

## OFFICER REPORT

**Application Number:** P2025/0847

**Site Address:** Llwynllanc Uchaf Farm Lane From Neath Road To  
Llwynllanc Uchaf Farm Crynant Neath Port Talbot SA10  
8SF

**Proposal:** Proposed two-storey side extension and replacement car  
parking

**Applicant:** Mr Philip Hopkins

**Agent:** Mr Carl Quick

**Ward:** Crynant, Onllwyn & Seven Sisters

**Application Type:** Full Plans

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**Valid Date:** 27th November 2025

**Statutory Expiry Date:** 21st January 2026

**Ext. of Time / PPA date:** 8th April 2026

**Publicity Expiry Date:** 26th March 2026

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### RECOMMENDATION - Approved

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#### SITE AND CONTEXT

The application site is located at Llwynllanc Uchaf Farm, Crynant. The site comprises of a semi-detached dwelling, which is one of three former barn conversions which have been converted and extended to provide three holiday cottages around a small courtyard. The site is located immediately adjacent to the existing Llwynllanc Uchaf Farmhouse, with access being gained via the farm access road which crosses a mineral railway line. The wider site operates as a working farm but also benefits from an ancillary leisure facility which serves the occupiers of the main farmhouse and the guests of the three holiday cottages. The application property currently has three

bedrooms and benefits from a tandem driveway sufficient in scale to accommodate two vehicles together with a shared garden area.

The site is bound by the other holiday cottages to the east, with the main farmhouse and ancillary buildings located to the south. The wider surrounding area comprises of a mix of farm and common land, characterised by green open space, beyond which to west lies the mineral railway line and the village of Crynant.

The application site is located within the open countryside, outside residential settlement limits as defined by Policy SC1 of the Neath Port Talbot Adopted Local Development Plan. The application site also falls within Special Landscape Area 'EN2/2 Dulais Valley' as defined within Policy EN2 of the Neath Port Talbot Adopted Local Development Plan.

## DESCRIPTION OF DEVELOPMENT

This is a full planning application proposing the construction of a two-storey side extension and replacement off-street parking space.

The proposed two-storey extension would project out beyond the north-western side elevation of the existing property. The proposed extension would have an irregular footprint due to the stepped design of the existing property. Notwithstanding this, the proposed extension would project out 6.23m at its widest point and 4.5m at its narrowest point. The proposed extension would have a maximum depth of approximately 7.2m. The extension would be covered with two pitched roofs, the main roof covering the entirety of the footprint, with a second, smaller pitched roof protruding from the resultant south-west roof slope to create a gabled ended feature. The main pitched roof would have an eaves height of 3.8m and a ridge height of 5.9m, whilst the feature pitched roof would have an eaves height of 3.8m and a ridge height of 5.6m.

The south-west elevation of the proposed extension would accommodate a gable-style set of patio doors with a Juliet balcony at first-floor level, and a single window and pedestrian access door at ground floor level. The north-west elevation would accommodate a set of patio doors with a Juliet balcony at first-floor level and a set of bi-folding doors at ground floor level, whilst the north-east elevation would accommodate two full length windows at ground floor level and three rooflights installed within the resultant roof slope. A canopy style porch would be erected above the proposed pedestrian access door on the south-west elevation. The roof of this structure would be lean-to in style, with a ridge height of 2.95m and an eaves height of 2.55m and would be supported by a single pillar.

The proposed extension would be partially located on the existing tandem driveway, resulting in the loss of one of the existing off-street parking spaces. To attempt to mitigate this, a replacement parking scheme is proposed. The scheme comprises of widening the existing off-street parking space to accommodate two vehicles in a side-

by-side arrangement. The resultant parking area would measure 4.8m in depth by 6.9m in width.

## NEGOTIATIONS

Pre-application advice was sought prior to the submission of this application. A number of the points made within the pre-application response appear to have been incorporated within the submitted scheme. In response to the initial consultation, the Authority's Drainage Team sought additional information from the applicant to establish the need for SAB approval. This information was provided by the applicant and forwarded onto the Drainage Team, who advised that SAB approval wouldn't be required for the development as proposed.

