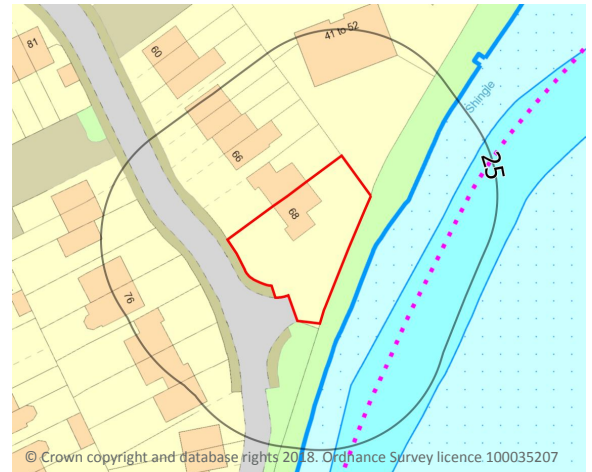


Specimen Address, Specimen Town

## Total planning applications







**4** In the last 10 years

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please read all the information in this report carefully.



It is important to be fully informed of all risks associated with a property before completing your purchase. Please read all the information in this report carefully.

## Planning summary

	<b>Large Projects</b> within 500m	<b>3</b>	<b>p.3</b>
	<b>Small Projects</b> within 125m	<b>0</b>	
	<b>House Extensions</b> within 50m	<b>1</b>	<b>p.4</b>
	<b>Radon</b>	<b>Passed</b>	
	<b>Planning Constraints</b>	<b>Not Identified</b>	
	<b>Local Information</b>	<b>Yes</b>	<b>p.5</b>

Full assessments for other environmental risks are available in other Groundsure searches including Groundsure Avista, which offers seven key environmental risk searches. Contact Groundsure or your search provider for further details.

## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

- 3** **Large Developments**  
within 500m  
Please see **p.3** for details of the proposed developments.
- 0** **Small Developments**  
within 125m
- 1** **House extensions or new builds**  
within 50m  
Please see **p.4** for details of the proposed developments.

In this report large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. While small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000.

### Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

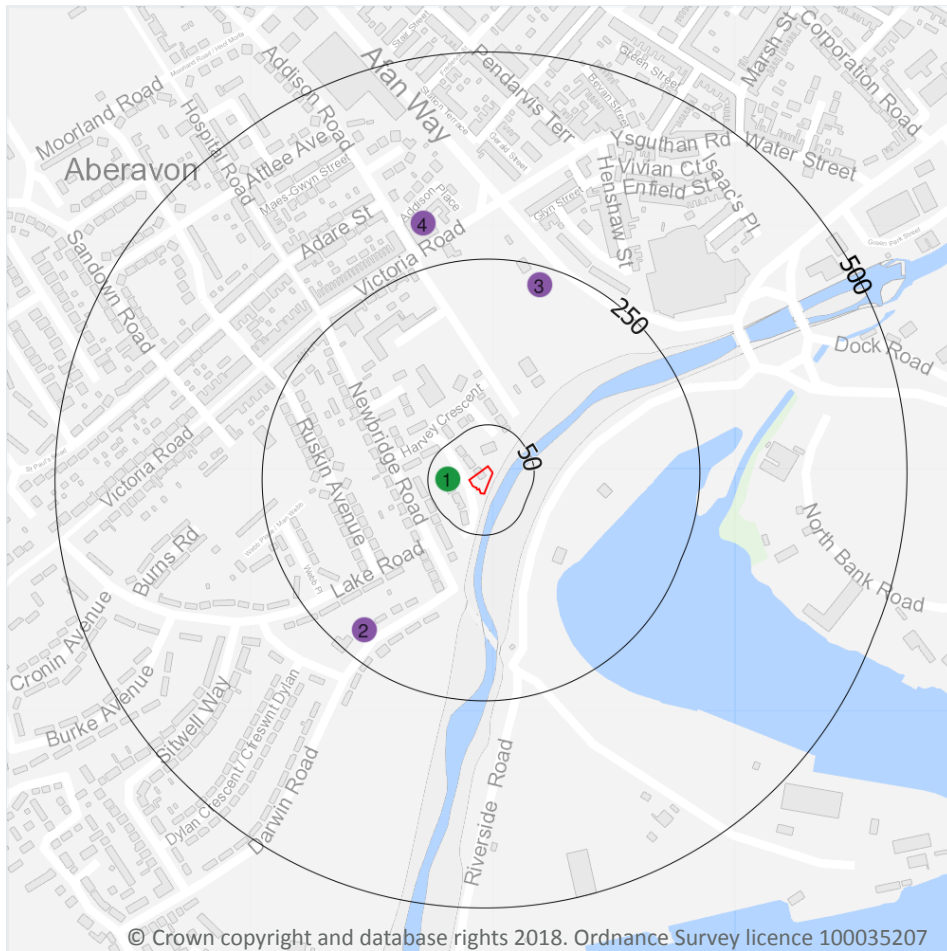
<b>Environmental Protected Areas</b>	<b>None</b>
<b>Visual and Cultural Protected Areas</b>	<b>None</b>

### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

<b>Mobile phone masts</b>	<b>None</b>
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## Planning



✕ Site Centre    — Site Outline  
— Search buffers in metres (m)

- Grouped applications and/or mobile mast records
- Mobile Mast Planning Records
- OFCOM Sitefinder Mobile Masts
- Large Project Planning Application
- Small Project Planning Application
- House Extension Planning Application

### Large projects within 500m

3 large developments within 500m have been submitted for planning permission near to the property during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 218 m Direction: SW	Application reference: P2010/0906 Application date: 08/09/2010 Council: Neath & Port Talbot Accuracy: Exact	Address: 16 Darwin Road, Sandfields, Port Talbot, West Glamorgan, SA12 6BT Project: Respite Care Home Last known status: Detailed plans have been granted.	<a href="#">Link</a>

# Planning

Specimen Address, Specimen Town

Grid reference: 275543 189495

Reference: GSTEST

Your reference: G66396-15

Date: Feb 02, 2018

ID	Details	Description	Online record
ID: 3 Distance: 226 m Direction: N	Application reference: P2017/0915 Application date: 09/10/2017 Council: Neath & Port Talbot Accuracy: Exact	Address: Ex Gas Works Land to the west, Afan Way, Port Talbot, West Glamorgan, SA12 6HQ Project: Electricity Generation Plant Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 4 Distance: 303 m Direction: N	Application reference: P2008/1525 Application date: 01/12/2008 Council: Neath & Port Talbot Accuracy: Exact	Address: Former Vivian Park Hotel, Victoria Road, Sandfields, Port Talbot, West Glamorgan, SA12 6QG Project: 27 Houses/Commercial Development Last known status: Detailed plans have been granted.	N/A

## House extensions and small new builds within 50m

1 house extension or small new build within 50m has been submitted for planning permission near to the property during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 27 m Direction: W	Application reference: P2013/0987 Application date: 26/11/2013 Council: Neath & Port Talbot Accuracy: Exact	Address: 78 Harvey Crescent, Aberavon, Port Talbot, West Glamorgan, Wales, SA12 6DF Project: 2 Storey Side/Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## Local Information



This section provides information on local amenities and services which may be of interest in your area.

### Amenities, Infrastructure and Entertainment

The following information shows the nearest feature found in the categories below. All distances quoted are straight line distances.

