

Pre-Application Consultation Report

Cardonnel Court Nursing Home
Cardonnel Road
Skewen
SA10 6BS

October 2025

amity
planning consultants



Introduction	
	This Pre-Application Consultation Report has been prepared on behalf of SWP SPV3 Ltd to accompany a full planning application for development of a residential care facility with associated works on land at Cardonnel Road, Skewen. This report, and the consultation process, has been carried out in accordance with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the DMPWO"). In particular, the report complies with the requirement for major development to undertake a pre-application consultation exercise with the local community, stakeholders and specialist consultees. The proposal constitutes major development as it proposes the development of more than 1,000sqm of floorspace. This report outlines the legislative framework of the mandatory exercise; the methodology used; the outcome of the statutory exercise; the applicant's response to comments received; and a conclusion of the main findings.
Scope	This statement accompanies a full planning application for: <i>"Construction of a residential care facility with associated works"</i>
Planning Policy and Guidance	
Planning Policy Wales	Paragraph 2.21 of Planning Policy Wales (Edition 11, 2021) sets out that the planning system should maximise contributions towards all the goals of the Well-being of Future Generations Act. Figure 4 summarises the key planning principles. In "Facilitating accessible and healthy environments", PPW11 advises the following: <i>"Our built and natural environments should be planned to promote mental and physical well-being. The best way of achieving this is to involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned."</i>
Practice Guide: Realising the Potential of Pre-Application Discussions (2012)	The Welsh Government provides advice and encouragement to applicants to enter into pre-application discussions through the 'Practice Guide: Realising the Potential of Pre-Application Discussions (2012)'. Paragraph 3.15 of this guide advises that: <i>"Applicants may wish to discuss development proposals with local communities or the representatives of local communities, which may include community and town councils, prior to the submission of a formal planning application in order to gain an understanding of local concerns. Early discussions with local communities can, potentially, allow any concerns or issues to be addressed or mitigated in any formal planning application."</i>
Statutory Pre-Application Consultation Requirements	
Requirements	The requirement for statutory Pre-Application Consultation to be undertaken in advance of the submission of an application for major development is identified within Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The key requirements of this process are summarised below.
Publication of Draft Planning Application	Part 1A, Paragraph 2C (1)(b) of the DMPWO requires the applicant to make the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days: i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required; ii) a plan which identifies the land to which the proposed application relates; iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application; iv) the design and access statement; and the particulars or evidence required by the local planning authority

Publicity by Site Notice	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by displaying a site notice in at least one place on or near the land to which the proposed application relates for not less than 28 days.
Publicity in Writing	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
Community Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with 'any community consultees' (namely local/community/ward Councillors).
Specialist Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with 'any specialist consultees' (comprising the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order), providing details of the scheme and 28 days for the specialist consultees to respond.
Pre- Application Consultation Report	Part 1A, Paragraph 2F of the DMPWO requires the applicant to prepare a pre-application consultation report which gives particulars of: a) how the applicant complied with section 61Z of the 1990 Act; b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and c) the account taken of those responses and must include a) a copy of the notice referred to in article 2C(1)(a)(i); b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article; c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons; d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3); e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.

Statutory Consultation Methodology

Publication of Draft Planning Application	On 16th September 2025 Amity Planning as the applicant's agent displayed a draft planning application package on its website (www.amityplanning.co.uk), which was made available until 14th October 2025. The information displayed on the website comprised the following: <u>Site Location Plan</u> SP803 - P100 Site Location Plan <u>Architectural Plans & Perspective Plans</u> SP803 - P12 Proposed Elevations SP803 - P11 Proposed Elevations SP803 - P10 Proposed Elevations SP803 - P09 Proposed Sections SP803 - P08 Proposed Roof Plan SP803 - P07 Proposed First Floor Plan SP803 - P06 Proposed Upper Ground Floor Plan SP803 - P05 Proposed Lower Ground Floor Plan SP803 - P04 Comparative Site Plan SP803 - P03 Proposed Site Plan - Upper Ground Floor SP803 - P02 Proposed Site Plan - Lower Ground Floor SP803 - P01 Existing Site Plan
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	<u>Green Infrastructure Statement</u> 1191_R01A_Green Infrastructure Statement <u>Tree Report</u> Cardonnel Court Tree Survey <u>Ecology Surveys</u> Cardonnel Court Preliminary Ecology Appraisal <u>Engineering/Drainage Strategy</u> PM2503-25_Cardonnel Court Engineering and Drainage <u>Landscaping Plans</u> 1191.01 Rev D_SOFT LANDSCAPE PROPOSALS <u>Design And Access Statement</u> SP803 - Design and Access Statement (Compressed) <u>Draft Planning Form</u> Draft planning form <u>Application Form</u> In line with Circular 32/92 Publicity for Planning Applications, site notices were displayed in two locations within close proximity to the application site on 16th September 2025. The site notice contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh.
Publicity in Writing	Notices addressed to the 'Owner/Occupier' of neighbouring properties were delivered to the properties listed below on 16th September 2025 as part of the consultation: • 2 Bendle Close • 4 Bendle Close • 6 Bendle Close • 8 Bendle Close • 10 Bendle Close • 12 Bendle Close • 14 Bendle Close • 57a Cardonnel Road • 57 Cardonnel Road • 56a Cardonnel Road • 56 Cardonnel Road • 55 Cardonnel Road • 54 Cardonnel Road • 53 Cardonnel Road • Dan-yr-Graig, Cardonnel Road • Timberley, Cardonnel Road A notice was delivered via email to Network Rail, the owner of the neighbouring parcel of land at the following address: PropertyDevelopment@networkrail.co.uk The notice identified that the draft planning application package could be viewed at www.amityplanning.co.uk and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at www.amityplanning.co.uk or by email to louise@amityplanning.co.uk.
Community Consultees	Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO, the following 'community consultees' were consulted via email (Appendix 7) on 16th September 2025.