## PLANNING HISTORY

The application site has the following relevant planning history: -

- P2008/1008 Retention and completion of holiday cottage, approved 13-OCT-08.
- P2006/1521 Conversion of barn into holiday cottage, approved 09-JAN-08.
- P2005/1125 Barn Conversion, approved 05-SEP-05.
- P2004/1324 Conversion of barn and adjoining outbuilding into private dwellinghouse, approved 23-NOV-04.

## CONSULTATIONS

**Crynant Community Council** - no response received.

The **Authority's Environmental Health (Contaminated Land) Officer** - no objection subject to standard condition and informative notes.

The **Authority's Head of Engineering & Transport (Highways Section)** - identified concerns, further details on which can be found within the 'Parking and Access Requirements and Impact on Highway Safety' section of this report.

The **Authority's Head of Engineering & Transport (Drainage Section)** – no objection subject to conditions.

The **Authority's Biodiversity Team** - no objection.

## REPRESENTATIONS

The neighbouring properties were consulted via letter on the 16<sup>th</sup> of December 2025.

A site notice was also displayed on the 19<sup>th</sup> of December 2025.

In response, to date no representations have been received.

## REPORT

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

### **Policy 9 – Resilient Ecological Networks and Green Infrastructure**

[Planning Policy Wales \(Edition 12, February 2024\)](#) The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

The following is of particular relevance in the assessment of this planning application:

*5.4.15 Whilst employment and residential uses can be compatible planning authorities should have regard to the proximity and compatibility of proposed dwellings to existing industrial and commercial uses to ensure that both residential amenity and economic development opportunities are not unduly compromised.*

*3.9 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles,*

*should be sought throughout the development process and expressed, when appropriate, in a design and access statement.*

*3.14 Site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment. The analysis process will highlight constraints and opportunities presented by existing settlement structure and uses, landscape, biodiversity, water environment, movement, infrastructure, materials and resources, soundscape and built form which will need to be considered when formulating proposals.*

*6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.*

PPW 12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 12: Design.

#### Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

#### Strategic Policies

- **Policy SP3** Sustainable Communities
- **Policy SP13** Tourism
- **Policy SP14** The Countryside and the Undeveloped Coast
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

#### Topic Based Policy

- **Policy SC1** Settlement limits
- **Policy TO1** Tourism Development in the Countryside
- **Policy EN2** Special Landscape Areas

- **Policy EN5** Conversion and Extension of Existing Buildings in the Countryside
- **Policy EN6** Important biodiversity and geodiversity sites.
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy TR2** Design and Access of New development
- **Policy BE1** Design

#### *Supplementary Planning Guidance:*

The following SPG is of relevance to this application: -

- [Parking Standards \(October 2016\)](#)
- [Pollution \(October 2016\)](#)
- [Design \(July 2017\)](#)
- [Landscape & Seascape \(May 2018\)](#)
- [Biodiversity and Geodiversity \(May 2018\)](#)

#### Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety, biodiversity, drainage and land contamination.

#### Principle of Development

The application site is located outside settlement limits as defined within Policy SC1 of the Neath Port Talbot Adopted Local Development. The principle of an extension to an existing building within the open countryside is generally acceptable, provided they are limited in size to ensure the form and character of the original building is not adversely affected. This will be explored in detail within the 'impact upon visual amenity' section of this report.

Policy SC1 stipulates that outside settlement limits, development will only be permitted under specific circumstances, which includes but is not limited to the following: *"8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location..."*. The application property operates as a holiday cottage and is therefore considered to have an established tourism use. As such, the principle of the development proposal is considered acceptable, subject to adherence to other relevant planning policy.

