

General Environmental Health Planning Consultation Response

Planning Application Ref: P2026/0414

Address: 2A Victoria Road Sandfields Neath Port Talbot SA12 6AB

Planning Case Officer: Gavin Sterio

Comments provided by: Hannah Kent

Our Ref: PLC42994

Date: Saturday, 15 August 2026

Change of use from a hairdresser (use class A1) with flat above (use class C3) to an education & training centre (use class D1). Alteration to rear door and installation of a pitch roof to rear outbuilding

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 (Light)	☒

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

Environmental Health have no objections to the proposed change of use to the property.

Observations and Comments

*Thank you for consulting Environmental Health on this application. The application is accompanied by a Design & Access Statement, dated 23rd of June 2026, prepared by SEAGREY Property Design. The statement provides further details of the proposed change of use. The proposals for the site are internal, with the insertion of partition walls within the building. Externally, the *“the owner intends to develop the garden area as part of the training for the attendees, and they will create a community garden with raised growing beds to nurture and produce their own vegetables. This will create an environmentally**

friendly area for everyone to enjoy and will encourage many insects to help pollinate the plants”.

The council has no reason to believe that the garden space contains contaminated materials, however, the property sits within the boundary of a historical sand & clay quarry which may have led to some made ground being present within the site boundary. Due to previous uses, and the age of the property, it is possible that some contaminated materials are now present within the soils.

Recommended Conditions

In light of the aforementioned, Environmental Health has no objections to the proposals.
