

PRE-APPLICATION CONSULTATION REPORT

**Cefn Lodge Nursing Home,
Cefn Parc, Skewen**

November, 2025



Summary

Proposal

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Location

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

Date

November 2025

Project Reference

S25.159

Client

Oxford Care Holdings

Product of

Asbri Planning Limited
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Prepared by

Glenn Lee – Planner

Approved by

Richard Bowen – Director

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Content

Section 1	
Introduction	5
Section 2	
Statutory publicity before applying for planning permission	7
Section 3	
Consultation before applying for planning permission	9
Section 4	
Response to the statutory publicity	10
Section 5	
Response to community consultees	19
Section 6	
Response to specialist consultees	22
Section 7	
Response to other consultees	26
Section 8	
Conclusion	27

Appendices

Appendix A

Copy of Site Notice and map showing their location

Appendix B

List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

Appendix C

Screenshot of the Asbri Planning Website

Appendix D

Copy of all notices issued to community consultees (Schedule 1B)

Appendix E

Copy of all notices issued to specialist consultees (Schedule 1C)

Appendix F

Responses received from community consultees

Appendix G

Responses received from specialist consultees

Appendix H

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Oxford Care Holdings to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the proposed construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;
 - Undertake publicity before application for Planning Permission (Section 2C)
 - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
 - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
 - By making a draft valid planning application information available publicly for no less than 28 days. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online.
 - Consult before applying for Planning Permission (Section 2D)
 - By serving notice (Schedule 1B) on community consultees; and
 - By serving notice (Schedule 1C) on specialist consultees.
- 1.4 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.
- 1.5 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has;
 - Complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act");
 - Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
 - Taken account of the responses received.
- 1.6 In accordance with section 2F(2) this report includes;
 - a) A copy of the site notice and a plan showing its locations;
 - b) A declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) A list of the addresses of adjoining land owners or occupiers;
 - d) Copies of all notices given to community consultees;
 - e) Copies of all notices given to specialist consultees;
 - f) A summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;

- g) A summary of all issues raised by community and specialist consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
- h) Copies of all responses received from community and specialist consultees.

1.7 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'Other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:

- Displaying a site notice for a period of no less than 28 days from the 28th July 2025 to the 25th August 2025 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Oxford Care Holdings that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
- Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
- Made the full draft planning package available for inspection on Asbri Planning's website from the 28th July 2025 until the 25th August 2025 inclusive. Computer facilities were identified to view the application at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot SA10 6LH. The identified library is open as follows: Monday, Tuesday and Thursday: 09:30 – 12:30 & 14:00 – 17:30; Friday: 09:30 – 12:30 & 14:00 – 18:30; Saturday: 09:30 – 12:30, Sunday and Wednesday: Closed. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

Table 1: list of proposed plans

Plan title	Drawing reference
Site Location Plan and Block Plan	LP01
Existing Site Plan	SV01 Rev B
Site Plan – Level 0	PL01 Rev G
Site Plan – Level 1	PL02 Rev I
Site Plan – Level 2	PL03 Rev H
Proposed Elevations Sheet 1	PL04 Rev G
Proposed Elevations Sheet 2	PL05 Rev C
Proposed Sections	PL06 Rev D
Floor Plans – Level 0	PL08
Floor Plans – Level 1	PL09
Floor Plans – Level 2	PL10
Roof Level Plan	PL07 Rev C
Soft Landscape Design	812-STO-00-00-DR-L-0001 P02
Proposed Drainage Layout	CC2696-CAM-XX-XX-GA-C-0500 P01
Drainage Detail	CC2696-CAM-XX-XX-D-C-0500 P01
Tree Removal Plan	N/A
Tree Protection Plan	N/A
Prospective View 1	N/A
Prospective View 2	N/A
Prospective View 3	N/A

Table 2: list of Documents

Document	Author
Planning Application Form	Asbri Planning
Design and Access Statement	KWL Architects
Planning Statement	Asbri Planning

Transport Statement	Magna Transport Planning
Drainage Strategy & Flood Risk Statement	Cambria
Preliminary Ecological Appraisal	Bay Ecology
Green Infrastructure Statement	Stiwdio Owens
Noise Impact Assessment	Acoustic Consultants Ltd
Tree Survey	Andrew Day Arboricultural Consultancy

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 25th August 2025.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Ward Members	Cllr. Angharad Rebecca Aubrey
Local Ward Members	Cllr. Nathan Goldup-John
Town Council	Coedffranc Town Council

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following community consultees;

- Cadw
- The Coal Authority
- Dwr Cymru Welsh Water
- National Resources Wales
- Health and Safety Executive
- Welsh Government – Agricultural Land Classification
- Welsh Government – Trunk Road Agency
- The Canal and River Trust
- Local Highway Authority
- Mid and West Wales Fire and Rescue Service

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities
- Heneb
- Secure by Design
- Neath Port Talbot County Borough Council Ecology Department
- Neath Port Talbot County Borough Council Trees Department
- Neath Port Talbot County Borough Council Active Travel Department
- Neath Port Talbot County Borough Council SAB Department

- 3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.

4.2 As discussed, the application was publicised as follows;

- A site notice was displayed on/adjacent to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.

4.3 35 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Table 4: Nature of the correspondence received	
Consultation Response	Number of Response
Support	1
Neither object nor support	2
Object	32
Total	35

4.4 The nature of the response totalled 1 in support, 2 persons of neutral opinion, and 32 objections. The contents of these responses are summarised as follows:

Table 5: Comments in support	
Comments received	Response
Care facilities for dementia patients are much needed within the local area	Comment noted, no response required.
It is unclear how the development will affect the existing access to the neighbouring properties	The proposed development will not alter the access for other residential dwellings within the local area.
Construction Traffic may cause disruption to the local area	The arrangement of construction traffic will be addressed by the Construction Environment Management Plan (CEMP), which will be submitted to the LPA once the contractor has been confirmed. The Local Highway Authority (LHA) has no objection on allowing the submission of CEMP to be conditioned.
What is the anticipated duration of the building work?	It is confirmed by the applicant that the duration of the construction will take approx. 2 years
Excessive light level at night both during construction and when the nursing home is operational	Lighting during the construction phase will be addressed by the CEMP, which will be submitted to the LPA once the contractor has been confirmed. The LHA has no objection on allowing the submission of CEMP to be conditioned. An appropriately worded lighting strategy condition will also be welcomed to regularise the light level upon completion of the development
Concern on the level of noise during the construction phase	The noise concern during the construction phase will be addressed by the CEMP, which will be submitted to

	the LPA once the contractor has been confirmed. The Highway Authority has no objection on allowing the submission of CEMP to be conditioned.
No safe routes for small mammals travelling from Pen Y Heol up to Cefn Parc	Protection measures have been recommended within the submitted Preliminary Ecological Appraisal for reptile and other small mammals
It is concerned that the house will be used to for general housing in the future	It is confirmed that the proposed building is intended to be used as a residential care home. A change to general housing would require a separate planning application.
The scale of the building seems too large of the proposal	It is demonstrated in the submitted Design and Access Statement that the proposed development is considered appropriate in terms of its scale and massing

Table 6: Comments neither in support or objection

Comments received	Response
It is concerned that the trees located at the southeastern boundary will be removed	It is confirmed that the trees located at the southeastern boundary will be retained as shown in the tree protection plan
Is there any restriction in the planning application to prohibits the property from being used to house criminals, asylum seekers or immigrants	The proposed building will be managed by Cefn Lodge Ltd and will be used exclusively for regulated care provision in accordance with the Regulation and Inspection of Social Care (Wales) Act 2016. It is intended to be used as a care home. Separate Planning Permission will be required for any future change of use that fall outside Use Class C2.

Table 7: Comments in objection

Comments received	Response
Conflict on LDP Policies	
Conflict to LDP Policies relating to scale, character, residential and sustainable development.	There would be no material conflict with adopted LDP policies as has been justified in the submitted Planning Statement (PS)

Scale & Character

A development of this scale would place undue pressure on the on the area and alter its historic character	There is no evidence that has been provided through the consultation process which indicates that the proposed development would have any negative impact on local amenities or associated infrastructure. The proposed building will be designed to keep in line with the character of the surrounding area and it will not be visible from the wider area as demonstrated by the Design & Access Statement (DAS)
The scale of the building is not considered suitable to the site	It is demonstrated in the DAS through an assessment of the site constraints and opportunities which have informed the current design that the proposed

	development is considered appropriate in terms of scale
The proposed building will dominate the skyline	The proposed building will not be visible from the wider area and is well contained within the established green infrastructure and as such clearly does not "dominate the skyline" as shown on the submitted elevation drawings
Highway and Parking	
Where will the staff and visitor park	The location of the staff and visitor car park is shown on the submitted drawings. Visitor parking will be located at the northern section of the site and the staff parking will be located at the southern section on the site.
Inadequate parking for staff and visitors (particularly weekends)	The parking spaces are provided in accordance with the adopted Parking SPG. It should also be noted that the scheme will provide additional parking spaces for the existing care home which will lead to an improve on the existing parking condition. The LHA, as specialist consultees and technical advisor to the LPA, does not raise any concern in relation to the parking provision in their PAC response and it was considered acceptable during the pre-application discussions.
Increase on traffic flow	It is noted in the Transport Statement (TS) that the proposed care home will generate 7 & 5 cars during the am and pm peak hours respectively, which are considered minimal. Once again, the LHA does not raise any concerns on traffic generation in their PAC response.
Ensuring safe and convenient access to public transport will help reduce reliance on private vehicles and minimise pressure on the local highway network	It is confirmed that the site access from Pen Y Heol will be maintained, providing direct access to the site from the neighbouring bus stop
It is concerned that visitor will park along Pen Y Heol and near the bus stop	As aforementioned, the parking demand caused by the proposed building will be facilitate within the proposed parking area. It is therefore considered that the proposed development will not create demand for parking along Pen Y Heol, which aligns with the comments provided by the LHA in their PAC response.
Speeding concern along Pen Y Heol	There is no evidence that the speeding concern at Pen Y Heol will lead to a significant material concern on highway safety for the proposed development. The TS has confirmed that only one collision was reported in the local area since 2022, and there is no evidence that the accident situation will be exacerbated by the proposed development based on the trip generation data. The LHA does not raise any concern on this in their PAC response.
Deliveries arriving at all hours will also increase noise, light	It is noted in the TS that there would be less than one van and OGV per hour on a 10-hour basis. It is also

	confirmed by the applicant that there will be no increase in deliveries for food, clinical items or other supplies. As such, the deliveries associated with the development would be commensurate to those which currently exist.
There is already dangerous driving within the local area which post a risk on children in the area	There is no evidence that dangerous driving within the local area will lead to a significant material concern on highway safety for the proposed development. The TS has confirmed that only one collision was reported in the local area since 2022, and there is no evidence that the accident situation will be exacerbated by the proposed development based on the trip generation data. The LHA does not raise any concern on this in their PAC response.
It is unclear how the development will affect the existing accesses to the neighbouring properties	The proposed development will not alter the access for to other residential dwellings within the local area
There are no pavements at the opposite of the development	The context of this comment is unclear. The proposed development will continue to allow the use of the existing pavement for all pedestrians