	• Coed Ffranc Council • Councillor Angharad Rebecca Aubery • Councillor Nathan Goldup John
Specialist Consultees	Under the provision of Schedule 1C Article 2D of the DMPWO and in accordance with Schedule 4, the following 'specialist consultees' were consulted via email (Appendix 9) on 16th September 2025. • Dŵr Cymru/Welsh Water • CADW • Natural Resource Wales • Highways Department, NPTBC • Mid and West Wales Fire and Rescue Authority The consultation identified that the draft planning application package could be viewed at www.amityplanning.co.uk and identified that consultation responses should be received no later than 14th October 2024.
Statutory Pre-Application Consultation Results	
Local Residents/ the Public	In total, one local resident from a property adjacent to the site has provided a written response in respect of the development proposal on Cardonnel Road. The feedback has been summarised below: <u>Privacy and Overlooking Concerns</u> • Concerns that even small ancillary rooms and office space will still have occupants looking in direct sightline of their garden and front facing rooms. • Concerns that the increase in height to the proposed development will exacerbate overlooking and overshadowing of their property, 16 Bendel Close. • Without adequate sunlight into the garden, it becomes prone to flooding and muddy conditions. • Disagrees with the statement, "the proposed development would have no unacceptable impact on residential amenity". • Highlights that their concerns regarding the previous development were taken into consideration and plans were amended to suit both parties.
Community Consultees	No responses have been received from local councillor Angharad Rebecca Aubery or Coed Ffranc Council. A response has been received from Councillor Nathan Goldup-John. This is attached at Appendix 10. This can be summarised as follows: • The councillor highlights the importance of a sensitive boundary treatment to mitigate privacy impacts and preserve the character of the surrounding area. • The Councillor requests a copy of the draft Construction Management Plan. • The Councillor raises concerns about the level of parking provided on site.
Specialist Consultees	The following specialist consultees responded to the consultation. Copies of the responses can be found at Appendix 8. <u>CADW</u> A written representation was received by CADW on 29th September 2025 via email. The response confirmed that records held by CADW show there are no scheduled monuments or registered historic parks and gardens that would be affected by proposed development and therefore no concerns have been raised with the development proposals for this site. GM394 Tennant Canal: Skewen Cutting and Tramroad Bridge is a scheduled monument located within 1km of the proposed development, but intervening buildings and vegetation block all views between them. Consequently, the development will have no impact on the scheduled monument GM394.

Natural Resources Wales (NRW)

The agent received a written response from Natural Resources Wales on 24th September 2025 via email.

The following comments were made on the development proposals:

All works at the site must be carried out in accordance with the guidance for pollution prevention due to the proximity of the site to the small water course adjacent to the sight. It is advised that the following condition is attached to any permission granted.

Construction Environmental Management Plan (CEMP) should be submitted to ensure necessary management measures are agreed prior to commencement of development and further implemented for the protection of the environment during all phases of construction.

Mid Wales and West Fire and Rescue Authority

A response was received by the agent on 3rd October 2025 from Mid and West Wales and Fire Rescue Services.

The Fire Authority has no objection to the proposal but notes the developer should consider the need to supply adequate water supplies and vehicle access for firefighting purposes on the site.

DCWW

Dwyr Cymru provided a response on 7th October 2025.

The following advice was received:

- It is identified that the proposed site is located within the immediate vicinity of a foul sewage system.
- The approximate position of the public sewer is situated outside the protection zone (3 meters outside of the centreline) and therefore acceptable in principle. However, the depth of the asset will need to be verified on site which may infer a greater protection zone.
- It is advised the developer to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. Recommended that the developer contact Plan and Protect to carry out survey to verify the location of the assets which should be referred to in the Layout Drawing.
- It is advised to obtain the location of public sewers and lateral drains, through Dwr Cymru Welsh Water, that may not be recorded due to being privately owned. The presence of such assets, if not noted may affect the proposal.
- It is noted that the development requires SuDs (Sustainable Drainage Systems)
- DCWW highlights that the developer should explore all surface water drainage options in accordance with their hierarchy.
- Recommended that the developer consult with Neath Port Talbot Council, as the determining SuDs Approval Body (SAB) in relation to proposed SuDs features.
- It is objectified that no highway or land drainage run-off be permitted to discharge directly or indirectly into the public sewerage system.
- It is proposed that foul flows by the development can be accommodated within the public sewerage system. Flows should be connected to downstream manhole SS72967701.
- Welsh water ensured that there are no problems with WasteWater Treatment works for the treatment of domestic discharges from this site.
- It is anticipated that this development will require the installation of a new single potable water connection to serve the new development. Capacity is currently available in the water supply system to accommodate the development however this may be reassessed at the planning application stage.