Class	Distance	Direction	Address
Bus stop	123 m	SW	Ruskin Avenue, Lake Road , Aberavon , SW
Train station	1.15 km	E	Port Talbot Parkway Rail Station
Supermarket	1.11 km	NE	Port Talbot, Store D Aberfan Centre, Port Talbot SA13 1PB
Grocery store	260 m	NW	Aberavon Supermarket, 20b, Victoria Road, Port Talbot, West Glamorgan, SA12 6AB
Post Office	283 m	NW	Post Office (Victoria Road), 45, Victoria Road, Port Talbot, West Glamorgan, SA12 6QG
Doctors	1.51 km	NW	Dr Ya Patel, Dew Road, PORT TALBOT, West Glamorgan, SA12 7HE
Dentist	308 m	W	My Dentist, 44 Victoria Road, PORT TALBOT, West Glamorgan, SA12 6AD
Chemist	246 m	NW	Well Pharmacy, 20A Victoria Road, PORT TALBOT, West Glamorgan, SA12 6AB
Theatre	1.25 km	NE	The Princess Royal Theatre, Civic Centre, Port Talbot, West Glamorgan, SA13 1ZP
Cinema	781 m	W	Reel Cinemas, Hollywood Park, Princess Margaret Way, PORT TALBOT, West Glamorgan, SA12 6QN
Restaurant	542 m	NE	Mcdonald's Restaurants, Water Street, Afan Way, PORT TALBOT, West Glamorgan, SA12 6LL
Pub	421 m	NE	The Burgess Green, Burgess Green Hotel, Ysguthan Road, Port Talbot, West Glamorgan, SA12 6NB
Nightclub	1.18 km	E	B2m, 39-41, Station Road, Port Talbot, West Glamorgan, SA13 1NN
Hospital	923 m	N	Neath Port Talbot Hospital, Baglan Way, Port Talbot, West Glamorgan, SA12 7BX
Household waste site	1.23 km	SE	Llewellyn's Quay Recycling Centre, Llewellyn's Road, Llewellyn's Quay, Port Talbot, Glamorgan, SA13 1RA

### Police

The following local policing information is available for your search area:

Police Force: South Wales Police

Community Safety Partnership: Neath Police Station

Further information relating to your local police station can be found below. Additional information on local crime statistics can be viewed at: [www.police.uk](http://www.police.uk)

Class	Distance	Direction	Address
Police Stations	7.96 km	N	Neath Police Station, Gnoll Park Road, Neath, West Glamorgan, SA11 3BW

## Council Tax Bands

The following Council Tax band information is available for the Local Authority.

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Census Code	Year
Castell-nedd Port Talbot - Neath Port Talbot	£1,042	£1,216	£1,389	£1,563	£1,910	£2,258	£2,605	£3,126	00NZ	2016-2017
National Average	£932	£1,088	£1,243	£1,398	£1,709	£2,020	£2,330	£2,797		

## Education

The following information includes the nearest educational establishments. Further information on an individual school's performance can be obtained from the Department of Education and Skills

<https://www.estyn.gov.wales/inspection/search>

Class	Distance	Direction	Address	Type
Nursery school	504 m	N	Aberavon Integrated Childrens's Centre, Aberafan County Junior School, Pendarvis Terrace, Port Talbot, West Glamorgan, SA12 6AX	-
Nursery school	559 m	N	Aberavon Integrated Childrens Centre, Lilian Street, Port Talbot, West Glamorgan, SA12 6AJ	-
Nursery school	663 m	NE	Funky Footsteps Day Nursery, Funky Footsteps Day Nursery Wise up Community Educational Centre, Julian Terrace, Aberavon, West Glamorgan, SA12 6UG	-
Infant school	559 m	N	Sandfields Primary School, Lilian Street, Port Talbot, West Glamorgan, SA12 6AJ	-
Infant school	635 m	W	Tywyn Primary School, Channel View, Port Talbot, West Glamorgan, SA12 6JF	-
Infant school	766 m	NE	St Joseph's Catholic Infant School, Water Street, Port Talbot, West Glamorgan, SA12 6LF	-
Junior school	566 m	N	Sandfields Primary School, Lilian Street, Port Talbot, Aberavon, SA12 6AJ	Welsh Establishment
Junior school	635 m	W	Tywyn Primary School, Channel View, Sandfields, Port Talbot, SA12 6JF	Welsh Establishment

