

General Environmental Health Planning Consultation Response

Planning Application Ref: P2025/0825

Address: DIRECT NURSING SERVICES, 41 NEW ROAD, SKEWEN, NEATH, SA10 6ER

Planning Case Officer: Rhodri Griffiths

Comments provided by: Leah Morgan

Our Ref: Case PLN41457

Date: 7th May 2026

Three storey rear extension, external staircase and associated external alterations to fenestration to facilitate the retention of Ground Floor Offices and Conversion of Upper Floors to Emergency Refuse Accommodation (23.03.26 - amended supporting information and drawings received and description changed at request of agent including to remove reference to the word flats).

The General Environmental Health Planning Consultation response to the above application has considered the following relevant areas:

Noise	☒	Air Quality	☐	Contaminated Land	☐
Odour	☐	Housing	☐	Other (please specify)	☐

The Environmental Health Team, in responding to the above application, provides the following substantive response:

No Comment	☐
No Objection subject to conditions (see the specified conditions below)	☒
Requires further information (see details below)	☐
Objection (on the grounds set out below)	☐

Overall Recommendation

We have no objections to the proposals subject to conditions.

Observations and Comments

The amended wording does not alter our previous comments and as such the conditions recommended by Hannah Kent in her memo dated 13th February 2026 remain necessary.

Recommendations

In light of the aforementioned, I would recommend the following are included when

determining the application:

1. Noise Impact Assessment Report – Condition

Before the application can be determined, details of an assessment of all significant noise sources likely to affect the proposed development including commercial noise, road traffic and any other noise sources that impacts the site (by a suitably competent person - see footnote), must be submitted in writing to the Local Planning Authority. The report shall:

- a) Comprehensively determine the existing noise climate.
- b) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development.
- c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences. If the noise attenuation measures include windows being kept closed, then details of alternative ventilation over background ventilation will be required.
- d) Provide an assessment of all of the noise emissions from the proposed development.

2. Noise Mitigation Scheme

Prior to development above slab level, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

The report shall present:

- a) The measures that have been considered to control noise, as detailed in BS8233, section 5:
 - *positioning of buildings on site;*
 - *orientation of buildings on site;*
 - *provision of barriers (such as extending roof structure to shade aircraft noise);*
 - *increasing the sound insulation of the building envelope; and*
 - *re-planning the interior layout of the building*
- b) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

3. Ventilation of Habitable Rooms – Condition

Before construction commences, a ventilation scheme for rooms where windows need to be kept closed to prevent excessive noise levels shall be submitted to and approved in writing by the Local Planning Authority.

The ventilation scheme shall provide the following information:

- a) Identify which rooms of which plots referenced back to the approved Noise Assessment require a ventilation system
- b) The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded

c) The ventilation scheme must demonstrate:

- How rooms shall be provided with sufficient ventilation to help control thermal comfort and avoid over heating during hot weather without the need to open windows. This should include details of the air intake location and any summer bypass for any heat recovery system including a calculation for air changes/hour. A Standard Assessment Procedure (SAP) assessment would be acceptable to demonstrate that a risk of overheating is minimised.
- How indoor air quality will be assured.

All works which form part of the approved scheme shall be completed prior to occupation of the development and retained thereafter.

4. Noise from Fixed Plant & Equipment - Condition

The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Footnote: All noise assessments should be carried out by a competent person. Developers may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

5. Construction Site Working Times - Condition

Noisy construction related activities shall not take place outside the hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00 hours, Saturdays

With no noisy activities on Sundays or Public Holidays

Footnote: Neath Port Talbot Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance, and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

Informatives

I would also recommend that the developer consider the following:

Destructive Asbestos Survey of Buildings:

A destructive asbestos survey is required to be submitted to Building Control to ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other off-site receptors. Prior to the commencement of works on site, a destructive asbestos survey of buildings should be submitted by the applicant to Building Control.

- *The survey must locate and identify all asbestos containing materials before any structural work begins at a stated location or on stated equipment at the premises.*
- *Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Development shall not be carried out other than in accordance with the approved details.*

FOOTNOTE: *Asbestos cement sheet and textured coating (artex) materials may be removed by non-licensed contractors but should be done in accordance with the guidance: <https://www.hse.gov.uk/pubns/guidance/a14.pdf> HSE - Asbestos: Asbestos essentials. Most other asbestos materials must be removed by a contractor licensed by the Health and Safety Executive. If at any stage during the demolition process asbestos is suspected, the work should stop immediately, and the material should be investigated. Details are required to be submitted to Building Control prior to commencement of works to ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.*
