

OFFICER REPORT

Application Number: P2025/0630

Site Address: Muga Adjacent To Afan Lido Football Club The Princess Margaret Way Aberavon

Proposal: Discharge of condition 12 (Noise) and condition 13 (Lighting) of planning permission P2024/0194 for the re-development of existing Multi-Use Games Area (MUGA) to an all-weather third-generation ('3G') pitch, spectator stand, changing rooms and clubhouse, sustainable drainage and associated works.

Applicant: Afan United FC

Agent: Mr Gareth Owen

Ward: Sandfields East

Application Type: Discharge of Conditions

Valid Date: 2nd September 2025

Statutory Expiry Date: 27th October 2025

Ext. of Time / PPA date:

Publicity Expiry Date: 29th September 2025

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2024/0194
Development:	Re-development of existing Multi-Use Games Area (MUGA) to an all-weather third-generation ('3G') pitch, spectator stand, changing rooms and clubhouse,

	sustainable drainage and associated works.
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DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

- 12 *A noise assessment of the existing noise climate at the development site shall be submitted to and approved in writing by the Local Planning Authority. The report shall include a scheme of noise mitigation measures for the proposed development. The approved mitigation measures shall be implemented prior to the commencement of the use and be permanently maintained / complied with thereafter.*

Reason:

In order to secure appropriate mitigation and safeguard the amenities of nearby occupiers in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan (January 2016).

- 13 *A lighting assessment shall be submitted to and approved in writing by the Local Planning Authority. The report shall include a scheme of mitigation measures for the floodlighting included within the proposed development. The approved mitigation measures shall be implemented prior to the commencement of the use and be permanently maintained / complied with thereafter.*

Reason:

In order to secure appropriate mitigation and safeguard the amenities of nearby occupiers in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan (January 2016).

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Noise Impact Assessment Proposed Artificial Grass Pitch Afan United Football Club
Reference: 11279/FD by Acoustic Consultants

AFAN UTD PROPOSES OVERSPILL LIGHTING CONTROL / REDUCTION MEASURES May 2025 by Floodlighting and Electrical.

CONSULTATIONS / REPRESENTATIONS

NPT Environmental Health – Advised that subject to confirmation that the noise consultant considered the correct operating hours that both conditions can be discharged.

ASSESSMENT

Condition 12 requires the submission of a noise assessment of the existing noise climate together with any necessary mitigation measures. In response, the applicant has submitted a Noise Impact Assessment prepared by Acoustic Consultants Ltd. The report includes baseline noise monitoring, an assessment of the proposed development and identifies mitigation measures.

The site currently comprises an existing MUGA and forms part of a wider established sporting complex. The approved development does not introduce a new recreational use to the site but rather redevelops and upgrades an existing facility. The submitted assessment concludes that the footprint and orientation of the pitch would remain unchanged and that the nature of sporting activity undertaken on the site would remain broadly comparable to the existing situation. The report further concludes that the proposal would not result in a material increase in noise levels, duration of exposure or change in the character of noise experienced by nearby residential properties. This included an assessment of spectators using the proposed stand.

Whilst the assessment necessarily relies upon a number of assumptions regarding future use, it is noted that the development is already subject to controls over hours of operation through condition 15 of planning permission P2024/0194. Furthermore, the proposed development represents the redevelopment and formal management of an existing sporting facility rather than the creation of a new source of recreational noise. The Local Planning Authority is satisfied that the information submitted demonstrates that the proposal would not give rise to unacceptable impacts upon residential amenity and that appropriate mitigation measures have been identified where necessary.

In respect of condition 13, details have been submitted demonstrating the proposed overspill control measures, including the use of modern LED floodlighting, relocation and reorientation of columns away from nearby residential properties and the use of louvred fittings to minimise light spill. The submitted information is considered sufficient to demonstrate that the approved lighting scheme can operate without causing unacceptable impacts upon the amenities of nearby occupiers.

Accordingly, the information submitted is considered sufficient to satisfy conditions 12 and 13 and the conditions can be discharged.

CONCLUSION

The information submitted in respect to condition 12 and 13 is sufficient to allow for discharge of these conditions. The information submitted demonstrates that development will be in accordance with policy BE1 of the Neath Port Talbot Local Development Plan (2011-2026) and Planning Policy Wales (2024).

CHECKLIST

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| <ul style="list-style-type: none">• Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report | X |
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| <ul style="list-style-type: none">• Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded) | X |
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RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer Matthew Griffiths

Telephone No. 01639 686776

Date of Recommendation 18th June 2026