Highways Department (NPTCBC)

Neath Port Talbot County Borough Council provided a response on 3rd October 2025.

Highway concerns have been identified and listed below:

- Concerns raised about the access and egress of from parking spaces 12 and 13. Provide auto-tracking

	for these spaces as part of the full application. • Site plan needs to include bin store. Provide auto-tracking on how the refuse vehicle would access, egress and manoeuvre through the site. • Cycle parking is required to be shown on the plan. • Show visibility splays onto Cardonnel Road, should be in accordance with Manual for Streets. • Ensure parking spaces can be scaled correctly during the full application (2.6 meters wide by 4.8 meters in length with offset reversing distance of 6 meters). • Provide other emergency access or pedestrian access points. The gradient of pedestrian footpaths should in accordance with our design guide. • EV charging bays across 10% of parking spaces (in accordance with Planning Policy Wales Edition 10 Section 6.5). Drainage concerns have been identified and listed below: • Due to the new planning permission and change of design, a full new SAB application will need to be submitted. SAB application will need to be approved before any construction work takes place. • Should springs or ground water seepage occur, construction in that area must stop until a scheme has been submitted and approved by the LPA. • No groundwater shall ever be discharged into the proposed drainage scheme. • No interference with any ditch, watercourse, stream or culvert that is located on or borders the site with LPA consent. • Foul water and surface water discharges shall be drained separately from the site. • No surface water or land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system. • Adequate provision shall be made for the drainage of the site.
Applicant's Response to Statutory Consultation	
Local Residents/ the Public and Community Consultees	<u>Privacy and Overlooking</u> The planning consultant has been in dialogue with the neighbouring resident who has responded to the consultation. The applicant was already aware of the sensitive nature of the relationship between the proposed development and the adjacent properties to the north-east of the site. In view of this, habitable rooms had already been situated away from this area of the building. The applicant has further agreed to add obscured glass to the windows along this boundary in order to maintain the privacy of the neighbouring residents. <u>Boundary Treatments</u> Existing boundary vegetation will be retained where possible, enhanced by way of further planting. The boundary treatment can be further confirmed via imposition of a planning condition. <u>Construction Management Plan</u> A Construction Management Plan will be prepared, and is usually secured by way of planning condition. <u>Parking Provision</u> It is considered that the level of parking provided is suitable for the proposed use and the Highways Department's response to the Pre-application Enquiry confirms the level of parking is acceptable.
Specialist Consultees	<u>CADW</u> No objection or concern was raised by CADW. <u>Natural Resources Wales (NRW)</u> The confirmations and advice from NRW have been noted and acknowledged by the applicant. Pollution prevention measures will be implemented in accordance with Planning Policy Guidance, ensuring protection of local watercourses during the construction phase. The applicant acknowledges the requirement for a Construction Environmental Management Plan (CEMP) and will agree to an appropriate planning condition

	regarding this. <u>Mid Wales and West Fire and Rescue Authority</u> No objection or concern raised by the Fire and Rescue Authority. Adequate vehicular access and firefighting water supply provision will be incorporated in accordance with the National Guidance Document on the Provision of Water for Firefighting (3rd Edition, 2007). <u>DCWW</u> The advice given by DCWW have been noted and acknowledged by the applicant. <u>Highways Department</u> In response to the comments raised by the highways department, the applicant has amended the plans to the additional information required by the highways department. Parking access/ egress to spaces 12 and 13 is show on the plan, along with visibility splays to Cardonnel Road. Refuse facilities are now shown on the plan, and refuse is intended to be collected kerb-side due to the constraints of the site. Parking spaces have been amended to the dimensions specified. EV charging spaces and cycle parking are now shown on the plan. <u>Drainage</u> The drainage officer comments are noted. The application will be supported by a drainage strategy and approval from the SAB authority will be sought.
Conclusion	
	This Pre-Application Consultation Report has been prepared on behalf of SWP SPV3 Ltd to accompany a full planning application for: <i>“Construction of a residential care facility with associated works”</i> This Report is a statutory requirement and addresses all matters required by Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance. Alongside the planning application this report demonstrates that the issues raised by the consultees will be either addressed as part of any future planning application or justified in planning terms.