M&E Equipment

The M&E systems risk generating additional noise, odour and visual intrusion inappropriate for a residential setting	The submitted Noise Impact Assessment has set a limit of the noise can be produced by the M&E equipment on the roof. It would be anticipated that the LPA would impose a suitably worded to control any noise emissions from the plant and machinery. The M&E equipment proposed comprises of Air Source Heat Pump and ventilation system and it is considered that there will be no material concern on odour going forward. In terms of visual intrusion, it is shown in the sectional drawings that the M&E equipment will not be visible from the wider residential area.
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Residential Amenity

Overlooking and overshadowing to the existing neighbours, especially during winter months	The scheme has been discussed with the planning officer in the pre-application enquiry stage, it is noted in the pre-app response (ref: Q2025/0023) that siting of the proposed building away from the boundaries and omission of any window openings by only a stairwell projection at either end of the building is welcome. It is considered that the proposed site layout will create a sufficient separate distance between the proposed building and the neighbouring residential units along Pen Y Heol and prevent any overlook and overshadowing to all existing neighbours.
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Trees

Trees on site should not be removed	The removal of trees on site has been justified in the Tree Survey and the tree loss has been compensated by a comprehensive landscaping scheme, which is submitted to support the application
A report should be prepared in order to understand the risk on other trees during the construction and post-construction phases	Tree protection methods are provided in the submitted tree protection plan, and the tree protection methods during the construction phase will be addressed by the CEMP, which will be submitted to the LPA once the contractor has been confirmed. The LHA has no objection on allowing the submission of CEMP to be conditioned.
Plans should be incorporated to replace the tree	The replacement of trees and its location are available at the submitted soft landscape design
Plans also include cutting back of trees ref: T29 and T30 to allow 2m of clearance between the trees and the building and this will increase the visibility of the new build to the residents	The proposed work is only related to the tree canopy at the western side and will have no impact on the eastern side that facing the public highway.
Protected trees will be damaged due to the development and increased traffic	It is noted in the tree survey that only 1 protected tree will be affected by the development and protection measures have been included in the tree protection plan

Usage of the existing and proposed building

Essentially the development will be operating as a small "hospital" which includes ambulances arriving at all hours. From their understanding this facility will cater largely for patients with dementia and mental health issues which will require around the clock care with the inevitable noise and disruption.	The proposed building will be managed by Cefn Lodge Ltd and will be used exclusively for regulated care provision in accordance with the Regulation and Inspection of Social Care (Wales) Act 2016. It is intended to be used as a care home. Separate Planning Permission will be required for any future change of use that fall outside Use Class C2. The proposed development comprises of an extension of the existing care home use and there is no evidence that this will result in a significant increase on emergency vehicles accessing the site. Emergency vehicles will have a dedicated space within the site so it is considered that the proposed development will not lead to a significant disruption to the local area.
Currently property is poorly maintained	The maintenance of the existing building is not a material planning consideration.
It is unsure that whether the development will change to other uses in the long term	The proposed building will be managed by Cefn Lodge Ltd and will be used exclusively for regulated care provision in accordance with the Regulation and Inspection of Social Care (Wales) Act 2016. It is intended to be used as a care home. Separate Planning Permission will be required for any future change of use that fall outside Use Class C2.
It is concerned that the existing building will be demolished	It is confirmed that the existing building will be retained and continue to be used as a care home

Pollutions

Currently there are smells from the bin storage area and they are located adjacent to the site boundary. The waste and refuse from 50 extra patients along with staff will lead to a huge increase in food and potential medical waste, which will need to a serious and detrimental impact to the neighbouring properties	The proposed development will include a dedicated covered bin store area so it is envisaged that this will improve the current position
The 24hr operations will inevitably lead to greatly increased noise and light disruption from staff and the building itself	It is noted in the Transport Statement that the proposed care home will generate 7 & 5 cars during the am and pm peak hour respectively, which the impact on noise and pollution are considered minimal. Regarding the light disruption, given the residential context in the surrounding area, an appropriately worded lighting strategy condition will be anticipated and welcomed to regularise the light level upon completion of the development.
Increased traffic leads to additional noise and pollution	It is noted in the Transport Statement that the proposed care home will generate 7 & 5 cars during the am and pm peak hour respectively, which the impact on noise and pollution are considered minimal.
The removal of large number of trees will reduce natural sound barriers leading to greater noise pollution from the M4.	Based on feedback from the appointed noise consultant, it is considered that trees and shrubs have an insignificant to no benefits in terms of sound propagation. Given the proximity and extent of the M4's location to the existing dwellings, the existing tree line is extremely unlikely to be providing any noise barrier performance in reducing road traffic noise.

Drainage

The replacement of green space with hardstanding and built form raises concerns about surface water drainage and potential flood risk	The proposed surface water drainage strategy shows that all surface water will be captured and discharged into a dedicated surface water drainage system, which will be subject to separate SAB approval by the Local Authority. The implementation of the surface water system would prevent flood risk associated with this site as demonstrated in the submitted drainage strategy.
Current sewerage/water system is unable to cope with the current water flow where there is heavy rain	There is no evidence that the current sewage system is unable to cope with the current water flow even there is heavy rain. It is noted that no objection was raised by DCWW in relation to the capacity of the sewerage and water system. Surface water drainage strategy will be reviewed by the SAB in parallel to the planning application.
It is noted in the drainage plan that there are still a number of actions required	The relevant testing is currently in progress and updated drainage details will be submitted to the LPA during the full application stage to confirm practicality of the

Route of existing foul needs to be survey with CCTV for further investigating	No requirements were raised by DCWW on CCTV survey
Soakaways are designed to have overflow gulley's and again these will flow into the current drainage system	The proposed surface water drainage strategy shows that all surface water will be captured and discharged into a dedicated surface water drainage system, which will be subject to separate SAB approval by the Local Authority.
Ecology	
The development has no clear measures of enhancing biodiversity and the requirement to protect remaining trees & wildlife habitats	The biodiversity enhancement measures can be found in the submitted Preliminary Ecological Appraisal (PEA) and the soft landscape design. The tree protection measures are available at the submitted tree protection plan
Bat are present in the area, and a full survey should be performed.	A preliminary roost assessment has been carried out as part of the ecological appraisal, and protection methods have been recommended within the submitted PEA, which noted that there is no evidence of roosting bats was identified externally or internally and the outbuilding was considered to be of negligible suitability for roosting bats. Despite some trees along the northern and eastern boundary contains potential roost features, bat boxes will be erected on retained trees to offset the loss of any trees with roosting features. NRW has reviewed the submitted PEA and raised no objection to our proposal in relation to protected species. We will respond to the ecologist comments during the full application stage
Loss of wildlife and biodiversity is of extreme concern	NRW does not raise any significant concern on the protected species. The application is supported by a Green Infrastructure (GI) Statement, which follows a step-wish approach to avoid damage to the existing green infrastructure on site and mitigate any potential damage caused by the development. The GI Statement considered that the retention of a habitat corridor along the north and east boundaries will enhance the connectivity within the site and to other wider landscapes. A comprehensive planting proposal has been submitted as part of this proposal with the aim of mitigating any loss as a result of the development and diversify the existing ecosystem by providing meadow grass areas along with new trees, shrubs, bulbs and hedge planting. The GI Statement concluded that a Net Benefit Biodiversity can be achieved on site.
Bat and other wildlife nesting in the protected trees would suffer from tree removal	It is acknowledged by the submitted PEA that some of the boundary trees processes potential roosting features. However, protective measures have been recommended to protect bats, including additional bat

boxes to be erected on retained trees and NRW will be informed if any bats are identified by the tree surgeons

Protective measures have been recommended to protect bats and other protected species on site; bat boxes will also be installed on the retained trees to offset the loss of any trees with roosting features. NRW has reviewed the submitted PEA and raised no objection to our proposal in relation to protected species. We will respond to the ecologist comments during the full application stage.

Local Utilities

The proposal will place excessive pressure local utilities, waste collection, and drainage systems that are not designed to accommodate a development of this scale	There is no evidence that the proposal will place excessive pressure on local utilities and no PAC response received from statutory consultees to date has raised similar concerns on drainage, waste collection etc.
	In terms of waste collection, it is confirmed that the proposed development will have a separate waste collection arrangement from other residents within the local area. Details of the bin storage has been submitted to support this application

Construction

A detailed Construction Management Plan should be submitted as part of the full application and not left to be conditioned later	A CEMP will be submitted to the LPA once the contractor has been confirmed. The LHA has no objection on allowing the submission of CEMP to be conditioned
Construction traffic would place a risk to elders and young children and disruption who live on the neighbourhood	Road safety concern during the construction phase will be addressed by the CEMP, which will be submitted to the LPA once the contractor has been confirmed. The LHA has no objection on allowing the submission of CEMP to be conditioned.
Given the scale of the development, A Construction Management Plan is required to address areas such as working hours, noise, dust and air quality	Details of working hours, noise, dust and air quality will be addressed by the CEMP, CEMP, which will be submitted to the LPA once the contractor has been confirmed. The Highway Authority has no objection on allowing the submission of CEMP to be conditioned
Disturbance to the neighbourhood during the construction phase	It is acknowledged that there will be short term disruption during the construction phases, which will be minimised by the contractor in the form of a CEMP, which will be submitted to the LPA once the contractor has been confirmed. The LHA has no objection on allowing the submission of CEMP to be conditioned.
The anticipated duration of the building work	It is confirmed by the applicant that the duration of the construction will take approx. 2 years

Others

Devaluing of the neighbouring houses	Devaluation of the neighbouring properties is not a material planning consideration.
Allowing a development of this size in a quiet residential cul-de-sac risk setting an inappropriate precedent for over-intensification in similar locations	The planning application should be determined based on its own merit and the matter of precedent is rarely considered to be material planning consideration.
A facility of this scale would be far better suited to a site with proper access, transport links and infrastructure	This planning application should be determined based on its own merit without taking other potential sites into consideration. In addition, as noted in the pre-app response (ref: Q2024/0201) that the site has a long a extensive history, where planning permission has been granted previously for a new 32 bed nursing home development (ref: P2015/0132)

Response to Community Consultees

Introduction

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams responses to these comments;

Councillor Angharad Rebecca Aubrey

No comment received

Comment No comment received

Response N/A

Councillor Nathan Goldup-John

Concern Raised

Comment The comment received from Cllr. Nathan Goldup-John is summarised below:

- **Access and Parking:** The proposed development will significantly increase vehicle movement, including staff, visitor and service vehicles. While the increase in off-street parking is welcomed, further provisions should be included to mitigate the impact on local residents.
- **Sustainable Transport and Connectivity:** Ensuring safe and convenient pedestrian access to public transport will help reduce reliance on private vehicles and minimise pressure on the local highway network
- **Construction Management Plan (CMP):** A detailed CMP should be submitted as part of the full application and not left to be conditioned later
- **Tree and Biodiversity:** The development should include clear measures to enhance biodiversity and protect remaining trees and wildlife habitats
- **M&E:** The M&E Equipment on the roof is of concern. It should be clearly demonstrated that noise levels are controlled and do not negatively impact the surrounding community
- **Space Standards and Long Term Use:** There is a risk that the building could be converted in future to general housing (Use Class C3) without the space and design standards that would normally be expected. To protect the community and ensure the development serves its intended purpose, I believe the planning authority should condition any approval to restrict the use of the building to a care facility only. Any future change of use should require a full planning application and public consultation.
- **Drainage:** It is essential that any new development does not place additional strain on the local drainage system, and no surface water is discharged into the public sewerage network without explicit consent
- **Bat Survey:** The PAC documents for the proposed development at Cefn Parc do not include a dedicated bat survey. A Preliminary Roost Assessment must be undertaken prior to planning determination.

