

Ein cyf/Our ref: CAS-318509-G8S3
Eich cyf/Your ref: P2026/0572

Neath Port Talbot County Borough Council
The Quays
Briton Ferry
SA11 2GG

Dyddiad/Date: 11 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Proposed development comprising the construction of 25 no. residential units (1 no. 1-bedroom visitable flat, 4 no. 1-bedroom accessible and adoptable flat, 3 no. 1-bedroom wheelchair user flat, 1 no. 2-bedroom flat, 10 no. 1-bedroom walk-up flat, 4 no. 1-bedroom bungalow and 2 no. 2-bedroom semi-detached house) with associated works across two sites at land off Pen-Y-Bryn & Menai Avenue, Croeserw, Port Talbot.

Lleoliad/Location: Land Off Pen-Y-Bryn & Menai Avenue, Croeserw, Cymmer, Neath Port Talbot SA13 3SD

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 08 September 2026.

We have **no objection** to the proposed development as submitted and provide the following advice.

Protected species

We have reviewed the report entitled 'PRELIMINARY ECOLOGICAL APPRAISAL PLOTS 2 AND 3, LAND AT MENAI AVENUE, CROESERW. ON BEHALF OF TAI TARIAN LTD' by Hawkeswood Ecology, dated January 2026 (reference: HE/20/2025/A – Issue 1) (hereon known as the PEA), along with the subsequent report entitled 'HABITAT ASSESSMENT AND REPTILE PRESENCE – ABSENCE SURVEY, TWO PLOTS OF LAND AT MENAI AVENUE, CROESERW. On behalf of TAI TARIAN' by Hawkeswood Ecology, dated February 2026 (reference: Ref: HE/04/2025 Issue 4).

Section 5.12 of the PEA notes that "Bats are likely to use the plots for foraging but opportunities for roosting are very limited with no obvious roost features noted amongst the trees present. No evidence of badgers was noted from the Site and there was no suitable habitat for dormouse, water vole, otter or great crested newts."

We note that trees are to be removed to facilitate the development as stated within the report 'Arboricultural Impact Assessment for Site 2 and 3, Menai Avenue, Croeserw, Port Talbot' by Treescene, dated 25 February 2026.

Following our previous comments relating to the potential roost features (PRF) survey for bats, as set out in our response to the Statutory Pre-application Consultation (PAC) (dated 7 July 2026, our reference CAS-311051-W9X5, applicant's reference: ED/RB/S24.176), we note the applicant has clarified within the PAC report (by Asbri Planning, dated August 2026) that "It is confirmed in the PEA that the Potential Roost Features (PRFs) survey has already been undertaken and there were no obvious PRF noted." We therefore have no further comment to add. The recommendations set out in both reports should be discussed and agreed with your authority's ecologist.

Land contamination

We have reviewed the Desk Study Report, Ref. 14402/LP/24/DS (Intégral Géotechnique (Wales) Limited, dated December 2024) and note the recommendation for a comprehensive intrusive site investigation to be undertaken at this site.

Based on the information provided, we consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the [Land Contamination Risk Management \(LCRM\) guidance](#) should be followed.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site you may wish to re-consult us.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Hannah Roberts

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 3358

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.