

## OFFICER REPORT

**Application Number:** P2026/0334

**Site Address:** Stationery House Acacia Avenue Sandfields Neath Port Talbot SA12 7DN

**Proposal:** Details to be agreed in association with condition 20 (noise impact assessment for external heating and ventilation plant) of application P2024/0597 granted on 6 February 2025.

**Applicant:** Fresenius Medical Care Renal Services Ltd

**Agent:** Mr Oliver Hanney

**Ward:** Sandfields East

**Application Type:** Discharge of Conditions

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**Valid Date:** 26th May 2026

**Statutory Expiry Date:** 20th July 2026

**Ext. of Time / PPA date:**

**Publicity Expiry Date:** 17th June 2026

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### RECOMMENDATION - Approved

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

|              |                                                                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| App. Number: | P2024/0597.                                                                                                                                                                                                   |
| Development: | Proposed substantial demolition of existing factory building and construction of satellite dialysis unit (use class D1), including associated car parking, landscaping, refuse storage and engineering works. |

## 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: -

20 The external heating and ventilation plant located to the north of the application site shall not be operated outside of the hours 06.30 and 20.30 Monday to Saturday, with no use on Sundays and Bank Holidays, unless an updated Noise Impact Assessment is submitted to and approved in writing by the Local Planning Authority, with any necessary mitigation measures and identified hours of operation which have been assessed within the Noise Impact Assessment. The development shall then be undertaken in accordance with the approved Noise Impact Assessment.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

## BRIEF DESCRIPTION OF SUBMITTED DETAILS

*(e.g. dimensions, materials, colour etc.):*

The applicant has submitted the following information to satisfy the requirements of the condition:

- A covering letter.
- Location Plan.
- A Noise Impact Assessment – Renal Dialysis Centre, Stationery House: Ref 11938/JA dated 9/04/26.

## CONSULTATIONS / REPRESENTATIONS

Environmental Health (Noise): The submitted report demonstrates that the external heating and ventilation plant can operate within the extended hours and continue to comply with the noise restrictions imposed by condition 22. As such they have no objection to the discharge of condition 20 with an amended hours of operation for the plant from 6:30 to 20:30 to 06:00 to 23:00. This assumes that the acoustic enclosure has/or will be installed in accordance with the consultant's recommendations.

## ASSESSMENT

The submitted Noise Impact Assessment concludes that:

*“Plant information is provided above, with the proposed layout of a fence compound as provided by the client. The fencing must be 2.5m high, comprising material with a minimum surface mass of 10kg/m<sup>2</sup>. The access doors to the plant units are shielded from direct line of sight to the NSRs, which should remain.*

*The proposed plant noise is expected to be below the background noise level during both the day and night periods of the proposed opening hours between 06.00 to 23.00 hours, Monday to Saturday. The predictions indicate that the requirements of planning condition 20 and 22 can be achieved, and the hours of plant use can be extended to align with the proposed opening hours of 06.00 to 23.00 hours, Monday to Saturday.”*

The Council's Environmental Health Officers have reviewed the submitted information and have concluded that subject to the implementation of the identified acoustic enclosure that they would have no objection to the submitted details and the increase in the operating hours if the plant. The approved plans for the external plant compound (Bin Store and AC Enclosure Details – 2407 AL20 Rev B ) shows a *2.5m high tongue and groove treated jointed tanalised acoustic timber cladding fence with no gaps in construction (in accordance with the Noise Impact Assessment recommendations.)*

## CONCLUSION

It is therefore considered that the submitted information satisfied the requirements of condition 20 and would have no adverse impact upon the residential amenity of the occupiers of the adjacent properties. As such the submitted details as recommended for agreement.

## CHECKLIST

|                                                                                                                                                               |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| • 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 | <input type="checkbox"/> |
| • Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)                           | <input type="checkbox"/> |

## RECOMMENDATION

### **Approved**

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

|                               |                 |
|-------------------------------|-----------------|
| <b>Case Officer</b>           | Nicola Lake     |
| <b>Telephone No.</b>          | 01639 686737    |
| <b>Date of Recommendation</b> | 5th August 2026 |