- **Public Consultation:** It is strongly encouraged that prior to the submission of any formal planning application, a public meeting be held or, at the very least, that meaningful engagement with local residents takes place.

Response Comment noted, and our response are as follow:

- **Access and Parking:** The Transport Statement stated that the proposed care home will generate 7 & 5 cars during the am and pm peak hour respectively, which are considered minimal. In terms of parking, the parking spaces are provided in accordance with the adopted Parking SPG. It should also be noted that the scheme will provide additional parking spaces for the existing care home which will lead to an improve on the existing parking condition. The LHA, as specialist consultees and technical advisor to the LPA, does not raise any concern in relation to the parking provision in their PAC response and it was considered acceptable during the pre-application discussions.
- **Sustainable Transport and Connectivity:** It is confirmed that the site access from Pen Y Heol will be maintained, providing direct access to the site from the neighbouring bus stop.
- **Construction Management Plan (CMP):** A CEMP will be submitted to the LPA once the contractor has been confirmed. The LHA has no objection on allowing the submission of CEMP to be conditioned.
- **Tree and Biodiversity:** Full tree protection measures are available in the submitted Arboricultural Report and the associated Tree Protection Plan, confirming that most of the trees will be retained and protected during the construction phase. Biodiversity enhancement features proposed on site has been included in the submitted Preliminary Ecological Appraisal and the Soft Landscape Proposal. The submitted GI Statement considered that the retention of a habitat corridor along the north and east boundaries will enhance the connectivity within the site and to other wider landscapes. The Soft Landscape Proposal will aim to mitigate any loss as a result of the development and diversify the existing ecosystem by providing meadow grass areas along with new trees, shrubs, bulbs and hedge planting. The GI Statement concluded that a Net Benefit Biodiversity can be achieved on site.
- **M&E:** It should be emphasised that the proposed M&E equipment will not be visible as shown in the submitted sectional drawings. In terms of noise, the submitted Noise Impact Assessment has set a limit of the noise can be produced by the M&E equipment on the roof. Given the residential context of the area, an appropriately worded condition on noise will be anticipated and welcomed by the applicant to regularise the noise level produced by the development.
- **Drainage:** There is no evidence that the proposed development will place additional strain to the local drainage system. DCWW confirms that the foul flows can be accommodated within the public sewerage system and capacity is currently available in the water supply system to accommodate the development. The submitted drainage strategy shows that all surface water will be captured and discharged into a dedicated surface water drainage system, which will be subject to separate SAB approval by the Local Authority.
- **Space Standards and Long-Term Use:** The proposed building will be managed by Cefn Lodge Ltd and will be used exclusively for regulated care provision in accordance with the Regulation and Inspection of Social Care (Wales) Act 2016. It is intended to be used as a care home. Separate Planning Permission will be required for any future change of use that fall outside Use Class C2.

- **Bat Survey:** A Preliminary Roost Assessment has been undertaken on 26th June 2025 and the result can be found in the submitted Preliminary Ecological Appraisal. It is considered that no evidence of roosting bats was identified externally or internally and the outbuilding was considered to be of negligible suitability for roosting bats. Protective measures have been recommended to protect the potential roosts at the trees on site. The Natural Resources Wales (NRW) has also reviewed the PEA and has no comment in relation to protected species. The council's ecologists have been consulted as part of this PAC process but we have not received any feedback from them as of the time of submission, we will respond to the ecologist's comment during the full application stage.
- **Public Consultation:** The adjoining neighbours have been consulted as part of this Pre-application Consultation (PAC). The consultation is robust and we have consulted 51 no. adjoined landowners, 10 no. statutory consultees and 3 no. community consultees. A good range of responses have been received and we have provided our response in this PAC Report. It should also be noted that the consultation process has gone beyond the statutory requirement. We have consulted a wider area of local residents, and site notices are erected at 3 different locations to allow more awareness of this development. Additional consultees, including the Council's ecologists, Heneb and Secure by Design Officer have also been consulted as part of this process. This is reflected on the number of comments received in this PAC process. In this regard, it is not deemed necessary to hold a full public engagement event prior to the submission of this application.

Coedffranc Community Council

No comment received

Comment No comment received

Response N/A

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Mining Remediation Authority

No Objection

Comment The site location plan has been reviewed and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis no comments are made.

Response Comment noted, no response is required.

The Canal & River Trust

No Objection

Comment Glandŵr Cymru, the Canal & River Trust in Wales is potentially a specialist consultee in the planning system under the mandatory pre-application process. However, this scheme does not appear to meet the criteria for consultation with us as set out in Part 1A and Schedule 4 Paragraph v of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Response Comment noted, no response is required

Agricultural Land

No Objection

Comment The Department considers this site to be non-agricultural/urban and therefore have no comments to offer in this case in respect of BMV agricultural land.

Response Comment noted, no response is required

Health and Safety Executive

No Objection

Comment The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Response Comment noted, no response is required

Trunk Road Agency

No Objection

Comment The Welsh Government as highway authority for the M4 motorway does not issue a direction in respect of this application.

The development site is within an area highlighted in the strategic noise map of Wales. Due to the site's proximity to the trunk road, it is the applicant's responsibility to provide any noise mitigation deemed necessary at their expenses.

Response Comment noted, a noise impact assessment has been submitted to support the application. A site noise and vibration survey has been undertaken and the site falls into Noise Exposure Category B and minimum acoustic requirements of the building façade have been provided in accordance with BS8233:2014. Given the residential context within the surrounding area, an appropriately worded condition on noise is anticipated and welcomed to regularise the noise level upon completion of the development.

Local Highway Authority

No Objection – Concern Raised

Comment Comment received from the Local Highway Authority is summarised below:

Parking

- The number of spaces provided on drawing 'Site Plan level 2' is 28, this has been previously discussed during the pre-application service, and provides in excess of the minimum number of spaces required for the new development. Therefore there is an increase in the available spaces for the existing care home located within the site boundary. This is seen as a betterment to the existing parking situation.
- There are discrepancies on the staffing numbers that could require additional parking spaces to be included.
- The disabled spaces that are shown on the drawing are currently below the minimum standards of 3.6m x 4.8m

Access

- CAD files are required during the full planning application for the swept path analysis to be confirmed
- The drawing show improved access arrangements however full technical details are required as to the exact proposals in the form of existing and proposed engineering drawings
- The visibility splay drawings shown within the Transport Statement, 'Proposed Site Accesses & Visibility Splays' do not accurately show the size and width of the existing large tree which can significantly alter the visibility splay.

Construction and Environmental Management Plan

- Construction and Environmental Management Plan will be required, but it can be conditioned if required.

Response Comment noted, and our response are as follows:

Parking

- It is confirmed that there is a total of 39 no. staff are employed by the development. However, as mentioned in the submitted TS that only 16 staff (4 resident staff and 12 no-resident staff) will be on site at any given time due to shift patterns.
- The 2 no. disabled parking bays shown on the submitted drawings are designed with a shared access strip between them, which meets the intent of the minimum 3.6m x 4.8m standard by providing adequate space for the safe entry, exit, and manoeuvring. This arrangement is a recognised and efficient design solution that

complies with best practice and provides the required accessibility without unnecessary over-provision of space.

Access

- The CAD file for the swept path analysis has been submitted as part of this application
- The submitted drawings have already provided all the necessary information to support the planning application, including access width, kerb radii, and visibility spaces, which is considered sufficient for the determination of this application. Full technical engineering details will be developed and agreed with the Local Highway Authority as part of the subsequent Section 278 detailed design process, should planning permission be granted.
- It is confirmed that the tree located adjacent to the site's northern entrance has been removed by the Council in 2024. The updated plans have reflected on the removal of the tree concerned.

Construction and Environmental Management Plan (CEMP)

- A CEMP will be submitted to the LPA once the contractor has been confirmed. An appropriately worded condition on the submission of CEMP will be anticipated and welcomed by the applicant.

Dwr Cymru Welsh Water (DCWW)

No Objection

Comment Comments received from DCWW is summarised below:

- The site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Afan New Works Wastewater Treatment Works
- 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. It is advised that the flows should be connected to the combined sewer between manholes SS72961402 and SS72961506 located at the road to the east
- No problems are envisioned at the Wastewater Treatment Works
- It is anticipated this development will require the installation of a new single water connection to serve the new premise. Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter CI watermain in 272185, 196535 locations
- 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

Response Comment noted, the applicant would welcome planning conditions to regularise the connection to the public sewerage system and water supply.

It is confirmed in the submitted drainage strategy that all surface water will be captured and discharged into a dedicated surface water drainage system no surface water will be discharged to the public sewerage system.

Natural Resources Wales (NRW)**No Objection**

Comment Comments received from NRW are summarised below:

- Information submitted in support of the above application (Preliminary Ecological appraisal by Bay Ecology, dated 15/07/2025) has identified that bats are unlikely to be using the application site. NRW therefore has no comments to make on the application as submitted in respect of bats
- It is recommended the applicant to discuss the need to secure further surveys and potential avoidance measures with the Local Planning Authority's Ecologist
- The Japanese Knotweed on site will need to be treated or removed according to INNS legislation, and managed in a manner that would not contaminate other areas or materials on site
- Due to the scale of the development and the proximity (52m) to a minor watercourse, it is advised that guidance for pollution prevention guidance be adhered to.

Response Comment noted, we will respond to the ecologist's comment during the full application stage.

An appropriately worded condition in relation to INNS Management Plan would be welcomed.

Cadw**No Objection**

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

Cadw therefore has no comments to make on the proposed development

Response Comment noted, no response is required.

Mid and West Wales Fire and Rescue Service**No Objection**

Comment 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 standing advice by the Fire Authority about the consultation.

