

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](#).

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

Yn gywir / Yours faithfully

G Cuthbert

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

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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.