

OFFICER REPORT

Application Number: P2026/0277

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

Proposal: Details submitted pursuant to condition 14 (scheme and method statement for the treatment and disposal of soils affected by any invasive non-native plant species) of planning permission P2024/0301 granted on 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)

Applicant: c/o agent (Amity Planning)

Agent: Mr Tommy Farnill

Ward: Bryncoch South

Application Type: Discharge of Conditions

Valid Date: 1st May 2026

Statutory Expiry Date: 25th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 27th May 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 14: *‘Prior to the commencement of development, a detailed scheme and method statement for the treatment and disposal of soils affected by any invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be in accordance with current best practice. Thereafter the development shall be carried out in accordance with the approved scheme.*

Reason:

In the interests of amenity, and to ensure that the treatment is carried out in accordance with recognised good practice and to accord with Policy SP15 of the Adopted Neath Port Talbot Local Development Plan.’

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form

Site Location Plan

Site Report and Management Plan for Control of Invasive Non-Native Species

CONSULTATIONS / REPRESENTATIONS

Biodiversity: No comments.

NRW: No comments.

ASSESSMENT

The submitted report identifies the presence of INNS on parts of the application site, mainly Montbretia, and a methodology and management plan for its treatment and disposal. The submitted report therefore satisfies the requirements of the condition. No objection has been received from either NRW or the Council’s Ecologist.

CONCLUSION

The submitted details are considered satisfactory to meet the requirements therefore this application to discharge condition 14 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	27th May 2026