Response Comment noted, no response is required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. A full copy of the representations received can be reviewed at Appendix H. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Neath Port Talbot County Borough Council SAB Department (provided as part of the comments from the Local Highway Authority)

No objection

Comment SAB approval will be required prior to the commencement of development and general guidance in relation to surface water drainage is provided

Response Comment noted, SAB approval will be sought in parallel to the planning application

Secure by Design

No Objection – Comments provided

Comment General comments on security enhancement are provided.

Response Comment noted, the recommended features will be implemented by the applicant where possible.

Wales and West Utilities

No Objection – Comments provided

Comment Records show that WWU assets are located within close proximity to the site, and general guidance are provided

Response Comment noted. It is noted that the WWU assets are located along the main road, and it is not envisaged that the proposed development will affect the existing network. WWU will be informed during the full application stage if the LPA considered that the proposed development will have an impact on the existing assets.

Heneb

No Objection

Comment Heneb has consulted the Regional Historic Environment Record (HER) and note there are no known archaeological sites within, or in close proximity to the proposed development area. Similarly, a review of historic Ordnance Survey mapping depicts no archaeologically significant structures or features. It is unlikely that significant archaeological remains will be encountered during the course of the proposal

Therefore, should a similar application be submitted, Heneb would be unlikely to recommend any pre-determination work nor any archaeological conditions are attached to any consent.

Response Comment noted, no response is required.

Conclusion

- 8.1. Asbri Planning have been instructed by Oxford Care Holdings to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the proposed construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR.
- 8.2. This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3. As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4. Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5. In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map showing their location

Our Ref: S25.159

Date: 28th July 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SITE NOTICE



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. If you do not have direct access to the internet, computer facilities are available at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot SA10 6LH. The identified library is open as follows: Monday, Tuesday and Thursday: 09:30 – 12:30 & 14:00 – 17:30; Friday: 09:30 – 12:30 & 14:00 – 18:30; Saturday: 09:30 – 12:30, Sunday and Wednesday: Closed.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 25th August 2025

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025



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HYSBYSIAD SAFLE



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

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 ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR

Gellwch archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Skewen, Neuadd Carnegie, Ffordd Evelyn, Skewen, Catell-nedd Port Talbot SA10. Mae'r llyfrgell ar agor: Dydd Llun, Dydd Mawrth a Dydd Iau: 9:30 – 12:00; Dydd Gwener 09:30 – 12:30 a 14:00 – 18:00; Dydd Sadwrn: 09:30 – 12:30, Dydd Sul a Dydd Mercher: Ar gau.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.



Appendix B - List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

Address				
Owner/Occupier	1 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	2 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	3 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	4 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	5 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	6 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	7 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	8 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	9 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	10 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	11 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	12 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	14 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	15 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	17 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	18 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	19 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	20 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	21 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	22 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	23 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	24 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	25 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	26 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	27 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	28 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	29 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	30 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	31 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	33 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	35 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	37 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	39 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	40 Cefn Parc	Neath	SA10 6YR	
Owner/Occupier	17 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	18 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	19 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	20 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	21 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	22 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	23 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	24 Pen Yr Heol	Neath	SA10 6YT	
Owner/Occupier	25 Pen Yr Heol	Neath	SA10 6YT	

		Avonbank	Feeder Road	Bristol	BS2 0TB
		Welsh Assembly Government, Crown Building	Cathays Park	Cardiff	CF10 3NQ
		Two Devon Way	Longbridge	Birmingham	B31 2TS
		Welsh Assembly Government, Crown Building	Cathays Park	Cardiff	CF10 3NQ
		60 Bethlehem Road	Skewen	Neath	SA10 6AW
		45-51 Wychtree Street	Morriston	Swansea	SA6 8EX
		P.O Box 425	Swansea	SA6 8YH	
		Welsh Assembly Government, Crown Building	Cathays Park	Cardiff	CF10 3NQ

Our Ref: S25.159
Date: 28th July 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk



Dear owners and/or occupiers,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

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Yours sincerely,



Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»

«Add2_»

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«Add4_»

«Add5_»

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk



Annwyl berchnogion a/neu feddianwyr,

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

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 ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

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Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Appendix C - Screenshot of the Asbri Planning Website

**Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot |
Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port
Talbot**



Asbri Planning have been instructed by Oxford Care Holdings to progress a Pre-Application Consultation (PAC) in respect of the proposed construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR.

In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority. Under Section 2C Asbri Planning are required to make a draft valid planning application available publicly for comment for no less than 28 days.

All relevant drawings, reports and supplementary supporting documents are available for inspection and review below.

Anyone who wishes to make representations about this proposed development must do so by 25th August 2025. We would encourage you to e-mail these to mail@asbriplanning.co.uk or alternatively please download the [attached form](#), and send them to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW.

Mae Asbri Planning Cyf yn hysbysu bod Oxford Care Holdings yn bwriadu gwneud cais i gyngor Castell-nedd Port Talbot am ganiatâd cynllunio am Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae gofyniad i bob datblygiad mawr gynnal ymgynghoriad cyn-ymgeisio i'r awdurdod lleol. Mae yna ofyn i Asbri Planning hysbysu dogfennau a manylion sydd yn ofynnol er mwyn i'r cais fod yn un dilys am o leiaf 28 diwrnod.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn y 25ain Awst 2025. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r [ffurflen atodol](#) a'u 'yrru i Asbri Planning, Swit D, Ulawr 1af, 220 High Street, Abertawe, SA1 1NW.

Supporting Documents

Plans

[Site Location and Block Plan](#)

[Existing Site Plan](#)

[Site Plan - Level 0](#)

[Site Plan - Level 1](#)

[Site Plan - Level 2](#)

[Proposed Elevations Sheet 1](#)

[Proposed Elevations Sheet 2](#)

[Proposed Sections](#)

[Floor Plan - Level 0](#)

[Floor Plan - Level 1](#)

[Floor Plan - Level 2](#)

[Roof Level Plan](#)

[Soft Landscape Design](#)

[Proposed Drainage Layout](#)

[Drainage Detail](#)

[Tree Removal Plan](#)

[Tree Protection Plan](#)

[Prospective View 1](#)

[Prospective View 2](#)

[Prospective View 3](#)

Reports

[Planning Application Form](#)

[Design and Access Statement](#)

[Planning Statement](#)

[Transport Statement](#)

[Drainage Strategy & Flood Risk Statement](#)

[Preliminary Ecological Appraisal](#)

[Green Infrastructure Statement](#)

[Noise Impact Assessment](#)

[Tree Survey](#)

Appendix D - Copy of all notices issued to community consultees (Schedule 1B)

Our Ref: S25.159
Date: 28th July 2025

Local Member
Cllr. Angharad Rebecca Aubrey
cllr.a.r.aubrey@npt.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cllr. Angharad Rebecca Aubrey



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. If you do not have direct access to the internet, computer facilities are available at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot SA10 6LH. The identified library is open as follows: Monday, Tuesday and Thursday: 09:30 – 12:30 & 14:00 – 17:30; Friday: 09:30 – 12:30 & 14:00 – 18:30; Saturday: 09:30 – 12:30, Sunday and Wednesday: Closed.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,



Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Local Member

Cllr. Angharad Rebecca Aubrey

cllr.a.r.aubrey@npt.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Cllr. Angharad Rebecca Aubrey



CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

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 ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Gellwch archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Skewen, Neuadd Carnegie, Ffordd Evelyn, Skewen, Catell-nedd Port Talbot SA10. Mae'r llyfrgell ar agor: Dydd Llun, Dydd Mawrth a Dydd Iau: 9:30 – 12:00; Dydd Gwener 09:30 – 12:30 a 14:00 – 18:00; Dydd Sadwrn: 09:30 – 12:30, Dydd Sul a Dydd Mercher: Ar gau.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Local Member
Cllr. Nathan Goldup-John
cllr.n.goldup-john@neath-porttalbot.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk



Dear Cllr. Nathan Goldup-John

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. If you do not have direct access to the internet, computer facilities are available at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot SA10 6LH. The identified library is open as follows: Monday, Tuesday and Thursday: 09:30 – 12:30 & 14:00 – 17:30; Friday: 09:30 – 12:30 & 14:00 – 18:30; Saturday: 09:30 – 12:30, Sunday and Wednesday: Closed.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,



Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Local Member

Cllr. Nathan Goldup-John

cllr.n.goldup-john@neath-porttalbot.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Cllr. Nathan Goldup-John



CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

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 ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Gellwch archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Skewen, Neuadd Carnegie, Ffordd Evelyn, Skewen, Catell-nedd Port Talbot SA10. Mae'r llyfrgell ar agor: Dydd Llun, Dydd Mawrth a Dydd Iau: 9:30 – 12:00; Dydd Gwener 09:30 – 12:30 a 14:00 – 18:00; Dydd Sadwrn: 09:30 – 12:30, Dydd Sul a Dydd Mercher: Ar gau.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Coedffranc Town Council
Sarah Barber
clerk@coedffranc-tc.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sarah Barber



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply to Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

You may inspect copies of the proposed application; the plans; and other supporting documents online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. If you do not have direct access to the internet, computer facilities are available at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath Port Talbot SA10 6LH. The identified library is open as follows: Monday, Tuesday and Thursday: 09:30 – 12:30 & 14:00 – 17:30; Friday: 09:30 – 12:30 & 14:00 – 18:30; Saturday: 09:30 – 12:30, Sunday and Wednesday: Closed.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,



Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Coedffranc Town Council
Sarah Barber
clerk@coedffranc-tc.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Sarah Barber



**CYHOEDDUSRWYDD AC YMGYNHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D

**Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau
cysylltiedig**

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

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 ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Gellwch archwilio copïau o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill ar-lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>. Os nad oes gennych fynediad uniongyrchol i'r rhyngwrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Skewen, Neuadd Carnegie, Ffordd Evelyn, Skewen, Catell-nedd Port Talbot SA10. Mae'r llyfrgell ar agor: Dydd Llun, Dydd Mawrth a Dydd Iau: 9:30 – 12:00; Dydd Gwener 09:30 – 12:30 a 14:00 – 18:00; Dydd Sadwrn: 09:30 – 12:30, Dydd Sul a Dydd Mercher: Ar gau.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee
Cynlluniwr

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Our Ref: S25.159
Date: 28th July 2025

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Trunk Road Agency,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee'.

Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Trunk Road Agency
LGC_Development_Control-South@gov.wales

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Trunk Road Agency,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Local Highway Authority
j.griffiths4@npt.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Local Highway Authority,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

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A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,



Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Local Highway Authority
j.griffiths4@npt.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Local Highway Authority,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee
Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Local Highway Authority
hdc@npt.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Local Highway Authority,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee'.

Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Local Highway Authority
hdc@npt.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Local Highway Authority,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

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Yr eiddoch yn gywir,



Glenn Lee
Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

The Coal Authority
planningconsultation@coal.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear The Coal Authority,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

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Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

The Coal Authority
planningconsultation@coal.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl The Coal Authority,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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Yr eiddoch yn gywir,



Glenn Lee
Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Natural Resources Body for Wales,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee'.

Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Natural Resources Body for Wales,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

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Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Cadw
cadwplanning@gov.wales

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Cadw,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee'.

Glenn Lee
Planner

Ein Cyf: S25.159**Dyddiad:** 28ain Gorffennaf 2025Cadw
cadwplanning@gov.walesSuite D, 1st Floor
220 High Street
Swansea
SA1 1NWTel: 01792 480535
www.asbriplanning.co.uk

Annwyl Cadw,

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO****Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012****ATODLEN 1C Erthygl 2D****Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig****Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR****Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

Glenn Lee
Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Agricultural Land
lqas@gov.wales

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Agricultural Land,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

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Yours sincerely,

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Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Agricultural Land
lqas@gov.wales

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Agricultural Land,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

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Yr eiddoch yn gywir,



Glenn Lee
Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

The Canal and River Trust
planning@canalrivertrust.org.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear The Canal and River Trust,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee'.

Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

The Canal and River Trust
planning@canalrivertrust.org.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl The Canal and River Trust,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

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Yr eiddoch yn gywir,



Glenn Lee
Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Dwr Cymru Welsh Water
developer.services@dwrcymru.com

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Dwr Cymru Welsh Water,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

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Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Dwr Cymru Welsh Water
developer.services@dwrcymru.com

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Dwr Cymru Welsh Water,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Our Ref: S25.159
Date: 28th July 2025

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Mid and West Wales Fire and Rescue Service,



CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1C Article 2D

Construction of a new residential care home building comprising 50 no. bedrooms with associated works

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

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.

Asbri Planning Ltd hereby gives notice that Oxford Care Holdings intends to apply Neath Port Talbot County Borough Council for planning permission for the proposed Construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot SA10 6YR

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 25th August 2025.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Lee'.

Glenn Lee
Planner

Ein Cyf: S25.159

Dyddiad: 28ain Gorffennaf 2025

Mid and West Wales Fire and Rescue Service
bregs@mawwfire.gov.uk

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Annwyl Mid and West Wales Fire and Rescue Service,



YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

ATODLEN 1C Erthygl 2D

Adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig

Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot SA10 6YR

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Natural UK yn bwriadu gwneud cais i Gyngor Castell-nedd Port Talbot am ganiatâd cynllunio dros adeiladwaith o gartref preswyl newydd fydd yn cynnwys 50 o ystafelloedd a gweithiau cysylltiedig yn Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Catell-nedd Port Talbot SA10 6YR.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar <https://www.asbriplanning.co.uk/statutory-pre-application-consultation>.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 25ain Awst 2025.

Yr eiddoch yn gywir,



Glenn Lee

Cynlluniwr

Appendix F - Responses received from community consultees

To whom it may concern,

Re: Concerns regarding the proposed development at Cefn Lodge Nursing Home

Having reviewed the planning documents below. I have the following concerns / comments that I would like raise and see addressed prior to a full planning application being submitted.

1. **Access and Parking:** The site is located at the end of a quiet cul-de-sac with already constrained access. The proposed development will significantly increase vehicle movements, including staff, visitor and service vehicles. While the increase in off-street parking is welcomed, further provision should be included to mitigate the impact on local residents.
2. **Sustainable Transport and Connectivity:** Pedestrian access between Cefn Parc and Pen-y-Heol is essential. Ensuring safe and convenient access to public transport, particularly the bus stop on Pen-y-Heol, will help reduce reliance on private vehicles and minimise pressure on the local highway network.
3. **Construction Management Plan (CMP):** Given the scale of the development and the quiet, residential nature of the area, a detailed CMP should be submitted as part of the full application. Not left to be conditioned later. Construction activity will likely cause disruption to local residents and, more importantly, to the wellbeing of current care home residents. The CMP should address working hours, noise, dust, and air quality mitigation.
4. **Trees and Biodiversity:** The proposal includes the removal of a tree with a Tree Preservation Order (TPO), citing poor health. While this may be justified, the development should include clear measures to enhance biodiversity and protect remaining trees and wildlife habitats. It is essential that this loss is not treated in isolation.
5. **Mechanical and Electrical Equipment (M&E):** The inclusion of M&E equipment on the roof is of concern. It should be clearly demonstrated that noise levels are controlled and do not negatively impact the surrounding community.
6. **Space Standards and Long Term Use:** Unlike some other local authorities, Neath Port Talbot does not currently have adopted minimum space standards for residential development. While this may seem like a technical detail, it has real implications for the future of this site.

The current proposal is for a nursing home, which falls under Use Class C2—meaning it is designed specifically for care provision. This includes larger communal areas, specialist facilities, and room layouts that support the wellbeing of vulnerable residents. However, without safeguards, there is a risk that the building could be converted in future to general housing (Use Class C3) without the space and design standards that would normally be expected. This could result in substandard living conditions and increased pressure on local infrastructure.

To protect the community and ensure the development serves its intended purpose, I believe the planning authority should condition any approval to restrict the use of the building to a care facility only. Any future change of use should require a full planning application and public consultation, giving residents the opportunity to have their say.

7. **Drainage Concerns:** Given the existing topography and infrastructure in and around Cefn Parc, it is essential that any new development—such as the proposed residential care home—does not place additional strain on the local drainage systems. The area is already sensitive to surface water runoff and groundwater seepage, and any disruption could adversely affect neighbouring properties and public infrastructure. Therefore, the development must incorporate robust and sustainable drainage solutions that comply with national standards and secure SAB approval. It is critical that foul and surface water systems are separated, and that no surface water is discharged into the public sewerage network without explicit consent. Ensuring that the drainage infrastructure is not burdened will help maintain environmental integrity and prevent future enforcement actions or remedial works.
8. **Bat Survey** - I note that the PAC documents for the proposed development at Cefn Parc do not include a dedicated bat survey. Given the site's proximity to mature trees, woodland, and historic structures, there is a high likelihood of bat activity. Bats are a European Protected Species, and it is a legal requirement under UK and Welsh legislation to assess and mitigate any potential impacts on their habitats. A Preliminary Roost Assessment (and if necessary, emergence surveys) must be undertaken prior to planning determination. Proceeding without this risks ecological harm and breaches of environmental law. I urge the applicant to address this omission and ensure the protection of bats and their habitats.

If you wish to discuss my concerns further, I would be happy to attend a meeting. Having spoken with many residents in the area, I strongly encourage that, prior to the submission of any formal planning application, a public meeting be held or, **at the very least, that meaningful engagement with local residents takes place.** This would provide an opportunity to address community concerns, particularly around issues raised during this consultation, and ensure that the development proceeds in a way that is both transparent and considerate of its wider impact.

With kindness | Gyda Charedigrwydd

Cllr. Nathan Goldup-John

Councillor for Coedffranc Central

 Cllr.N.Goldup-John@NPT.gov.uk

 07891 475731

Appendix G - Responses received from specialist consultees

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Ein cyf/Our ref: CAS-285392-K7D5
Eich cyf/Your ref: S25.159

Dyddiad/Date: 22 August 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 NEW RESIDENTIAL CARE HOMEBUILDING COMPRISING 50 NO. BEDROOM WITH ASSOCIATED WORKS.

LLEOLIAD/LOCATION: CEFN LODGE NURSING HOME, CEFN PARC, SKEWEN, NEATH, SA10 6YR

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 28 July 2025.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological appraisal by Bay Ecology, dated 15/07/2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We note that a number of trees are to be removed to facilitate the development, we recommend that you discuss the need to secure further surveys, and potential measures avoidance measures with the local planning authority's ecologist.

Biodiversity

Japanese Knotweed is present on site. This will need to be treated or removed according to Invasive non-native species (INNS) legislation and managed/contained in a manner that would not contaminate other areas or materials on site.

Pollution prevention

Due to the scale of the development and the proximity (52m) to a minor watercourse we advise that guidance for pollution prevention guidance be adhered to. Further advice on pollution prevention is available in the below advice for developer section.

Foul Drainage

The developer will need to consult and confirm with Dwr Cymru regarding an established sewer system and obtain permission to join the combined sewer system.

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.

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.

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](#).

Advice for the Developer

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

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

Yn gywir / Yours faithfully,

Scott O'Connor

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 4183

Asbri Planning Ltd

Eich cyfeirnod
Your reference

S25.159

By email

Ein cyfeirnod
Our reference

LC

mail@asbriplanning.co.ukDyddiad
Date

7 August 2025

Llinell uniongyrchol
Direct line

03000 252791

E-bost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application – Construction of a new residential care home building comprising 50 bedrooms with associated works, Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot, SA10 6YR

Thank you for your letter of 28 July 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 Monuments**

GM006 Neath Abbey
GM290 Gelli-Bwch Round Cairn
GM291 Llandarcy Round Cairn
GM389 Neath Abbey Ironworks
GM394 Tennant Canal: Skewen Cutting and tramroad bridge
GM635 Neath Abbey Ironworks Calcining Kilns



This pre-planning application is for a new residential care home at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, SA10 6YR.

The above scheduled monuments are located inside 2km 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 settings of these scheduled monuments.

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 Branch

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 a registered park or garden or its setting should be a material consideration in the



determination of a planning application.

From: [National Planning Function](#)
To: [Mail Asbriplanning](#)
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot
Date: 30 July 2025 09:19:33
Attachments: [image003.png](#)
[image004.jpg](#)
[image005.png](#)

Good morning

Thank you for your pre-application consultation in respect of Cefn Lodge Nursing Home.

Glandŵr Cymru, the Canal & River Trust in Wales is potentially a specialist consultee in the planning system under the mandatory pre-application process. However, this scheme does not appear to meet the criteria for consultation with us as set out in Part 1A and Schedule 4 Paragraph v of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

We are happy to comment on particular applications that fall outside these requirements where there are relevant circumstances. If you would like the Canal & River Trust's comments in this case or any other, please clarify the reason for your consultation when you send it.

Should you have a query in relation to consultation or notification of the Canal & River Trust at pre-application stage, please email us at planning@canalrivertrust.org.uk or see our website [here](#).

Should you have any queries please do not hesitate to contact us.

Regards

Victoria

[Victoria Johnson](#)

Planning and Data Support Technician

My working hours are Wednesday, Thursday 8:00-17:30 and Friday 8:00-17.00

E planning@canalrivertrust.org.uk



From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: 28 July 2025 16:15

To: National Planning Function <NationalPlanning.Function@canalrivertrust.org.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot

Dear Sir/madam

Please see attached Consultation for your attention

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



Cardiff | Swansea

Think before you print



This communication may contain information that is confidential and may also be privileged. If you are not the addressee please note that distribution, copying or use of the information is prohibited. If you have received this communication in error, please advise us immediately. It is the recipient's responsibility to take any action necessary to prevent computer viruses being admitted. Accordingly, Asbri Planning Limited disclaims any responsibility for occurrences arising directly or indirectly from such transmission of computer viruses. The views and opinions expressed in this e-mail are the author's own and may not reflect the views and opinions of Asbri Planning Limited. Please note that, unless Asbri Planning Limited agrees otherwise in writing, our comments in mails and over the phone or video are subject to our terms and conditions (which can be found on our website) and may not be relied on unless we confirm this to be the case in writing.