Appendices

Appendix 1 – Site Location Plan

Appendix 2 – Site notices

Appendix 3 – Declaration of display of site notice

Appendix 4 – Photographs of site notices in situ

Appendix 5 – Site notice location map

Appendix 6 – Neighbouring properties consulted location map

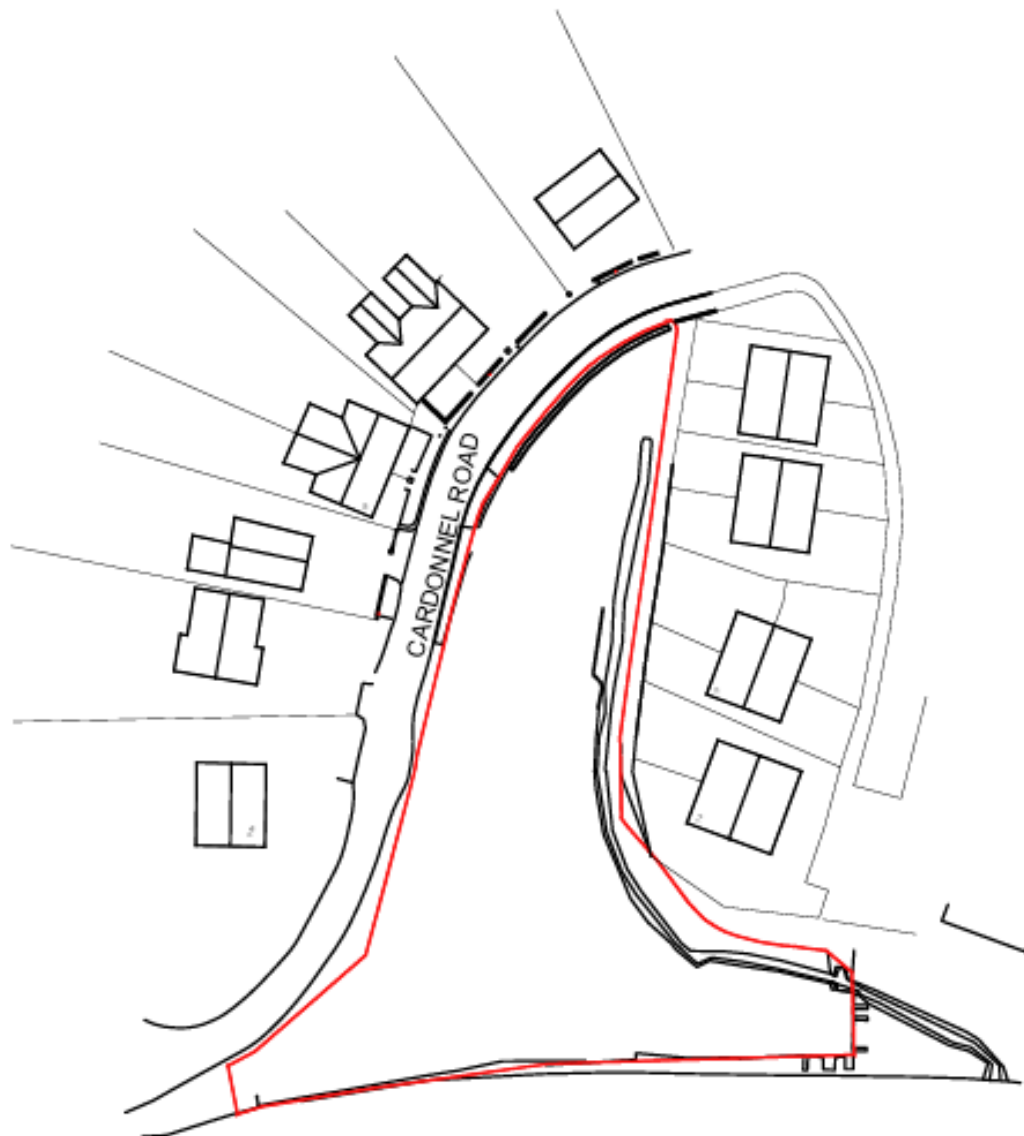
Appendix 7 – Owner/ occupier/ community consultee notices

Appendix 8 – Specialist consultee responses

Appendix 9 – Specialist consultee letters

Appendix 10 – Councillor Nathan Goldup John response

Appendix 1: Site Location Plan



0 10 25 50 100



C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 E-Mail : enquiries@cw-arch.co.uk Web : www.cw-arch.co.uk

Project Name :	Cardonnel Court
Project Ref :	SP803

Drawing Title :	Site Location Plan	Scale :
Drawing Number :	SP803 - P100	1:1250 @ A4

Revision:	PAC	Drawn by: ce	Date: Sept 2025
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Appendix 2: Site Notices

SCHEDULE 1B Articles 2C and 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

I give notice that Squirrel Wood Properties are intending to apply for planning permission for:

"Construction of a residential care facility with associated works"

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://amityplanning.co.uk/cardonnel-court>

If you are unable to access the documents electronically you may request copies of this information by emailing Louise@amityplanning.co.uk or by telephoning the agent acting on behalf of the applicant on 07989 306084 (referring to 'Cardonnel Court')

Anyone who wishes to make representations about this proposed development must write to the agent using the contact details on the above website or via email to Louise@amityplanning.co.uk by **14th October 2025**.

