

OFFICER REPORT

Application Number: P2026/0339

Site Address: Caewern House Dwr Y Felin Road Caewern Neath Port Talbot SA10 7RH

Proposal: Details submitted pursuant to conditions 9 and 30 (Road Safety Audit Combined Stages 1 & 2) of planning permission P2024/0301 dated 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)

Applicant: Jones Brothers (Henllan) Limited

Agent: Mr Michael Southall

Ward: Bryncoch South

Application Type: Discharge of Conditions

Valid Date: 28th May 2026

Statutory Expiry Date: 22nd July 2026

Ext. of Time / PPA date: 21st September 2026

Publicity Expiry Date: 10th September 2026

RECOMMENDATION - Approved

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

App. Number:	P2024/0301
Development:	Demolition of Caewern House and construction of 36 no. affordable residential flats in five 3-storey blocks together with access, parking, footpaths, drainage, open space, landscaping and associated works including electric

	vehicle charging points, bin/cycle storage, pv solar arrays and air source heat pumps
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DETAILS OF CONDITIONS TO BE AGREED

This application as submitted relates to the approval of details in respect of the following condition of the above planning permission: -

Condition 9: *‘Prior to any construction works commencing on site, Road Safety Audit Stages 1 and 2 must be undertaken and the results used to inform the following details which must also be submitted to and approved in writing by the Local Planning Authority prior to any construction works commencing:*

- a. full construction details for the construction of the buildouts within the access road which shall include the minimum clear width of 3.8m, the direction of traffic that has priority and the kerb positioning;*
- b. full kerbing layout for the scheme showing any dropped kerbs for vehicle cross overs or pedestrian access;*
- c. additional details for the proposed new footpath link, including gradients not in excess of 1 in 12, and how this will tie into the existing footpath;*
- d. all the appropriate CAD drawings to be able to check the swept path analysis for the refuse vehicle and the junction;*
- e. full construction details for the off-street highway improvements to the existing access point; and*
- f. full construction details for the new access road into the development which includes the carriageway and footways and including the following:*
 - 1. Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150;*
 - 2. Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located;*
 - 3. Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients);*
 - 4. Highway Construction details;*
 - 5. A schematic street lighting design;*
 - 6. Highway Retaining Walls (if any), along with full structural and design calculations; and*
 - 7. A Traffic Regulation Order Scheme for the new access road and Dwr-Y-Felin Road.*

Thereafter the development shall only proceed in accordance with the approved details, which shall be implemented in their entirety prior to the first beneficial occupation of any of the units.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Adopted Neath Port Talbot Local Development Plan.’

Condition 30: *'All works to be constructed on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted for approval in writing by the Local Planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road Safety Audit having been approved.'*

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Adopted Neath Port Talbot Local Development Plan.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form

2609-00(03)100 Site Location Plan

RSA (Stages 1 and 2) Report

RSA Stages 1 and 2 Report – Response

2609-552-A - S278 Surface Finishes Plan

2609-550-B - S278 General Arrangement Plan

2609-551-A - S278 Signage and Markings

2609-532-A - S38 Works - Signage & Markings Plan

2609-730 - S38 Highway Construction Details

2609-520-B - Engineering Layout

2609-527-A - Surface Finishes & Kerbing Plan

2609-560 - Section 104 Plan

25-449-1B Lighting Plan

2609-531 - Section 38 Plan

CONSULTATIONS / REPRESENTATIONS

Highways: No objections

ASSESSMENT

Road Safety Audit Stages 1 and 2 have been undertaken and a number of issues were identified necessitating the introduction of additional bollards, signage and highway markings to control vehicle speeds and give priority to pedestrian movement. The developer's design response, which have been amended to satisfy highway concerns, are also subject to separate approval under S38 and S278 of the Highways Act.

No objections have been received and the submitted details are considered acceptable to meet the requirements of the planning condition.

CONCLUSION

The submitted details are considered sufficient and acceptable to meet the requirements of conditions 9 and 30 therefore this application 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 16th September 2026