

19th June 2026

EN/JPR/157239_260619_Cover Letter – NPT Seclusion and Section 136 Suite

SUBMITTED VIA PLANNING APPLICATIONS WALES
PLANNING PORTAL REF: PP-14840392

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)
NEATH PORT TALBOT HOSPITAL, BAGLAN WAY, PORT TALBOT, NEATH AND PORT TALBOT, SA12 7BX
APPLICATION FOR NEW EXTERNAL PLANT AND 4NO. CAR PARKING SPACES

Stride Treglown are acting on behalf of Swansea Bay University Health Board (SBUHB) in respect of the above development which involves the installation of new air conditioning plant within a secure external compound. The installation will require the removal of two existing car parking spaces, and it is proposed to replace these and provide two additional spaces to support operational requirements.

Background

SBUHB are undertaking internal and external adaptations at Neath Port Talbot Hospital to provide a new Seclusion Room and Section 136 Suite. A Section 136 Suite is a secure mental health unit where individuals detained by the police. This will strengthen local mental health services and ensure facilities are compliant with current clinical and safety requirements.

The internal works include the reconfiguration of the existing suite and installation of new anti-ligature and anti-tamper fixtures and equipment to support patient safety and staff monitoring. The external works form an essential part of this wider project, including the provision of a new Mechanical Ventilation with Heat Recovery (MVHR) unit and Direct Expansion (DX) plant within a secure compound, alongside associated parking and landscape works.

Key Planning Considerations

The proposed external works are of a modest scale, are located entirely within the existing hospital estate and are well contained by surrounding buildings and established boundaries.

The proposed new plant compound is located immediately adjacent to the affected building and is enclosed by a 3-metre-high anti-ligature and anti-climb fence. This ensures the equipment is fully screened and visually contained, appearing as a discreet service installation within the hospital

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environment. Similar installations appear throughout the site and the proposals are considered to be appropriate sited and designed to complement the character and appearance of the site in accordance with LDP Policy BE1.

The proposed plant is located around 65m from the nearest noise sensitive boundary. The plant is expected to have a noise level of 65dB(A) at a distance of 1m from the machine. Existing background noise levels are anticipated to be high and the specification, siting and screening of the plant are not expected to have an unacceptable adverse effect on local amenity in accordance with LDP Policy EN8.

The new and replacement parking bays utilise an area immediately adjacent to the existing car park and will existing hard-surfaced area and will read as a natural extension of the current car parking layout, resulting in no meaningful change to the character or appearance of the wider site.

The 2 additional parking spaces will allow demand to be met for this specialist facility and represent a very small increase in car parking capacity on the site. The size and layout of the spaces has been carefully designed to ensure safe manoeuvring within the estate roads and avoids any detrimental impact on highway safety in accordance with Policy TR2.

An Arboricultural Impact Assessment has been undertaken which confirms that two lower quality trees are required to be removed to facilitate the parking layout. Higher value trees are retained and protected, and appropriate protection measures will be implemented during construction. Six replacement trees are proposed in accordance with paragraph 6.4.42 of Planning Policy Wales.

The construction area is less than 100m² and surface water from the new car parking spaces will connect to the existing system.

Overall, the external works comprise minor and well-integrated interventions that support the functionality of the new mental health accommodation without giving rise to adverse visual, amenity or transport effects in accordance with policies BE1, TR2 and EN8.

Green Infrastructure Statement

In terms of green infrastructure, the stepwise approach (PPW Paragraph 6.4.15) has been applied to the development as follows:

- Avoidance – the proposals involve the use of previously developed land which is enclosed and of limited ecological value
- Minimise – the proposals have minimised the extent of land necessary for the development
- Enhance – the proposals include on-site landscaping with the provision of six replacement trees, resulting in an overall enhancement of green infrastructure.

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Conclusion

In conclusion, the proposed external works are modest, well contained within the established hospital setting and essential to supporting the safe and effective operation of the new Seclusion and Section 136 facilities. The development has been sensitively designed to minimise impacts and complies with the relevant policies of the Neath Port Talbot Local Development Plan, including Policies BE1 and TR2.

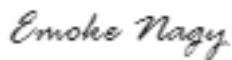
Planning Application

We therefore seek planning permission for the proposed development and enclose the following information:

- 157239-STL-XX-00-DR-A-00001-PL01 – Location Plan
- 157239-STL-XX-00-DR-A-00010-PL01 – Existing Site Plan
- 157239-STL-XX-00-DR-A-00011-PL01 – Proposed Site Plan
- 157239-STL-XX-00-DR-A-00020-PL01 – Proposed Elevations
- 157239-STL-XX-00-DR-A-00030-PL01 – Existing Section
- 157239-STL-XX-00-DR-A-00031-PL01 – Proposed Section
- 157239-STL-XX-00-DR-A-00060-PL01 – Isometric View
- 157239-STL-XX-00-DR-A-00061-PL01 – Site Photographs
- BS5837 Arboricultural Impact Assessment (NPT Hospital, Baglan, May 2026)

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,



Emoke Nagy
Town Planner
For
STRIDE TREGLOWN LIMITED
Encl.