

Neath Port Talbot County Borough Council
The Quays
Briton Ferry
SA11 2GG

Ein cyf/Our ref: CAS-294800-T2J0
Eich cyf/Your ref: P2025/0841

Dyddiad/Date: 19 December 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Creation of tourism park through conversion of equestrian store to meet and greet, ancillary café and playroom with 13 No. 2-bedroom bespoke lodges and 7 No. glamping pods together with parking and landscaping.

LLEOLIAD/LOCATION: Land At Former Abergarwed Service Station, Off B4242, Neath Road, Abergarwed, Neath, Port Talbot, SA11 4EA.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 04 December 2025.

We have no objection to the proposed development as submitted and provide the following advice.

European protected species

We note that the Ecological Appraisal Report (EAR) submitted in support of the above application (by I&G Ecological Consulting dated June 2024) 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 recommend that you discuss the need to secure further measures/avoidance measures referred to in the EAR with your internal ecological advisor.

Foul drainage

We note the proposal intends to connect to the main public sewer. Before deciding the planning application, your Authority needs to be satisfied the foul drainage arrangements for the proposal are suitable.

Other Matters

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

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

Works near Watercourse / Construction or Demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works and maintenance in or near water' and 'Working at construction and demolition sites' which are available on the following website: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

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

Yn gywir / Yours faithfully

G Cuthbert

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.