

Transport Statement

Beaches Chiropractic Clinic
3 Victoria Road
Sandfields
SA12 6QG

**Change of use of the first and second floor from a
pub/nightclub (Class A1) to a Chiropractic Clinic
(Class D1)**

July 2026

PHONE

MOB PHONE

EMAIL

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1.0 **Introduction**

- 1.1 This statement has been prepared to support a planning application for the above development.

2.0 **Planning History - Planning Context**

2.1 **Planning History**

- 2.2 None

2.3 **Planning Context**

- 2.4 The Local Development Plan for the area is the Neath Port Talbot Local Development plan which was adopted in January 2016

2.5 **Policy**

LDP Policy

Strategic Policies

Policy SP1 Climate Change

Policy SP2 Health

Policy SP3 Sustainable Communities

Policy SP15 Biodiversity and Geodiversity

Policy SP20 Transport Network

Topic Based Policy

Policy SC1 Settlement limits

Policy EN06 Important biodiversity and geodiversity sites

Policy EN07 Important Natural Features

Policy TR2 Design and Access of New development

Policy BE1 Design

SPG Guidance

Parking Standards (October 2016)- SPG ¹

National Policy

Planning Policy Wales *PPW* (Edition 12 Feb 2024)²

Tan 18 Transport ³

Active Travel Delivery Plan 2024-2027⁴

¹ <https://www.npt.gov.uk/planning-and-building-control/planning-policy/supplementary-guidance/>

² https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf

³ <https://www.gov.wales/technical-advice-note-tan-18-transport>

⁴ <https://www.gov.wales/sites/default/files/publications/2024-03/active-travel-delivery-plan-2024-to-2027.pdf>

3.0 **Application site**

- 3.1 The application site is located south of Port Talbot.
- 3.2 The site is a large former pub/night club
- 3.3 The site has no on-site parking.

4.0 **Appraisal**

- 4.1 The application seeks consent for Change of use of the first and second floor from a pub/nightclub (Class A1) to a Chiropractic Clinic (Class D1). The facility will provide Chiropractic services. The gym and other areas are not open to the public and will provide facilities for supervised, one to one, clinical treatment.
- 4.2 The site is within Zone 2 (Plan 13) of the SPG **figure 1**. The SPG requires the parking provision as set out in **figure 2** below
figure 1



figure 2

Zones 2 to 6

Type of Development	Operational	Non-Operational
Hospitals (See Note 1)	Essential vehicles as required	2.5 spaces per bed
Health Centres & Surgeries (See Note 2)	1 space per practitioner	1 space per 3 ancillary staff (1 space per 2 in Zones 5 & 6) & 3 spaces per practitioner
Churches & Places of Worship (See Note 3)	1 commercial vehicle space	1 space per 10 seats or 1 space per 8m ² of praying floorspace
Chapels of Rest	3 commercial vehicle spaces	As per Churches etc.
Funeral Homes	3 commercial vehicle spaces	1 space per 2 members of staff
Public Leisure Centres	1 commercial vehicle space	1 space per 2 facility users & 1 space per 3 spectators
Fitness Clubs, Leisure Clubs & Sports Clubs (See Note 6)	1 commercial vehicle space	1 space per 10m ²
Marinas	1 car and trailer space	1 space per berth
Golf Course (See Note 6)	1 commercial vehicle space	4 spaces per hole
Libraries	1 commercial vehicle space	1 space per 45m ²
Sports Fields (without Club House) (See Note 6)	1 coach space	12 spaces per pitch

- 4.3 The car parking requirements for the existing pub/bar are set out in paragraph 4.7 of the SPG. **Figure 3**

Figure 3

4.7 Hotels & Restaurants

Zones 2 to 4

Type of Development	Operational	Non-Operational
Hotels	1 commercial vehicle space	1 space per 3 non-resident staff & 1 space per bedroom
Public Houses & Licensed Clubs	1 commercial vehicle space	1 space per 3 non-resident staff & 1 space per 5 m ² of public area including servery
Restaurants	1 commercial vehicle space	1 space per 3 non-resident staff & 1 space per 7m ² of dining area
Cafés & Drive-Thru Restaurants (See Note 5)	1 commercial vehicle space	1 space per 3 non-resident staff & 1 space per 14m ² of dining area
Hot Food Takeaways (See Note 7)	1 commercial vehicle space	1 space for non-resident staff & adequate on-street parking for customers nearby and outward delivery vehicles
Transport Cafés	1 commercial vehicle space	1 space per 3 non-resident staff & 1 commercial vehicle space per 2 seats

- 4.4 The application site has a gross floor area of 265m² of which there is 192m² of bar area. Assuming 3 members of staff the parking demand is 1 commercial space and 39 other spaces
- 4.5 The existing business currently employs 3 staff. This will increase to 7 so the net increase is 4 practitioners. There are no additional ancillary staff proposed.

Table 1

	Commercial	Non-operational	Total
Existing Use	1	39	40
Proposed Use	4	12	16
Increase/Decrease	+3	-27	-24

- 4.6 Whilst the site lacks any off street car parking the proposed development will lead to a significant reduction in on street parking demand to the overall benefit of highway and pedestrian safety.
- 4.7 In conclusion, it is accepted that the proposal will provide less spaces than the required standard. However, the proposal will significantly reduce overall on street parking demand and traffic movement relative to the existing lawful use. As such it is considered that the parking provision is acceptable.

5.0 Summary

- 5.1 The proposal will significantly reduce overall on street parking demand and traffic movement relative to the existing lawful use. As such it is

considered that the parking provision is acceptable.