#### Impact on Visual Amenity

In terms of visual amenity, it is acknowledged that the application property is located within the open countryside and within a designated Special Landscape Area, referred

to within Policy EN2 as 'EN2/2 Dulais Valley'. The principle of an extension to an existing dwelling within the open countryside is generally acceptable, provided they are limited in size to ensure the form and character of the original building is not adversely affected. Development within a designated Special Landscape Area is only permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the Special Landscape Area has been designated. In this case, the features and characteristics of Dulais Valley are as follows:

- *SLA2 stretches from the outskirts of Aberdulais in the south to Seven Sisters in the north. The SLA covers the valley side store in force its visual context and therefore includes the unforested uplands of Mynydd Hirfynydd and Mynydd Marchywelas the backdrop to the valley. Areas of forestry plantation are included on both valley sides for coherence as it forms the same land mass and recognising that the appearance and biodiversity of this landcover can be enhanced through management. To the south-east the SLA links to the Vale of Neath SLA via a contiguous boundary.*
- *The Dulais is a typical upland u-shaped glacial river valley creating a wide valley floor and predominantly open landscape on the valley sides. The north east–south west running ridge along the Dulais valley is important for its Pennant sandstones and coal measures.*
- *It is a wide, rolling, pastoral valley with significantly treed field boundaries, many of these contain grown out hedges which are a strong element in this landscape on the lower ground whereas drystone walls area landscape feature of the upper reaches of the valley sides.*
- *Tranquillity is a key feature of the upper ridge areas supported by lack of development. It should be noted that whilst the tranquillity indices for the upper slopes indicate that they are “undisturbed” there has been a degrading of the valley floor from zone C to Zone B.*
- *It is an evolved landscape containing evidence from prehistory, important Roman remains, open cast and forestry. The edges of the woodland are often regular and geometric, forming an abrupt edge to the surrounding open areas, which reduces the sense of place in the upper valley sides.*
- *Although the historic context is mostly Roman, the landscape contains many examples of prehistoric land uses and the presence of sheepfolds indicates the importance of animal husbandry, in this area, in the post-medieval period.*
- *The ridge of Mynydd Hirfynydd has been a significant route through the landscape from the prehistoric period through into the medieval period, which is now used as an historic walk (Sarn Helen). It is also crossed by the long-distance footpath St Illtyd’s Way.*

- *The Cefn Coed Colliery Museum, located to the south of Crynant, is an example of the mining industry which until the 1980s visually dominated the visual and social landscape of the S Wales Valleys and provided a strong sense of place and cohesion to the valley.*

The core placemaking and good design principles of Planning Policy Wales are embodied within Policy BE1 of the Neath Port Talbot Local Development Plan, which states development proposals will only be permitted where it is evident that the relevant criteria set out within the policy can be satisfied, this includes but is not limited to the following:

- 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
- 2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
- 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;*
- 5. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;...*

The objectives of aforementioned policy were used to form the Council's Design Supplementary Planning Guidance and the Council's Householders Design Guide, which sets out the design standards for residential extensions. The Council's Householder Design Guide advises that the form and shape of the original property should be taken into consideration when finalising the design and scale of any proposed two storey extension, with careful attention given to proportions, detailing and external finishes. The proposed two-storey extension has been designed to reflect the roof design of the existing barn conversion and creates an almost 'T' shaped design which makes the south-west projected elevation appear as a central feature when viewed from the vehicular approach to the property. Whilst the proposed extension does not adopt all of the subservient features typically required for two-storey extensions – in that it is not set down from the main ridgeline – in this instance the design of the proposed extension is considered to complement the design of the main property and is considered a betterment to the disjointed appearance which would arise if such a feature were to be incorporated into the design. The proposed fenestration details and projected gable element is considered to further enhance the cohesive appearance of the proposed extension, whilst also adding a more contemporary finish. A condition will be added that the external finishes match those used within the main property to enforce this relationship further.

The siting of the development dictates that views of the development are limited from a public vantagepoint and as such it is not considered that the proposal would appear at odds with any of the surrounding streetscenes. The application property forms one of three holiday cottages situated on Llwnllanc Uchaf Farm, each of which comprise of barn conversions. The design of the proposed extension is considered to be in keeping with the general character of the surrounding planning units, with reflective design details such as the projected gable end and the use of external materials. The proposed development is therefore considered to appear as a cohesive addition to the immediate site context.

It is noted that Policy EN5 (Conversion and Extension of Existing Buildings in the Countryside) of the Neath Port Talbot Adopted Local Development Plan states: *“the size of extension likely to be acceptable will depend on the circumstances of each individual case, but extensions should not normally exceed the overall dimensions or cubic content of the original building by more than 20%”*.

