

OFFICER REPORT

Application Number: P2026/0312

Site Address: Morrisons Daily 30-32 Station Road Port Talbot Neath Port Talbot SA13 1JS

Proposal: The installation of an ATM.

Applicant: NCR

Agent: Ms Natalie Gaunt

Ward: Port Talbot

Application Type: Full Plans

Valid Date: 26th May 2026

Statutory Expiry Date: 20th July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 14th July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site comprises No. 30-32 Station Road, in Port Talbot town centre, located on the corner plot of Station Road and Courtland Place. The ground floor units have historically been occupied by Midland Bank, with expansive glazing / traditional shopfront comprising the front elevation. The surrounding streetscene is predominantly commercial at ground floor, with residential flats sited at first and second floor within most neighbouring buildings.

DESCRIPTION OF DEVELOPMENT

Planning consent is sought for the installation of an ATM.

The ATM will be sited within the front elevation of the shopfront.

NEGOTIATIONS

None.

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Highways: No objection.

Natural Resources Wales (NRW): No objection.

REPRESENTATIONS

A site notice was placed adjacent to the application site on 2nd June 2026.

Neighbouring properties were also consulted on 27th May 2026.

In response, to date, no representations have been received.

REPORT

National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 9 – Resilient Ecological Networks and Green Infrastructure

[Planning Policy Wales \(Edition 12, February 2024\)](#)

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation

and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (2026)

Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

Strategic Policies

- **Policy SP15** Biodiversity and Geodiversity

Topic Based Policy

- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design
- **Policy SC1** Settlement Limits

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

Issues

Having regard to the above, the main issues to consider in this application relate to the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

Policy SC1 (Settlement Limits) of the Neath Port Talbot LDP outlines that, "Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle.

The application site is located within settlement limits and given its moderate scale and nature, is considered to be proportionate in scale and form to the role and function of the settlement, and as such is acceptable in this regard, corresponding with Policy SC1 of the Neath Port Talbot LDP.

Impact on Visual Amenity

The proposed ATM will be sited within the front elevation of the shopfront. Whilst prominent in the public domain, its moderate scale and general character results in an addition that has little impact on the character and appearance of the application site and streetscene, thus having an acceptable impact on visual amenity, corresponding with Policy BE1 of the Neath Port Talbot LDP.

Impact on Residential Amenity

Given the moderate scale and nature of the proposed ATM, it is not considered to have the capability to have a detrimental impact on the residential amenity of neighbouring properties, corresponding with Policy BE1 of the Neath Port Talbot LDP.

Parking and Access Requirements and Impact on Highway Safety

The Head of Transport and Engineering (Highways) have raised no objection to the proposal, demonstrating that it will have no detriment to highway safety, thus corresponding with Policy TR2 of the Neath Port Talbot LDP.

Biodiversity

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

A Green Infrastructure Statement has been submitted alongside this proposal, outlining that given the nature of the proposal, will have no unacceptable impact on biodiversity. Whilst this may be the case, the stepwise approach outlined in edition 12 of Planning Policy Wales requires a form of biodiversity enhancement within every application. As such, it is considered reasonable and necessary to condition the implementation of a bird nesting box on the host property, to be retained in perpetuity.

Flood Risk / Drainage

Despite being located within Flood Zone 3 of NRW's Flood Map for Planning, given the moderate scale and nature of the proposal, NRW have considered that there will be no significant impact on flood risk or drainage and as such is considered acceptable in this regard.

Other Matters

No other matters have been considered.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed

development is in accordance with Policies SP13 (Tourism), SP15 (Biodiversity and Geodiversity), SP20 (Transport Network), TR2 (Design and Access of New Development), BE1 (Design), SC1 (Settlement Limits), TO1 (Tourism Development in the Countryside) and EN5 (Conversion and Extension of Existing Buildings in the Countryside).

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

Approved

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

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Location Plan.

E030962 Rev 01 (Proposed Automated Teller Machine (ATM) Installation for Cashzone).

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficial use of the development hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

Case Officer	Lewis Byng
Telephone No.	01639 686746
Date of Recommendation	15th July 2026