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<http://www.canit.akauk.net/>

Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

Become a fan on <https://www.facebook.com/canalrivertrust>

Follow us on <https://twitter.com/canalrivertrust> and

<https://www.instagram.com/canalrivertrust>

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru

<https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac

<https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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<http://www.canit.akauk.net/>



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Asbri Planning Ltd
Neath Port Talbot County Borough Council

[By email: mail@asbriplanning.co.uk]

29 July 2025

Dear Asbri Planning Ltd

Re: PRE-APPLICATION Cefn Lodge Nursing Home

Construction of a new residential care home building comprising 50 no. bedrooms with associated works; Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot, SA10 6YR

Thank you for your notification of 28 July 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team



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 Llwyn 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

Asbri Planning
Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

*Gofynner am/
Please ask for:
Rhif Est/Extn.
No.*

Fire Safety Inspector Sam Marshall

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

SM/KDT/00103601

Dyddiad/Date:

30th July 2025

Dear Sir / 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 New Residential Care Home Building comprising 50 no. Bedrooms
with Associated Works at Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port
Talbot SA10 6YR**

REFERENCE NUMBER: S25.159

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/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich
dewis iaith heb oedi.

Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -
we will respond equally to both and will reply in your
language of choice without delay.

We welcome calls in Welsh and English.

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan(s) has been retained for record purposes.

Yours faithfully

A handwritten signature in cursive script that reads "Sam Marshall." The signature is written in dark ink and is positioned below the "Yours faithfully" text.

Sam Marshall
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

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.

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/3/25/0007/00
APPLICANT: ASBRI PLANNING
LOCATION: CEFN LODGE NURSING HOME, 16 CEFN PARC,
SKEWEN, NEATH PORT TALBOT. SA10 6YR
PROPOSAL: PRE-APPLICATION CONSULTATION RESPONSE
FOR CONSTRUCTION OF A NEW RESIDENTIAL
CARE HOME BUILDING COMPRISING 50 NO.
BEDROOMS 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

Whilst there is no highway objection in principle to development at this location there are a number of highway concerns raised to the submitted proposal as follows:

Highway observations.

1. The number of spaces provided on drawing 'Site Plan level 2' is 28, this has been previously discussed during the pre-application service, and provides in excess of the minimum number of spaces required for the new development. Therefore there is an increase in the available spaces for the existing care home located within the site boundary. This is seen as a betterment to the existing parking situation. Please review the information within the transport assessment against the draft planning application form, as this has alternative staffing numbers that could require additional parking spaces to be included.
2. Please provide the CAD files during the full planning application for the swept path analysis to be confirmed. This is critical for the 2 EV Spaces in the staff car park to ensure that the additional spaces are able to be used.
3. The visibility splay drawings shown within the Transport Statement, 'Proposed Site Accesses & Visibility Splays' do not accurately show the size and width of the existing large tree which can significantly alter the visibility splay. This should be correctly plotted on the visibility splay drawing to show the achievable visibility splay for this location.
4. The drawing show improved access arrangements however full technical details are required as to the exact proposals in the form of existing and proposed engineering drawings.
5. All parking spaces should be in accordance with our SPG Parking Standards, with each parking space being 2.6m x 4.8m. The disabled spaces that are shown on the drawing are currently below the minimum standards of 3.6m x 4.8m.
6. A Construction and Environmental Management Plan will be required for the full application – this can be conditioned if required, our standard condition is below for information.

No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the 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:**
 - i. details of the construction programme including timetable
 - ii. details of site clearance
 - iii. 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:**
 - i. details of all site deliveries including routes of vehicles, plus delivery and construction times
 - ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
 - iii. scheme for the erection of temporary/semi-temporary signage
 - iv. The frequency and size of vehicles used to transport the waste material arising from the construction 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) **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.

Drainage Observations

1. 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 application forms can be found on <https://www.npt.gov.uk/sab>
2. 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.
3. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.
4. 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.
5. 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 SAB & Highway Development Control Section **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.**

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

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.

You can search the Authority's web site for further information using the link <https://www.npt.gov.uk/sab> or contact the Highway Development Control Section using sab-hdc@npt.gov.uk.

Works on the Existing Highway

Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.
- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.
- (iii) Give not less than 10 working days notice in writing of the date of commencement of the works.

As part of this process you are advised that only certain contractors are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section.



SIGNED: DATE: 19/08/2025.....
pp HEAD OF ENGINEERING & TRANSPORT

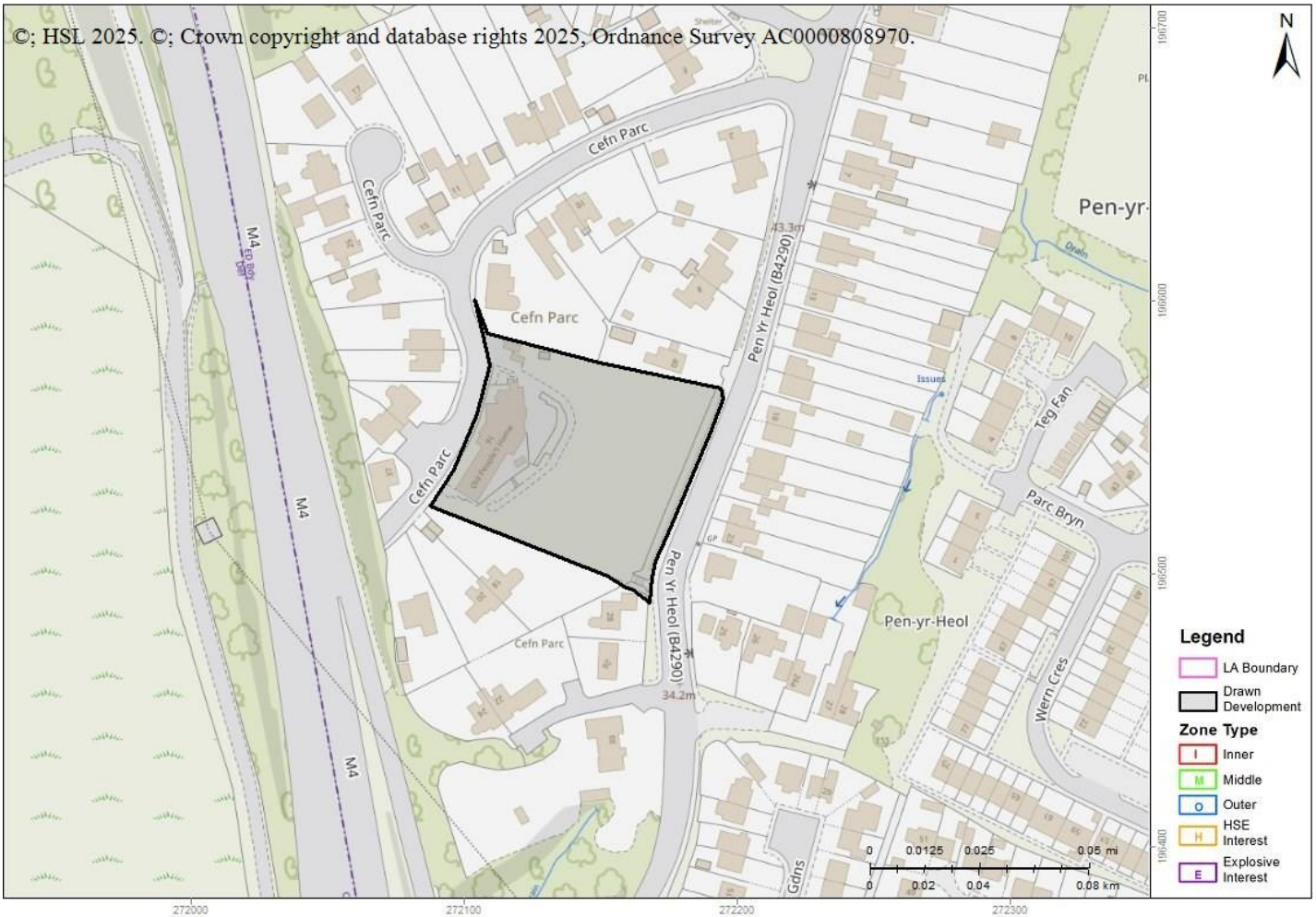
PAC Ref: N325000700

Advice : HSL-250821113107-744 Does Not Cross Any Consultation Zones

Your Ref: S25.159

Development Name: Cefn Lodge

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 21 August 2025.

From: Arwel.Williams@gov.wales on behalf of LQAS@gov.wales
To: Mail.Asbriplanning; LQAS@gov.wales
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot
Date: 28 July 2025 16:35:37
Attachments: [image003.png](#)
[image004.jpg](#)
[image005.png](#)

Dear Glenn Lee,

Thank you for consulting the Department on this proposal. The Department considers this site to be non-agricultural / urban and therefore have not comments to offer in this case in respect of BMV agricultural land.

Regards

Arwel Williams

Arwel Wyn Williams
Uwch Arbenigwr, Dosbarthiad Tir Amaethyddol a Phridd / Senior Specialist, Agricultural Land Classification & Soil
Is-adran Tirweddau, Natur a Choedwigaeth / Landscapes, Nature and Forestry Division
Adran dros Newid Hinsawdd a Materion Gwledig / Department for Climate Change & Rural Affairs
Llywodraeth Cymru / Welsh Government
Ffôn / Tel: 0300 025 2052
E-bost: arwel.williams@llyw.cymru / E-mail: arwel.williams@gov.wales
Ar y We / Internet: www.llyw.cymru/priddoedd / www.gov.wales/soils



From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 28 July 2025 16:16
To: LQAS <lqas@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot

Dear Sir/madam

Please see attached Consultation for your attention

Asbri Planning Ltd | T: 02920 732652 | W: <http://www.asbriplanning.co.uk>



From: Mark.White003@gov.wales on behalf of LGC_Development_Control-South@gov.wales
To: Mail.Asbriplanning
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot
Date: 12 August 2025 12:59:07
Attachments: [image001.jpg](#)
[image002.png](#)

Good Morning

I refer to your consultation of 28/07/2025 regarding the above planning application and advise that the Welsh Government as highway authority for the M4 motorway does not issue a direction in respect of this application.

General Notes

1. Prior to commencement of the development, the applicant must acknowledge that the development site is within an area highlighted in the strategic noise maps of Wales, for details see web page:
<http://extrium.co.uk/walesnoiseviewer.html>. Due to the site's proximity to the trunk road, it is the applicant's responsibility to provide any noise mitigation deemed necessary, at their expense.

