

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Caewern House

Address Line 1

Dwr-Y-Felin Road

Address Line 2

Caewern

Town/city

Neath

Postcode

SA10 7HR

Description of site location (must be completed if postcode is not known)

Easting (x)

274628

Northing (y)

198358

Description

Applicant Details

Name/Company

Title

First name

Surname

c/o agent (Amity Planning)

Company Name

Jones Brothers (Henllan) Limited

Address

Address line 1

Heol Parc Mawr

Address line 2

Cross Hands Business Park

Address line 3

Cross Hands

Town/City

Llanelli

Country

Wales

Postcode

SA14 6RE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Tommy

Surname

Farnill

Company Name

Amity Planning

Address

Address line 1

Creative Quarter 8A

Address line 2

Morgan Arcade

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 1AF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of Caewern House and construction of 36 no. affordable residential flats in five 3-storey blocks together with access, parking, footpaths, drainage, open space, landscaping and associated works including electric vehicle charging points, bin/cycle storage, pv solar arrays and air source heat pumps.

Reference number

P2024/0301

Date of decision (date must be pre-application submission)

11/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 13 - No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection of trees shown to be retained on the plans hereby approved. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:

- a) a suitably scaled plan, showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;
- b) and in relation to every tree identified a schedule listing: - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations; - any proposed pruning, felling or other work;
- c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
 - areas of existing landscaping to be protected from construction operations and the method of protection.

Reason:

To ensure all existing trees are protected throughout the construction of the development, in the interest of visual amenity, and to ensure the development complies with Policies SP15 and BE1 of the Adopted Neath Port Talbot Local Development Plan.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

13.04.26 AMS TPP Caewern House Neath
Tree Protection Plan A3 Caewern House Neath

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tommy Farnill

Date

13/04/2026