Planning Permission was granted under application P2004/1324 for the conversion of an existing barn and adjoining outbuilding into a private dwellinghouse, the associated works included extending and altering the existing structure to create the application property as it stands today. The cubic content of the original structure was approximately 200m<sup>3</sup>. The resultant structure approved under application P2004/1324 had a cubic content of approximately 270m<sup>3</sup>, meaning that the resultant structure already exceeded the cubic content of the original structure by 35%. The proposed extension has a cubic content of approximately 215m<sup>3</sup> and would therefore essentially double the cubic context of the original building. The overall scale and mass of the property as a result of the development would be in conflict with the advice set out within the supporting text to LDP Policy EN5 in terms of the percentage increase in the property. Nonetheless, it is considered of relevance to note that the policy is aimed at protecting the form, character and visual appearance of original/traditional buildings in the open countryside from inappropriately sized extensions and alterations. It is clear from reviewing the planning history that the application property has already been altered in the past and that through the addition of first floor accommodation and alterations associated with the buildings conversion, the character and appearance of the original structure has already been transformed to reflect the design of the other barn conversion it adjoins as opposed to design of the original single storey storage structures which were converted and altered under the 2004 application. This considered cumulatively with the fact that the development has been designed in a cohesive manner, with features and characteristics incorporated which reflect the design not only of the host property as it currently appears but also of the surrounding properties, dictates that despite its numerical scale, the proposed extension has been designed such that it does not appear dominant when viewed within the context of the host property and maintains a sense of openness surrounding the property. As such, in this instance despite exceeding the 20%, the level of development is considered acceptable.

Taking the aforementioned information into account, it is considered that whilst the proposal would alter the appearance and form of the original barn conversion, the proposed development appears as a cohesive addition which remains sensitive to the character of the application property and immediate site context and would not harm the rural landscape surrounding the property or the distinctive characteristic features of Special Landscape Area. It is therefore considered that the proposal would comply with Policies BE1, EN2 and EN5 of the Neath Port Talbot Adopted Local Development Plan and the adopted SPG on Design, incorporating the Householder Extension Design Guidance.

### Impact on Residential Amenity

The siting of the development on the north-west elevation of the application property dictates it would be largely screened from the view of the adjacent holiday cottages and from Llwynllanc Uchaf Farmhouse. As such, it is not considered that the proposal would have an overbearing, overshadowing or overlooking impact upon the residential amenity of the occupiers of any of the aforementioned properties above and beyond that of the existing situation. The nearest settlement limit to the application property is situated in excess of 80m away from the proposed development and is screened by a combination of the prevailing ground level and established treeline. Taking the aforementioned into account it is not considered that the proposed development would impact upon the residential amenity of any of the surrounding properties. The development is therefore considered to accord with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan.

### Parking and Access Requirements and Impact on Highway Safety

Policy TR2 of the Neath Port Talbot Local Development Plan outlines that development proposals will only be permitted where the development would not compromise the safe, effective and efficient use of the highway network, and would not have an adverse impact upon highway safety or create unacceptable levels of traffic generation. This policy is supplemented by more detailed highway design requirements as set out in the Council's Adopted Parking Standards Supplementary Planning Guidance.

The Authority's Head of Engineering & Transport has raised concerns over the proposal and provided the following comments:

1. *"The dimensions provided for the replacement car parking area are not in accordance with our Design Guide. Please ensure that the spaces adhere to the information below. Driveway car parking shall comply with the following:-*
  - I. *Single driveway shall be 3.6m wide and 6m in length,*
  - II. *Parallel parking, the first space shall be 3.6m wide with the additional space or spaces thereafter being 2.6m (for example; parallel parking for two vehicle, the dimensions should be 6.2m wide (3.6m plus 2.6m) by 6m in length). For a third space you would add on an additional 2.6m wide.*