Kind Regards

Mark White

Cysylltedd Trafnidiaeth & Digidol/Transport & Digital Connectivity
Grŵp Economi, Ynni a Thrafnidiaeth/Economy, Energy & Transport.
Llywodraeth Cymru/Welsh Government
Parc Cathays/Cathays Park
Caerdydd/Cardiff
CF10 3NQ

e-bost: e-mail – mark.white003@gov.wales

Dylai'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Lywodraeth Cynulliad Cymru, unrhyw ran ohono neu unrhyw gorff sy'n gysylltiedig ag ef. Any of the Statements or comments made above should be regarded as personal and not necessarily those of the Welsh Assembly Government, or constituent part or connected body.

From: Mail Asbriplanning <mail@asbriplanning.co.uk>
Sent: 28 July 2025 16:12
To: LGC Development Control (South) <LGC_Development_Control-South@gov.wales>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot

Mr Glen Lee
Asbri Planning Ltd
Suite D, 1st Floor 220
High Street,
Swansea
Swansea
SA1 1NW

Date: 19/08/2025
Our Ref: PPA0009563

Dear Mr Lee,

Grid Ref: 272143 196542

Site Address: Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot

Development: 2D - Construction of a new residential care home building comprising 50 no. bedrooms 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.

APPRAISAL

Firstly, we note that the proposal relates to construction of a new residential care home building comprising 50 no. bedrooms with associated works at Cefn Lodge Nursing Home, 16 Cefn Parc, Neath 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 and watermain systems, 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 predominantly combined public sewerage system which drains to Afan New Works Wastewater Treatment Works (WwTW). The site also lies in proximity to a combined public sewer, located to the east, that drains to Afan New Works WwTW.

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 and 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



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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

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 between manholes SS72961402 and SS72961506 located road to the east.

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 envisioned at the Wastewater Treatment Works

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 3" diameter CI watermain in 272185, 196535



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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

locations. 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.



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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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



Dŵr Cymru
Welsh Water

PPA0009563



LEGEND(Representative of most common features)

Waste network	
	Foul chamber
	Surface water chamber
	Combined chamber
	Combined sewer overflow
	Special purpose chamber
	Treatment works
	Pumping station
	Outfall
	Lampole
	Storm Overflow
	Rising main
	Gravity sewer
	Private sewer
	Private sewer subject to Sect. 104 adoption agreement
	Private Sewer Transfer
	Latent Drain
	Inspection Chamber

NB: Sewer symbol colour indicates the type.

RED - Combined
 GREEN - Surface water
 BROWN - Foul

NB: Sewer symbol colour indicates the type

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

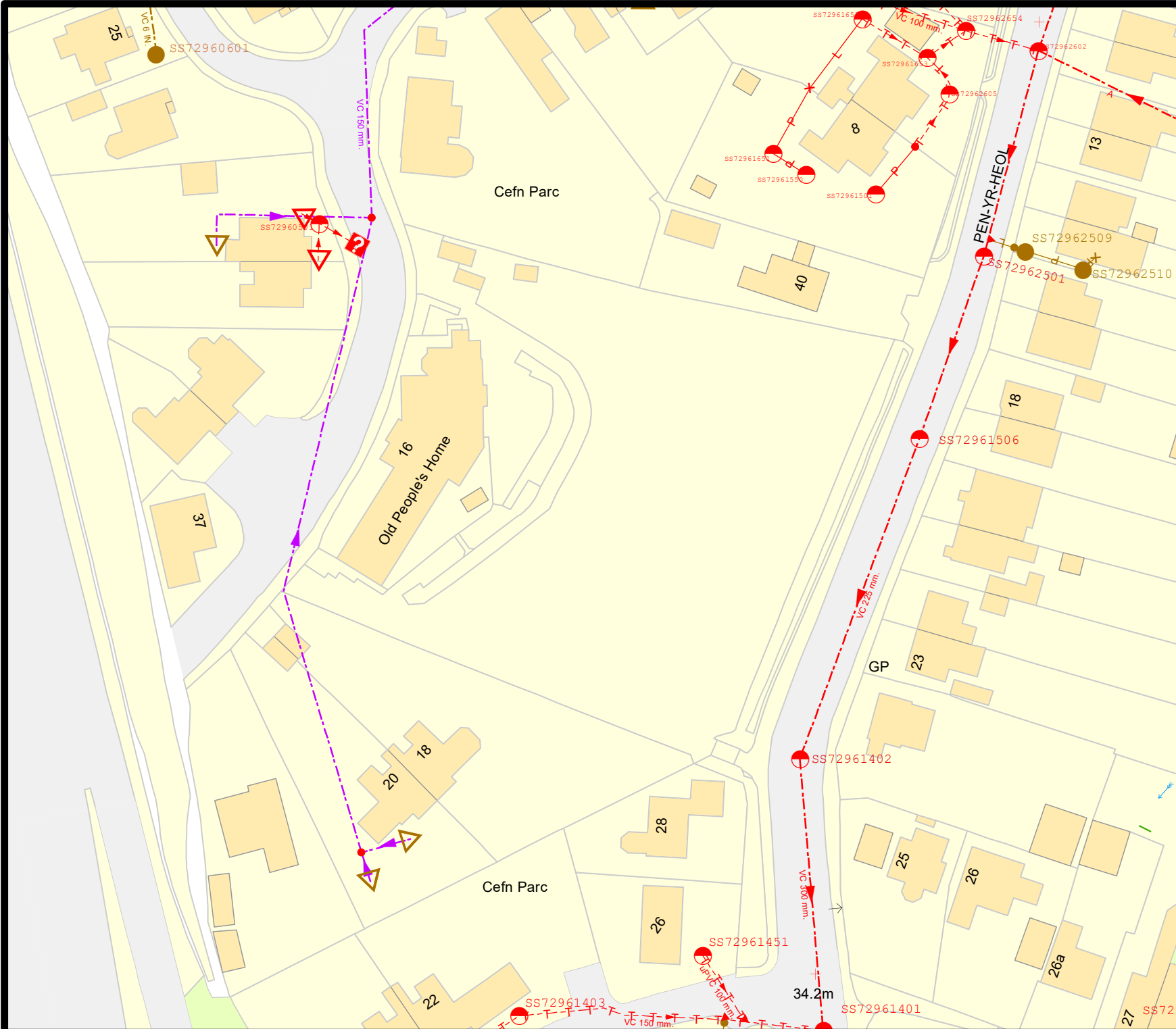
Order Cyberu Cyllyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and is not the stated understanding that it is based on the best information available and no warranty as to correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The usual of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 193 and 199 of the Water Industry Act 1991 and the Regulations made thereunder. It is not intended to be a guarantee of the position of the apparatus in the freeregig, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1991, or any other structures or apparatus which may be installed or laid down after that date. It should be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991, or the Company's right to be compensated for damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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Map Ref: 272142,196538
Map scale: 1:877
Printed by: Hannah Lewis
Printed on: 19 Aug 2025

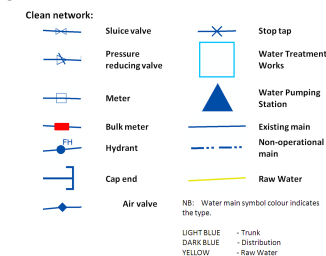




PPA0009563



LEGEND



Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Older Cymru Cyllyngedig (The Company) gives this information as to the position of its underground apparatus by way of general advice only and does not accept any liability for the accuracy of the information and does not warrant as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 193 and 199 of the Water Industry Act 1991. It should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1991, or any other underground services which are not covered by the provisions of the Act. It should be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991, or the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

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Map Ref: 272142,196538
Map scale: 1:880
Printed by: Hannah Lewis
Printed on: 19 Aug 2025

Appendix H - Responses received from 'other' consultees

From: [Izaak Follon](#) on behalf of [Dig \(Shared Mailbox\)](#)
To: [Mail Asbriplanning](#)
Subject: 8150128382
Date: 31 July 2025 10:06:22
Attachments: [image003.png](#)
[image004.jpg](#)
[image005.png](#)
[8150128382-Exchange of Information.pdf](#)
[8150128382 plan.pdf](#)

Good Morning,

Reference: 8150128382

Please find enclosed a copy of the requested plan and our general conditions, for your reference.

Our records show those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.

The plan must be printed in A3 size and will also need to be produced in colour. If this is not possible, we can send you a hard copy if requested. Let me know if you require any further assistance.

Kind Regards,



Izaak Follon | Plant Protection

Tel: 02920 278912 extension 2031

**Wales & West House | Spooner Close | Celtic Springs
| Newport | NP10 8FZ**

Our privacy notice can be found on our website (<http://www.wwutilities.co.uk/legal/>) or a paper copy can be provided to you on your request. This sets out how we will collect and use information about you.

From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: 28 July 2025 16:14

To: Connections <RES_WW_EX023@wwutilities.co.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Castell-nedd Port Talbot

Our Reference Number : 8150128382

Your Reference Number :



Wales & West House
Spooners Close
Celtic Springs
Coedkernew
Newport NP10 8FZ

www.wwutilities.co.uk

FAO:

Date :
Network Contact :
Telephone :
Fax :

Dear

Re: Exchange of Information

Wales & West Utilities acknowledge receipt of your notice received on , advising us of your intention to carry out work at:

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

YOU WILL NOTE THE PRESENCE OF OUR INTERMEDIATE / HIGH PRESSURE GAS MAIN(S) IN PROXIMITY TO YOUR SITE. NO EXCAVATIONS ARE TO TAKE PLACE ABOVE OR WITHIN 10m OF THE CONFIRMED POSITION OF THESE MAINS WITHOUT PRIOR CONSULTATION WITH WALES & WEST UTILITIES

The Wales & West Utilities Intermediate / High Pressure Network may be affected by your proposals and a copy of the information you have provided has been forwarded to Asset Management for their comment. They will then contact you as necessary. Please note, 7 days notice is required if you require a site visit from an Engineer.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

If you have requested a new connection or diversion of our apparatus, information will be sent under a separate letter.

If you have any queries please contact on who will be happy to assist you.