Signed:



Louise Humar



Date: 16th September 2025

ATODLEN 1B Erthyglau 2C a 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACU"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACU perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACU ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

Rhoddef hysbysiad bod Squirrel Wood Properties yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

"Construction of a residential care facility with associated works"

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <https://amityplanning.co.uk/cardonnel-court>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at Louise@amityplanning.co.uk neu drwy ffonio'r ceisydd ar 07989 306084 (yn cyfeirio at gan dir yn 'Cardonnel Court')

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant drwy ddefnyddio'r manylion cyswllt ar y wefan neu drwy ebost i Louise@amityplanning.co.uk erbyn 14 Hydref 2025.

Llofnod:



Louise Humar

Dyddiad: 15 Medi 2025



SCHEDULE 1C Article 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

I give notice that Squirrel Wood Properties are intending to apply for planning permission for:

"Construction of a residential care facility with associated works"

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://amityplanning.co.uk/cardonnel-court>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the email address Louise@amityplanning.co.uk by 14th October 2025.

Signed:



Louise Humar



Date: 16th September 2025

SCHEDULE 1C Article 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

I give notice that Squirrel Wood Properties are intending to apply for planning permission for:

"Construction of a residential care facility with associated works"

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://amityplanning.co.uk/cardonnel-court>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the email address Louise@amityplanning.co.uk by **14th October 2025**.

Signed:



Louise Humar



Date: 16th September 2025

Appendix 3: Declaration



DECLARATION OF DISPLAY OF SITE NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2016 (AS AMENDED

I give notice that: **Amity Planning Ltd.**

On behalf of: **Squirrel Wood Properties Ltd.**

Has correctly displayed a site notice on site at: Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

Advising interested parties of the submission of application for:

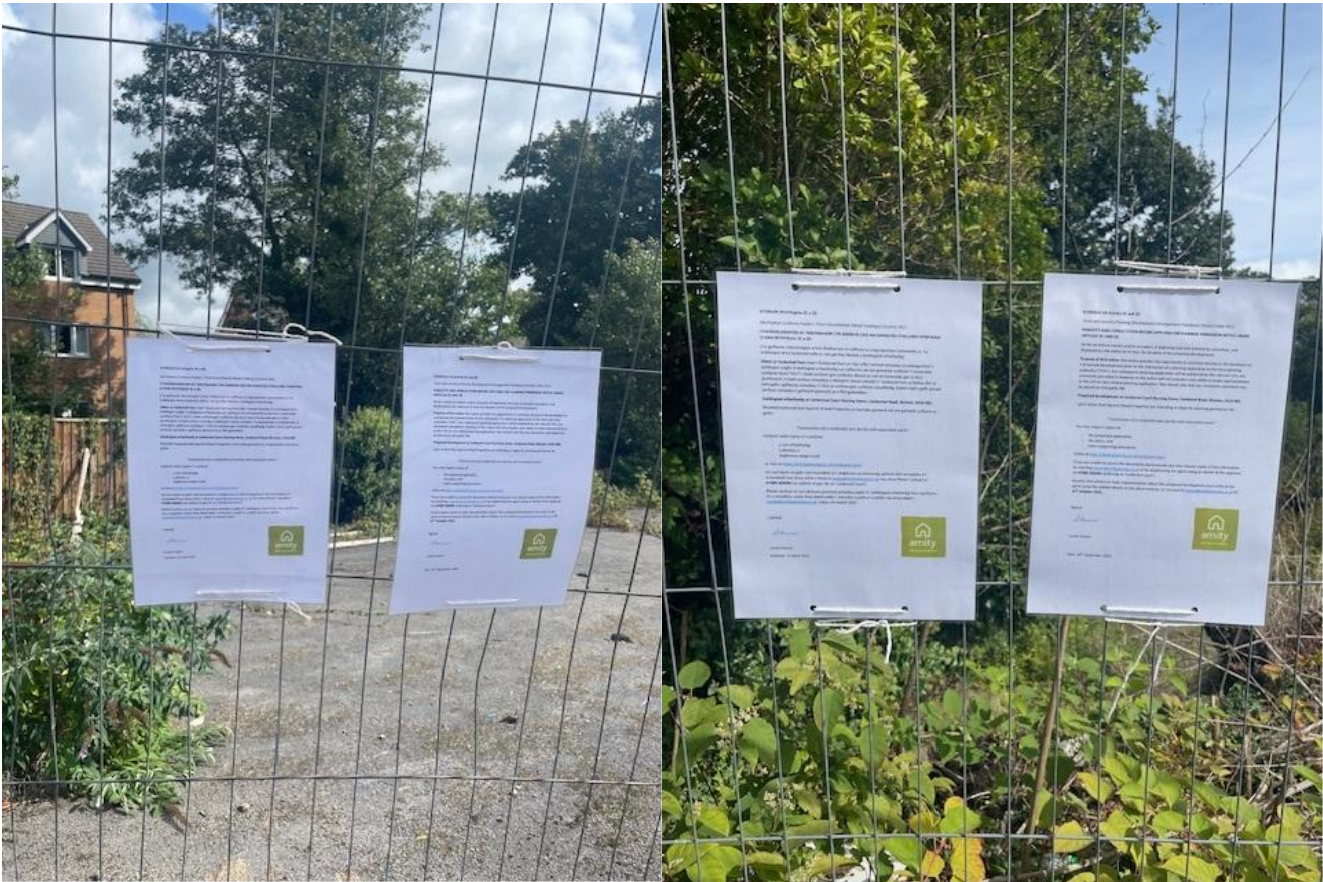
"Construction of a residential care facility with associated works"

