)	Proposed Use/ Size	Parking requirement based on Parking Standards SPG (2016)	Difference in parking standards
GF Restaurant (133m ²)	1 space per 3 non-resident staff & 1 space per 7m ² of dining area Based on estimated 6 staff and 19 spaces required based on area = 25 spaces	Waiting area (115m ²)	No specific standard. Ancillary staff included in calculation below.	-25
Enterprise spaces (55.5m ²)	Community centre – 1 space per 10m ² . = 5 spaces	7 Consulting rooms (89m ²)	Health centre – 1 space per practitioner = 7 spaces 1 space per 2 ancillary staff = 7 spaces 3 spaces per practitioner = 21 spaces = 35 spaces	+30

Temporary Facilities

The proposed temporary building is around 134m² and is of a practical design which is proposed to be sited within the car park to the west of the site. The temporary facility is required for 12 months.

The facility will provide the following uses and the opening hours are anticipated to match those of the existing building:

- Group Room - Youth Consultation
- Offices x 3 - social services, gentle care and building managers office
- Beauty Salon

The temporary facilities will involve a reduction in car parking (-9 spaces). Taking into account the reduced size of the facility and lower staffing levels (9 staff are envisaged) this is considered to be acceptable.

12th June 2025

JPR/CD/153506_260612_Cover Letter – Croeserw CoU

The proposals are in keeping with the existing building and use appropriate materials that complement the appearance of the site in accordance with Policy BE1.

In term of drainage, the affected parking bays are currently constructed using permeable block paving, which allows surface water to infiltrate through to the underlying sub-base as part of the existing sustainable drainage arrangement. The proposed cabins are lightweight, flat-roofed structures positioned entirely over the existing hardstanding. As such, the development does not introduce any additional impermeable area beyond that which already exists within the car park.

Rainwater from the cabin roofs will be discharged at surface level via downpipes, where it will drain directly onto the existing permeable paving. Surface water will therefore continue to infiltrate or be conveyed via the established permeable sub-base system, maintaining the current drainage performance of the site.

Accordingly, the proposal will not result in any increase in surface water runoff or adversely affect the existing drainage regime.

Green Infrastructure Statement

In terms of green infrastructure, the stepwise approach (PPW Paragraph 6.4.21) has been applied to the development as follows:

- Avoidance/Minimise – the proposals involve the use of previously developed land which is enclosed and of limited ecological value.
- Minimise – the temporary proposals will use existing hardstanding land and will not affect green infrastructure.
- Enhance – new bird boxes were proposed to the southern elevation of the existing building.

Conclusion

In conclusion, the proposed development will allow the building to be used for healthcare uses and provide temporary facilities while works are underway. The proposals will support the continued operation of this valuable community facility, while the temporary facilities are appropriated designed and sited. The proposals are therefore considered to accord with LDP Policies SC1, SP2, SP3, BE1, TR2 and EN8.

Planning Application

We therefore seek planning permission for the proposed change of use and temporary development and enclose the following information:

- 153506-STL-XX-00-DR-A-09000-P30-Site Location Plan
- 153506-STL-XX-00-DR-A-09010-P30-Existing Site Plan – Planning
- 153506-STL-XX-00-DR-A-09011-P30-Proposed Site Plan – Planning
- 153506-STL-XX-00-DR-A-01000-P29-Existing Ground Floor Plan – Planning

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12th June 2025

JPR/CD/153506_260612_Cover Letter – Croeserw CoU

- 153506-STL-XX-00-DR-A-01010-P29-Proposed Ground Floor GA Plan – Planning
- 153506-STL-XX-01-DR-A-01001-P29-Existing First Floor Plan – Planning
- 153506-STL-XX-01-DR-A-01011-P29-Proposed First Floor GA Plan – Planning

- 153506-STL-XX-00-DR-A-09033-P30-Existing Site Cabin Site Plan – Planning
- 153506-STL-XX-00-DR-A-09034-P30-Proposed Site Cabin Site Plan - Planning
- 153506-STL-XX-00-DR-A-09030-P30-Proposed Site Cabin Floor Plan
- 153506-STL-XX-00-DR-A-09031-P30-Proposed Site Cabin Roof Plan
- 153506-STL-XX-00-DR-A-09032-P30-Proposed Site Cabin Elevations
- 153506-STL-XX-RF-DR-A-09020-Biodiversity Enhancement Plan
- 2615-PHG-XX-ZZ-DR-C-2000_External Drainage_D2_P02

We trust this submission enables swift validation of the application. If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Jonathan Pritchard MRTPI

Associate Town Planner

For

STRIDE TREGLOWN LIMITED