# Planning

Specimen Address, Specimen Town

Grid reference: 275543 189495

Reference: GSTEST

Your reference: G66396-15

Date: Feb 02, 2018

Class	Distance	Direction	Address	Type
Junior school	822 m	NE	St Joseph's Catholic Infant School, Water Street, Aberavon, Port Talbot, SA12 6LF	Welsh Establishment
Secondary school	1.06 km	N	St Joseph's RC School and 6th Form Centre, Newton Avenue, Aberavon, Port Talbot, SA12 6EY	Welsh Establishment
Secondary school	2.65 km	NW	Ysgol Bae Baglan, Seaway Parade, Port Talbot, SA12 7BL	Welsh Establishment
Secondary school	3.81 km	SE	Dyffryn School, Bertha Road, Margam, Port Talbot, SA13 2AN	Welsh Establishment
Sixth form/college	1.06 km	N	St Joseph's RC School and 6th Form Centre, Newton Avenue, Aberavon, Port Talbot, SA12 6EY	Welsh Establishment
Sixth form/college	10.49 km	E	Maesteg Comprehensive School, Ffordd Dysgu, Maesteg, Bridgend, CF34 0LQ	Welsh Establishment
Sixth form/college	10.79 km	SE	Cynffig Comprehensive, East Avenue, Kenfig Hill, Bridgend, CF33 6NP	Welsh Establishment

## Air Quality

### Modelled Air Quality Readings

Pollutant	Local modelled reading (annual average)	UK Air Quality Objective (annual average)	UK Air Quality Objective (variable)
NO <sub>x</sub>	16 µg/m <sup>3</sup>	30 µg/m <sup>3</sup>	N/A
NO <sub>2</sub>	12 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	200 µg/m <sup>3</sup> (per hour - not be exceeded more than 18 times a year)
PM <sub>10</sub>	13 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	50 µg/m <sup>3</sup> (per 24hr period - not be exceeded more than 35 times a year)
PM <sub>2.5</sub>	9 µg/m <sup>3</sup>	25 µg/m <sup>3</sup>	N/A

### Notes

Pollutant	Details
NO <sub>x</sub>	NO <sub>2</sub> and NO are both oxides of nitrogen and together are referred to as nitrogen oxides (NO <sub>x</sub> )
NO <sub>2</sub>	Nitric oxide (NO) is mainly derived from road transport emissions and other combustion processes such as the electricity supply industry. NO is not considered to be harmful to health. However once released to the atmosphere NO is usually very rapidly oxidized mainly by ozone (O <sub>3</sub> ) to nitrogen dioxide (NO <sub>2</sub> ) which can be harmful to health.
PM <sub>10</sub>	Particulate Matter less than 10µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Ten micrometers is less than the width of a single human hair.
PM <sub>2.5</sub>	Particulate Matter less than 2.5µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Particles of this size can only be seen with an electron microscope.



## Additional searches that are not of concern or relevant to this location

The searches listed below were run against the property and found not to be of concern or represent a risk.

### Planning

Mobile phone masts planning records

Small projects within 125m

Mobile phone masts

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### Planning constraints

Sites of Special Scientific Interest (SSSI)

Internationally important wetland sites (Ramsar sites)

Designated Ancient Woodland

Green Belt

Local Nature Reserves

National Nature Reserves

Special Area of Conservation

Special Protection Areas (for birds)

Conservation Areas

Certificates of Immunity from Listing

National Parks

Areas of Outstanding Natural Beauty

Registered Parks and Gardens

Scheduled Monuments

Listed Buildings

World Heritage Sites

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
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- liaise, at your request, with anyone acting formally on your behalf

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[info@groundsure.com](mailto:info@groundsure.com)

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