On: 16th September 2025

For a period of: **No less than 28 days**

Declaration made by: **Louise Humar, Planner, Amity Planning Ltd.**

Appendix 4: Photographs of site notices in situ



Appendix 5: Location plan of site notices



Appendix 6: Houses consulted as part of PAC process



Appendix 7: Owner/ Occupier and Community Consultee Letters



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

The Owner/ Occupier

Dear Sir/ Madam,

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at Cardonnel Court for:

"Construction of a residential care facility with associated works"

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**. Please note that any comments should be received no later than **14th October 2025**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours faithfully

Louise Humar

for Amity Planning

Os oes anagen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

By email – cllr.a.r.aubrey@npt.gov.uk

Dear Sirs

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS:

"Construction of a residential care facility with associated works"

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **14th October 2025**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours sincerely

A handwritten signature in blue ink that reads 'Louise Humar'.

Louise Humar
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

By email – cllr.n.goldup-john@neath-porttalbot.gov.uk

Dear Sirs

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS:

"Construction of a residential care facility with associated works"

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **14th October 2025**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours sincerely

Louise Humar
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Amity Planning,
Suite 212,
Creative Quarter,
Cardiff,
CF10 1AF

Ein cyf/Our ref: CAS-288517-N7D8
Eich cyf/Your ref: Stat Pre-app

Dyddiad/Date: 24 September 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012
AS AMENDED**

BWRIAD/PROPOSAL: Construction of a residential care facility with associated works.

LLEOLIAD/LOCATION: Former Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 16 September 2025.

We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following condition to any planning permission granted:

Condition - Construction Environmental Management Plan

Please note, without this condition, we would be likely to object to the planning application. Further details are provided below.

Pollution prevention

We note that there is a small watercourse adjacent to the development site which drains towards the Tennant Canal and Neath River. Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to minimise pollution during the construction phase. We therefore advise the following condition is attached to any permission granted.

Condition

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- 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.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Flood risk

Due to the sites proximity to an ordinary watercourse, we advise that that you consult with the Local Lead Flood Authority (LLFA) as they may have knowledge of any flood risk in this area. NRW has not modelled this ordinary watercourse so holds no flood risk information at this location. The LLFA can also advise on whether they consider an assessment of flood risk is required.

European protected species

We note that a number of trees are present on site, all of which will be retained and protected. However, if trees will be impacted by the development we advise they are subject to survey in line with national guidelines.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).



Amity Planning Consultants

By email

Louise@amityplanning.co.uk

Eich cyfeirnod
Your reference

Elin cyfeirnod
Our reference

Dyddiad
Date 29 September 2025

Llinell uniongyrchol
Direct line 03000 252791

E-bost
Email: cadwplanning@gov.wales

Dear Agent

Pre-Planning Application - Construction of a residential care facility with associated works, Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

Thank you for your letter of 23 September inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monument

GM394 Tennant Canal: Skewen Cutting and Tramroad Bridge

This pre-planning application is for a residential care facility at Cardonnel Court Nursing Home, Skewen, SA10 6BS.

The above scheduled monument is located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views



between them. Consequently, the proposed development will have no impact on the setting of scheduled monument GM394.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper

Historic Environment Inspectorate / ~~Arolygiaeth~~ yr Amgylchedd Hanesyddol

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

R.S. Thomas *KFSM BA(Hons) MSc*

Y Pencadlys, Heol Lhwyn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP
post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP
mail@mawwfire.gov.uk | mawwfire.gov.uk

0370 60 60 699

Amity
Suite 212
Creative Quarter
Cardiff
CF10 1AF

FAO: Louise Humar

*Gofynner am/
Please ask for:*

Watch Manager James Dean

*Rhif Est/Extn.
No.*

9829

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

JD/KDT/00103598

Dyddiad/Date:

03 October 2025

Dear Madam

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMENDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

**RE: Construction of a Residential Care Facility with Associated Works at Cardonnel Court
Nursing Home, Cardonnel Road, Skewen SA10 6BS**

REFERENCE NUMBER: N/A

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan(s) of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development.

- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

Louise Humar
Amnity Planning Consultants
Suite 212
Creative Quarter,
Cardiff,
CF10 1AF

Date: 07/10/2025
Our Ref: PPA0009642

Dear Louise Humar,

Grid Ref: 272818 196751

Site Address: Cardonnel Court Nursing Home, Cardonnel Road, Skewen,

Development: 2D - Construction of a 22-bed residential care facility with associated works

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to a Proposed 23 bed residential care facility on Cardonnel Road and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system; we offer the following comments as part of our appraisal of this development.

PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Afan Wastewater Treatment Works (WwTW).

This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. However, having regard to the proposed site plan, it appears the proposed development would be situated outside the protection zone of the public sewer measured 3 metres either side of the centreline and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title

deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

Accordingly, it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of this asset and establish its relationship to the proposed development, which should be referred to in the Layout Drawing, for the purposes of any forthcoming planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note as well as our Developer Services website, which offers guidance on building SuDS features over or near to our assets at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>

In the absence of an accompanying surface water drainage strategy, it is recommended that the developer engage in consultation with Neath Port Talbot Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please be advised that due to capacity constraints with the downstream public sewerage network, under no circumstances would we allow surface water

runoff highway run-off from the proposed development to communicate directly or indirectly with the public combined sewerage system. In addition, please note, no amount of land drainage run-off is permitted to discharge directly or indirectly into the public sewerage system.

Furthermore, Planning Policy Wales (PPW) acknowledges that discharge of surface water to foul sewers is prohibited and highlights that any additional surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). Moreover, PPW recognises the challenges faced from rainfall intensity causing surface water flooding and diffuse pollution (Para 6.6.14) along with the importance of well-maintained sewerage networks (Para 6.6.15), particularly as a result of run-off from built surfaces and the sewage discharges from overloaded sewers (Para 6.6.16).

FOUL WATER DRAINAGE – SEWERAGE NETWORK

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SS72967701 located within the site boundary.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

FOUL WATER DRAINAGE – SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-ele'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pen-y-n Road,
Nelson, Treherbert, N16 Glamorgan CF46 6LY

Rydym yn croeso i gyswlltu gyda ni yn
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cylfyngedig wedi'i gofrestru yng
Nglymru rhif 2366777. Swyddfa gofrestrddig: Heol Pen-y-n
Nelson, Treherbert, Morgannwg Ganol CF46 6LY.

POTABLE WATER SUPPLY

We anticipate this development will require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water Industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 90mm diameter watermain in XY 272778, 196760 location. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Matthew Lord
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-ele'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treherbert, Mid Glamorgan CF46 6LY

Rydys yn croeseu gofneblaeth yn y
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Stryddfa gofrestredig: Heol Pentwyn
Nelson, Treherbert, Morgannwg Ganol CF46 6LY.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PAC APPLICATION NO: N/3/25/0001000/00
APPLICANT: MR NEIL HUNTER SQUIRREL WOOD PROPERTIES
LOCATION: CARDONNEL COURT CARDONNEL ROAD SKEWEN
NEATH SA10 6BS
PROPOSAL: CONSTRUCTION OF A 22 BED RESIDENTIAL CARE
FACILITY WITH ASSOCIATED WORKS

The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐
SAB (SAB approval is required)	☒

MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-

The following documents are applicable to this submission:-

- Neath Port Talbot County Borough Council - Parking Standards (Oct 2016).
- Neath Port Talbot Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
- Planning Policy Wales Technical Advice Note 18: Transport
- Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with Mandatory National Standards for Sustainable Drainage (SuDS). Reference to the Non-Statutory Ministerial National Standards and the CIRIA 753: The SuDS Manual is recommended.
- Welsh Government's Active Travel Guidance

No highway or drainage objection in principle to the proposals submitted, subject to any future planning application submission being in compliance with the following SPG and policy guidance notes.

There is conflicting information regarding the number of beds for the proposed scheme, on the app form it states 22 beds and on the first floor there is a bedroom 23, can you please confirm this through during the full application, please also can you confirm staffing levels.

Highway observations

Concerns have been identified -

1. The number of parking spaces is in accordance with the SPG, however concerns are raised about the access and egress from spaces 12 & 13. Please provide auto-tracking for these spaces as part of a full application.
2. No bin store is shown on the site plan, this needs to be included, and also auto-tracking on how the refuse vehicle would access, egress and manoeuvre through the site.
3. Cycle parking is required to be shown on the plan.
4. Please show the visibility splays onto Cardonnel Road, these should be in accordance with Manual for Streets.
5. The dimensions of a parking space within the car park would be 2.6 metres wide by 4.8 metres in length with an offset reversing distance of 6 metres. We have been unable to check the drawings at the current scale, can you ensure that these can be scaled correctly during a full application.
6. Please show any other emergency access or pedestrian access points, the gradient of the pedestrian footpaths should be in accordance with our design guide.
7. EV charging bays should be based upon 10% of parking spaces, in accordance with Planning Policy Wales Edition 10 Section 6.5

Drainage Observations

1. Due to the new planning permission and change of design, a full new SAB application will need to be submitted prior to any works being carried out. The current SAB Approval (S2023/0036) would not be able to be used for the upgraded development.
2. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>

3. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.
4. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert or bordering the site, without prior consultation and agreement with the Authority.
5. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
6. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
7. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the lifetime of construction.