- III. Parking in tandem for a single driveway width would require a width of 3.6m wide, together with the first space being 6m in length and then other length(s) being 4.8 metres in addition (for example; two car parking in tandem would require a width of 3.6m and a length of 10.8m (6m plus 4.8m). For a third space you would add on an additional 4.8m.*
- 2. Only 2 parking spaces are shown on the 'Proposed Floor Plans and Elevations' Three parking spaces will need to be shown on the drawing within the red line boundary, replacement of the two existing spaces and an additional space for the additional bedroom".*

Whilst the points raised are acknowledged, it is noted that the information quoted within point 1 relating to the residential parking spaces is contained within the Highways Authority's adopted Highway Technical Design Guide. This guidance has not yet been adopted by the Local Planning Authority, and as such our assessment must be based off the parking standards we currently have adopted, which comprises of the Parking Standards Supplementary Planning Guidance. Within this document, the standard dimensions of car parking spaces are outlined to be 4.8m x 2.6m. The replacement parking space and the resultant parking provision proposed meet the aforementioned criteria and subsequently are considered sufficient to accommodate two vehicles, meaning that it is not considered necessary in this instance to request that the scale of the parking spaces be increased.

With regard to the latter point, whilst it is noted that the proposal seeks to increase the number of bedrooms and therefore three spaces would be required to be provided in order to conform with the Council's Parking Standards Supplementary Planning Guidance, it is considered of relevance to note that these standards represent a maximum requirement. The proposal seeks to provide a scheme of replacement parking which dictates that no loss of off-street parking would occur. The agent has also advised that the applicant owns the surrounding land which serves Llwynllanc Uchaf Farm and the three associated holiday cottages / infrastructure, and that a further third car parking space can be accommodated within the existing areas of hardstanding serving the wider site. Taking this into account, the development is considered to accord with Policy TR2 of the Neath Port Talbot Adopted Local Development Plan.

### Biodiversity / Ecology

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of

assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

In this case the development will provide a bird box and a bat box, which will be secured by a suitably worded condition. The Authority's Biodiversity Team have responded to the public consultation confirming they are happy with the details provided within the submitted Green Infrastructure Statement and the Biodiversity Enhancement Scheme.

### Drainage

The Authority's Head of Engineering & Transport (Drainage Team) raised no drainage objection subject to the below conditions:

- 1. 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.*
- 2. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.*
- 3. 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.*
- 4. 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.*

The aforementioned recommended conditions will be attached as a mix of conditions and informative notes in accordance with the remit of control of planning.

### Contaminated Land

The application site is located within a contaminated land consultation zone. The Authority's Contaminated Land Officer was consulted and offered the following advice:

*"I have no objections to the proposals subject to conditions.*

*At present there is not DoE Industry profile for farm activities. Historically, these activities have not been regulated and therefore there is the potential for contamination to have arisen from a variety of sources. Sources would typically include slurry spreading, pesticide/herbicide use, fuel storage and dispensing, equipment maintenance, derelict/demolished buildings and land levelling (including backfilling quarries/ponds). Contaminants associated with these activities could include methane, nitrates, metals, pesticides (including organophosphates), PAH, hydrocarbons and asbestos. It is therefore no longer possible to assume that greenfield land does not contain potential contamination and the same precautions that would be required on brownfield sites should be considered.*

*There may also be a potential for mine gas associated with being within a coal mining area. Following the mine gas incident at Gorebridge (Midlothian, Scotland) during 2013/2014, the subsequent findings of research commissioned by Scottish Government, and the publication of new industry best practice guidance it has been concluded that **for all new development located within the Coal Mining Reporting Areas (i.e. both Low and High Risk Development Areas), the Local Planning Authority will require a Mine Gas Risk Assessment (MGRA) to be undertaken.** However, as the development is relatively minor, being a side extension to the main dwelling, a condition will not be necessary, but I draw this to the attention of the applicant for their own consideration.*

### **Recommended Conditions**

**LC05 - Condition associated with the Reporting of Unexpected Contamination -** *In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document: Land Contamination: Development of Land Affected by Contamination Developers Guide 2023. This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.*

**Reason:** *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.*

**Footnote:** *All contaminated land investigations must be undertaken by a suitably competent person in accordance with the Welsh Local Government Association, Natural*

Resources Wales & Welsh Government “The Development of Land Affected by Contamination: A Guide for Developers (version 4) 2023”, and BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice.

