

OFFICER REPORT

Application Number: P2026/0223

Site Address: Caewern House Dwr Y Felin Road Caewern Neath SA10 7RH

Proposal: Details submitted pursuant to condition 18 (Bat Scoping Survey and EPS licence) of planning permission P2024/0301 dated 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)

Applicant: Jones Brothers (Henllan) Limited

Agent: Mr Michael Southall

Ward: Bryncoch South

Application Type: Discharge of Conditions

Valid Date: 8th April 2026

Statutory Expiry Date: 2nd June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 30th April 2026

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2024/0301
Development:	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
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DETAILS OF CONDITIONS TO BE AGREED

This application as submitted relates to the approval of details in respect of the following condition of the above planning permission: -

Condition 18: *‘The development shall be carried out strictly in accordance with the recommendations contained in Sections 4 and 5 of the Bat Survey Report and Section 5 of the Preliminary Ecological Appraisal hereby approved. For the avoidance of doubt these recommendations include a requirement that an EPS derogation licence be obtained from Natural Resources Wales and a further bat scoping survey (of Caewern House and any trees to be removed) is undertaken prior to the commencement of development. A copy of the updated bat scoping survey report must be submitted to the Local Planning Authority prior to commencement of development.*

Reason:

In the interest of biodiversity, to maintain and mitigate against the loss of any foraging habitats, and to accord with Policy 9 of Future Wales: The National Development Plan 2040 and Policy SP15 of the Adopted Neath Port Talbot Local Development Plan.’

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form
Site Location Plan
Bat Development Licence Application Method Statement
Bat Scoping Survey Report
EPS Bats Licence

CONSULTATIONS / REPRESENTATIONS

Biodiversity: No objection.

NRW: No comments.

ASSESSMENT

At the time of the original planning application/decision, the project did not have the requisite EPS licence from NRW and the approved PEA and Bat Survey Report both identified the presence of bats at the site requiring further scoping work to be undertaken prior to the demolition of the Caewern House building and removal of any trees from the site. This additional bat scoping work was subsequently undertaken and an EPS licence was granted by NRW on 4 March 2026. A copy of the details has been submitted with this application to accord with Condition 18 requirements and the

Council's Ecologist raises no objection. The requirements of the condition have therefore been satisfied.

CONCLUSION

The submitted details are considered satisfactory to meet the requirements therefore this application to discharge condition 18 is recommended for approval.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details ("the Living Decision Notice") and a copy provided with the report	☒
• Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

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

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	19th May 2026