

OFFICER REPORT

Application Number: P2026/0403

Site Address: Cardonnel Court Cardonnel Road Skewen Neath Port Talbot SA10 6BS

Proposal: Details submitted pursuant to condition 4 (Construction Environmental Management Plan) of planning permission P2025/0754 dated 16.06.2026 (for construction of a residential care facility with associated works)

Applicant: Mr Neal Hunter

Agent: Miss Louise Humar

Ward: Coedffranc Central

Application Type: Discharge of Conditions

Valid Date: 18th June 2026

Statutory Expiry Date: 12th August 2026

Ext. of Time / PPA date: 26th August 2026

Publicity Expiry Date: 19th August 2026

RECOMMENDATION - Approved

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

App. Number:	P2025/0754
Development:	Construction of a residential care facility with associated 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: -

Condition 4: *'No construction work shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:*

- a. Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development*
- b. Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.*
- c. General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.*
- d. Control of Nuisances: Wheel washing facilities and measures to control light spill.*
- e. Traffic Management: details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;*
- f. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.*
- g. Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- h. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.*

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

SP803 - P100 Site Location Plan
Construction Environmental Management Plan - Rev E (August 2026)
SP803 P03 Proposed General Arrangement Plan at Upper Ground Floor Rev.E

CONSULTATIONS / REPRESENTATIONS

Highways: No objection

EHO: No reply received (so no comments).

Biodiversity: No comments.

NRW: No objection

ASSESSMENT

The submitted CEMP has undergone a number of iterations in order to satisfy highway officers. The final version (Rev E, August 2026) addresses all the issues of concern that were identified in earlier versions of the same document and no objections have been received.

CONCLUSION

The submitted details are considered satisfactory to meet the requirements therefore this application to discharge condition 4 is recommended for approval.

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	✓
• Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

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

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	26th August 2026