**MG Informative 3 for change of use and householder applications** - *The development site is located within a Coal Authority Coal Mining Reporting Area which could be a potential source of ground gas. You are advised to undertake a mine gas risk assessment in accordance with CL:AIRE – Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021 and implement any recommended findings”.*

The aforementioned information would be included as a mix of informative notes and a condition on any given consent. Provided the advice and condition is adhered to, the development is considered to accord with Policy EN8 of the Neath Port Talbot Adopted Local Development Plan.

#### Other Matters

Within their consultation response, the Authority’s Contaminated Land Officer also provided the following advice:

*“I would also recommend that the developer consider the following:*

#### *Destructive Asbestos Survey of Buildings:*

*A destructive asbestos survey is required to be submitted to Building Control to ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors. Prior to the commencement of works on site, a destructive asbestos survey of buildings should be submitted by the applicant to Building Control.*

- The survey must locate and identify all asbestos containing materials before any structural work begins at a stated location or on stated equipment at the premises.*
- Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Development shall not be carried out other than in accordance with the approved details.*

**FOOTNOTE:** *Asbestos cement sheet and textured coating (artex) materials may be removed by non-licensed contractors but should be done in accordance with the guidance: <https://www.hse.gov.uk/pubns/guidance/a14.pdf> HSE - Asbestos: Asbestos essentials. Most other asbestos materials must be removed by a contractor licensed by the Health and Safety Executive. If at any stage during the demolition process asbestos is suspected, the work should stop immediately, and the material should be investigated. Details are required to be submitted to Building Control prior to commencement of works to ensure that risks from asbestos to the environment, future*

*users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors”.*

The aforementioned advice would fall under the remit of Building Control, if applicable, as opposed to planning – however it will be included as an informative note in the interest of clarity.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area, highway and pedestrian safety, biodiversity, drainage or land contamination. Accordingly, the proposed development complies with the related aims of Planning Policy Wales Edition 12, TAN12, and Policies SP3, SP13, SP14, SP15, SP16, SP20, SP21, SC1, TO1, EN2, EN5, EN6, EN7, EN8, TR2 and BE1 of the Neath Port Talbot Adopted Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 Policy 9 (Resilient Ecological Networks and Green Infrastructure) and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## RECOMMENDATION

### **Approved**

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

#### Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

#### List of Approved Plans

- 2        The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, drawing no. 22.BCLLF.01, dated April 2024.
  - Block Plan, drawing no. 22.BCLLF.02, dated April 2024.
  - Existing Floor Plans & Elevation, drawing no. 22.BCLLF.03, dated April 2024.
  - Proposed Floor Plan & Elevations, drawing no. 22.BCLLF.04, dated April 2024.
  - Surface Area Calculation, drawing no. 22.BCLLF.05, dated March 2026.
  - Green Infrastructure Statement, dated 29/04/2024.

Reason:  
In the interests of clarity.

#### Action Conditions

- 3        The approved scheme of ecological enhancement indicated within the Green Infrastructure Statement dated the 29th of April 2024 shall be implemented prior to the first beneficial use of the development hereby approved and retained thereafter for the lifetime of the development.

Reason:  
In the interests of Biodiversity and to provide a net benefit to Biodiversity in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

#### Regulatory Conditions

- 4        In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document: Land Contamination: Development of Land Affected by Contamination Developers Guide 2023. This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the

effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors. To ensure compliance with Policy EN8 of the Neath Port Talbot Adopted Local Development Plan.

- 5        The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6        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.

Reason:

In order to comply with Policy EN8 of the Neath Port Talbot Local Development Plan.

- 7        Foul water and surface water discharges shall be drained separately from the site.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and in order to comply with Policy EN8 of the Neath Port Talbot Local Development Plan.

- 8        No surface water or land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or

detriment to the environment, and in order to comply with Policy EN8 of the Neath Port Talbot Local Development Plan.

**Case Officer** Daisy Tomkins

**Telephone No.** 01639 686747

**Date of Recommendation** 14th May 2026