NOTES TO APPLICANT

Active Travel

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

SAB

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in **Schedule 3 of the Flood & Water Management Act 2010**.

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role **before construction work**

begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

The required SAB permission is separate from any planning permission that might be granted and any works commenced without SAB approval will be deemed a breach of approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018, which could mean removing any work that has commenced. As such under this legislation you are not permitted to start work on site until SAB approval has been granted for your proposed development.

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDs design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab .



SIGNED: DATE: 01/10/2025
pp HEAD OF ENGINEERING & TRANSPORT

PAC Ref: N/3/25/0001000/00



Suite 212
Creative Quarter
Cardiff
CF10 1AF

23rd September 2025

CADW Planning Services

By email – cadwplanning@gov.wales

Dear Sir/Madam,

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at land at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS for:

"Construction of a residential care facility with associated works"

The notice represents a formal request for a pre-application consultation response from a specialist consultee under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **14th October 2025**.

Yours faithfully

A handwritten signature in blue ink that reads "Louise Humar".

Louise Humar
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

Highways Department, NPTBC

By email – SAB-HDC@npt.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Obsidian Homes Ltd a pre-application notice in respect of proposed development at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS for:

"Construction of a residential care facility with associated works"

The notice represents a formal request for a pre-application consultation response from a specialist consultee under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **14th October 2025**.

Yours faithfully

A handwritten signature in blue ink that reads 'Louise Humar'.

Louise Humar
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

Mid and West Wales Fire and Rescue Service

By email – mail@mawwfire.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at land at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS.:

"Construction of a residential care facility with associated works"

The notice represents a formal request for a pre-application consultation response from a specialist consultee under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **14th October 2025**.

Yours faithfully

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Louise Humar
for Amity Planning



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

Natural Resources Wales

By email – swplanning@cyfoethnaturiolcymru.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at land at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS for:

"Construction of a residential care facility with associated works"

The notice represents a formal request for a pre-application consultation response from a specialist consultee under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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Louise Humar
for Amity Planning

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Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th September 2025

Dwr Cymru Welsh Water

By email – developer.services@dwrcymru.com

Dear Sir/Madam,

Statutory Pre-Application Consultation at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS

I am pleased to enclose on behalf of Squirrel Wood Properties a pre-application notice in respect of proposed development at land at Cardonnel Court Nursing Home, Cardonnel Road, Skewen, SA10 6BS for:

"Construction of a residential care facility with associated works"

The notice represents a formal request for a pre-application consultation response from a specialist consultee under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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Yours faithfully

Louise Humar
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.

Appendix 10: Councillor Nathan Goldup John response

Hi Louise,

Thank you for your email.

The principle of development has been established in line with the previously approved planning application.

However, I wish to raise several concerns regarding the current proposal.

Firstly, the boundary treatment requires careful consideration, particularly in relation to potential overlooking of existing homes on Bendle Close and the lower section of Cardonnel Road. I strongly encourage the incorporation of substantial natural screening, such as trees, hedges, or other green infrastructure, to mitigate privacy impacts and preserve the character of the surrounding area.

Secondly, I would like to ensure that the Construction Management Plan fully reflects the constraints of the site's location. Given the compact nature of the site and the proposed increase in scale, there is a genuine risk of disruption to neighbouring residents during the construction phase. I therefore request that a draft Construction Management Plan be submitted alongside the application to demonstrate how such impacts will be minimised.

Lastly, with the proposed increase in residential units, I am concerned about the adequacy of on-site parking provision. It is important that the development includes sufficient capacity for their visitors. The current provision appears limited, and I would appreciate reassurance that this issue will be addressed to prevent future congestion or inconvenience.

Cofion Cynnes,

Councillor Nathan Goldup-John / Y Cyngorydd Nathan Goldup-John

Neath Port Talbot County Borough Council / Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot

Green Party / Plaid Werdd Cymru

Adran Etholiadol / Ward: Coedffranc Central

A copy of my privacy notice is available on the Neath Port Talbot Council Website (www.npt.gov.uk), or alternatively can be provided to you in hard copy should you wish. In the event you require a hard copy please contact me accordingly.

Gellir cael copi o'r hysbysiad preifatrwydd ar wefan Cyngor Castell-nedd Port Talbot (www.npt.gov.uk), neu gellir ei ddarparu fel copi caled os dymunwch. Os oes angen copi caled arnoch chi, cysylltwch â mi os gwelwch yn dda.



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council