Any information you provide as part of this application process for our services will only be used in accordance with our privacy notice statement which can be found on our website www.wwutilities.co.uk. Alternatively a paper copy can be provided to you on your request by contacting our Data protection Officer at DataProtection@wwutilities.co.uk

24 hour gas escape number
Rhif 24 awr os bydd nwy yn gollwng

0800 111 999*

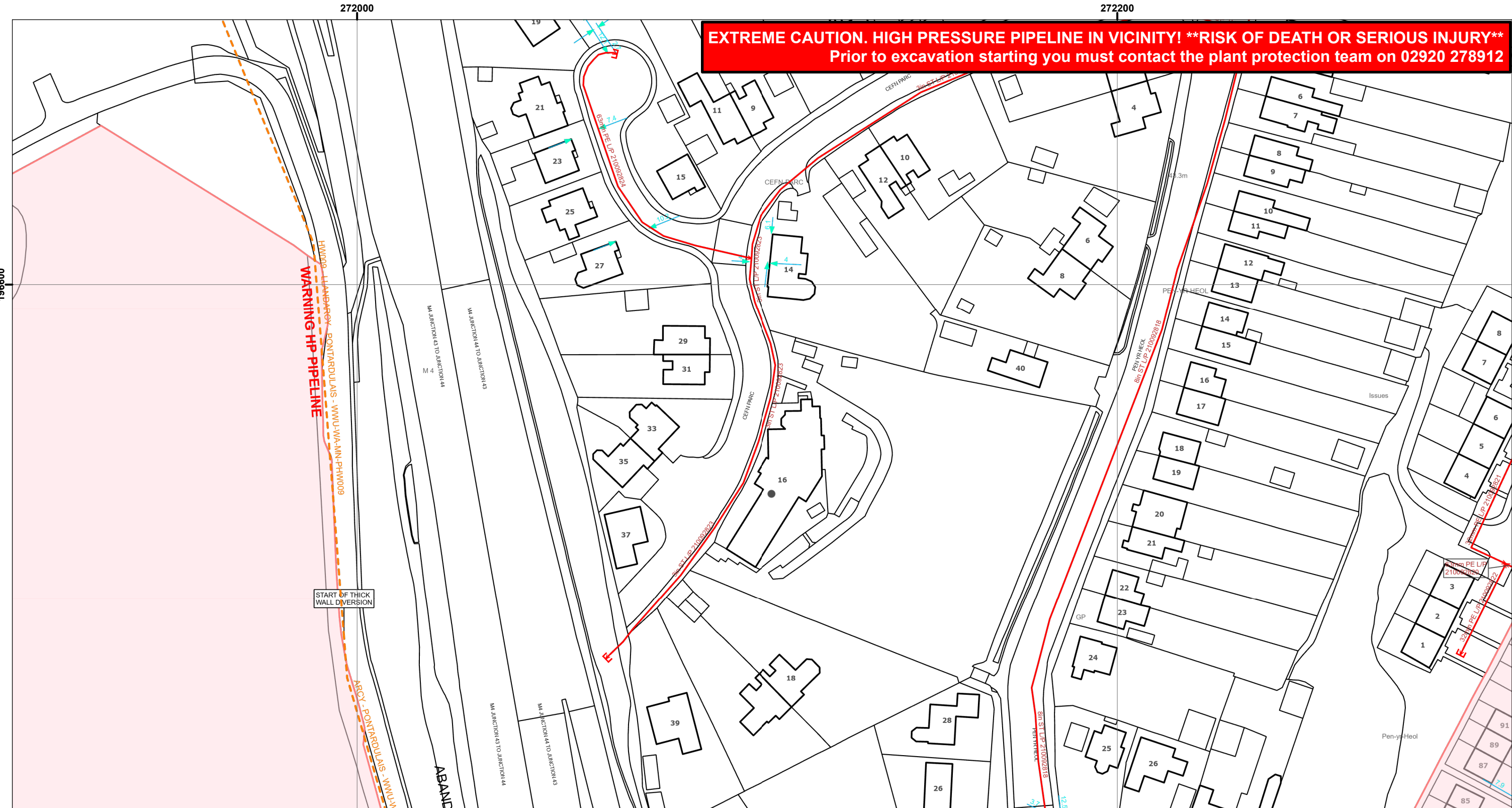
*calls will be recorded and may be monitored
caiff galwadau eu recordio a gellir eu monitro



BSL210

Wales & West Utilities Limited

Registered Office:
Wales & West House, Spooners Close, Coedkernew, Newport NP10 8FZ
Registered in England and Wales: No. 5046791



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IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

- Low Pressure (LP) 21mbar – 75mbar
- - - Medium Pressure (MP) 350mbar – 2bar
- - - Intermediate Pressure (IP) 2bar – 7bar
- - - High Pressure (HP) >7bar
- ⌵ Line/Fire Valve
- ⌵ Governor Station
- ⌵ Change of Diameter
- ⌵ End Cap
- ⌵ Depth of cover

In case of an emergency call 0800 111 999

Title: 8150128382

Date Requested: 31/07/2025
Job Reference:
Site Location: Easting: 272107E Northing: 196566N
Requested by:
Your Scheme/Reference: Connections_A3_Landscape
Exact Scales: 1:1,000 @A3

Warning: PDF designed for colour print only with no page scaling

! Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial
before
you dig

We need
10 days' notice

- Dial**
Call 029 2027 8912 before you start work.
- Investigate**
Before you dig, make sure you know what's below.
- Go ahead**
Done your research? Now you can dig safely.

From: [Rob Dunning](#)
To: [Mail Asbriplanning](#)
Subject: RE: Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot
Date: 30 July 2025 12:16:06
Attachments: [image001.jpg](#)
[image002.png](#)
[image345187.png](#)
[image158721.png](#)

Many thanks for your pre-planning enquiry. We have consulted the Regional Historic Environment Record (HER) and note there are no known archaeological sites within, or in close proximity to the proposed development area. Similarly a review of historic Ordnance Survey mapping depicts no archaeologically significant structures or features.

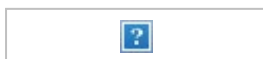
Overall it is unlikely that significant archaeological remains will be encountered during the course of the proposal.

Therefore, should a similar application to the one you have outlined be submitted we would be unlikely to recommend any pre-determination works. Neither would we be likely to recommend that any archaeological conditions are attached to any consent.

Should you require anything further, please get in touch.

Regards,

Rob



Rob Dunning BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer
01639 501708
Rob.Dunning@heneb.org.uk
www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Heneb is a Registered Organisation with the Chartered Institute for Archaeologists



Swyddfa Gofrestrig: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
Registered Office: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

[Privacy Policy - Heneb](#)

From: Mail Asbriplanning <mail@asbriplanning.co.uk>

Sent: 28 July 2025 16:14

To: GGAT - Planning <GGAT-Planning@Heneb.org.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath Port Talbot / Cefn Lodge Nursing Home, 16 Cefn Parc,



Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Email michael.harvey2@south-wales.police.uk
Telephone 07815 953028

30th July 2025

Asbri Planning

Dear Sir/ Madam

Re: Cefn Lodge Nursing Home, Skewen.

Having reviewed the drawings in respect of the above proposed development I would make the following comments:

(i). Side and rear boundaries.

All sides of the care home, apart from the main entrance side, must be secure areas.

These areas must be protected by walls/fencing/railings and gates. They must be robust, at least 1.8 metres high and be designed to be difficult to climb over. There must be no assists to climbing adjacent to the perimeter security. Gates giving access to these areas should have access control fitted.

Gates must be the same height as the adjacent walls/fencing/railings and sited at, or as near to, the front building line of the care home as possible. Gates must be lockable or have access control fitted.

The rear and side areas of the nursing home must be secure areas.

Reason – To prevent burglary and anti-social behaviour.

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg. Byddwn yn ymateb yn eich iaith o ddewis.
We welcome correspondence in Welsh and English. We will respond in your language of choice.



HEDDLU
DE CYMRU
SOUTH WALES
POLICE



(ii). Landscaping.

There must be clear lines of sight across the development.

Trees must be bare stemmed up to 2 metres from the ground and not interfere with lighting. They must not be located to provide an assist for criminals to climb over perimeter security. Plants or bushes must only grow to a maximum height of 1 metre.

There must be clear unobstructed views of the parking bays from the care home.

Reason – To increase surveillance across the sight and to remove hiding places.

(iii). Lighting.

The whole outside of the care home, vehicle parking bays, cycle stores and bin stores must be lit, during the hours of darkness, with the lighting effective.

The parking area must be lit with the lighting meeting the British Standard 5489.

Lighting must be controlled by photo electric cells or time switches.

Reason – To reduce crime and the fear of crime.

(iv). CCTV.

Consideration must be given for the parking bays, bike stores, bin stores and main entrances into the building to be protected by CCTV. The CCTV could be monitored from the staff office.

Any images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

If CCTV is installed, signs stating this fact must be displayed at prominent locations throughout the site.

Reason – To deter and detect crime.





(v). Vehicle parking areas.

The vehicle parking bays must be overlooked by rooms in the care home.

The bays must be well illuminated at night, and they must enjoy good natural surveillance with unobstructed views from the home. Ideally, they would be protected by CCTV.

Reason – To prevent autocrime.

(vi). Bicycle stores.

Bike stores must be secure areas, lit and overlooked by rooms in the building (please visit www.securedbydesign.com for more information).

Reason – To prevent bike theft.

(vii). Bin storage.

Bins must be kept in a secure area and ideally located away from the building. Bin store areas must be lit and have access control fitted e.g. digilocks.

Reason – To prevent arson.

(viii). Drainpipes.

Drainpipes must be located within the fabric of the building or of a design/protected, e.g. flush fitting, to prevent climbing.

Reason – To prevent access to first floor windows and the roof.

(ix). Door security.

The external doors of the care home, doors giving access to the bedroom areas or protecting rooms where valuable information or property is stored e.g. offices, must meet the relevant SBD standards i.e. LPS1175 SR2, PAS 24 2022, or equivalent and be third party tested and certificated by a UKAS accredited test house.





Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for smoke security and fire performance. Fire doors must have no external furniture fitted and be alarmed.

Glass fitted in or adjacent to external door panels must be laminated.

Doors in recesses of more than 600 mm deep must be avoided.

Reason – To prevent burglary.

(x). Window security.

All vulnerable windows fitted, e.g. ground floor or above flat roofs, must meet the SBD standard PAS 24 2022 or equivalent and be third party tested and certificated.

Reason – To prevent burglary.

(xi). Reception.

The reception/staff office in the care home must be near the main entrance to control access into the building.

Reason – To prevent opportunist crime.

(xii). Access control.

Access into the care home, into the bedroom areas, rooms where valuable property or information is stored and to the individual floors must be controlled by access control i.e. fob or swipe card with audio and visual verification fitted.

Access control systems must meet SBD standards and specifications.

Reason – To prevent opportunist crime.





Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Cadw De Cymru Yn Ddiogel

Keeping South Wales Safe

(xiii). Building identification.

The care home must be easily identified.

Reason - To assist postal workers, emergency workers, visitors etc.

Further detailed information can be found on the Secured by Design website www.securedbydesign.com.

If you or the developer require discussing any of the points raised in this report, please do not hesitate to contact me.

Yours Sincerely

Mike Harvey

Designing out Crime Officer

Please note

For the Secured by Design (SBD) Gold Award to be made PAS 24 2022 doors and windows must be third party tested and certificated and visibly and preferably permanently marked

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. South Wales Police welcome's receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

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