

Our Ref: CAS-306882-R7Z9
Your Ref: P2025/0187

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

Dyddiad/Date: 11 May 2026

Annwyl / Dear Mr Griffiths,

Bwriad/Proposal: Erection of a data centre (use class B8) and supporting infrastructure, parking, alteration to access, drainage, landscaping and associated works. Including demolition of existing annex and retention of the existing building for ancillary use, substation and power connection to the existing Western Wood Biomass Plant.

Lleoliad/Location: Land At Tyn-Y-Caeau, Margam, Port Talbot, SA13 2NR

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 07 May 2026.

We continue to have **concerns** with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following **conditions** to any planning permission granted:

- Condition : Lighting plan
- Condition : Construction environmental management plan

We also advise that the **document** identified below is included in the approved plans and documents condition on the decision notice:

- Bat Mitigation Technical Note – Land at Tyn-y-Caeau, Margam by enzygo, dated 28 April 2026

Without the inclusion of these conditions and document we would object to this planning application.

European protected species

We consider that the information submitted provides an adequate basis upon which to consider the potential impacts of the scheme on bats and inform the decision-making process.

We note evidence was found of lesser horseshoe bat (LHB) and soprano pipistrelle bat day roosts, as well as three LHB hibernation roosts, within the main building (B1) on site. The main building is proposed for refurbishment and retention for ancillary use. Buildings B2 and B3 are to be demolished however we note it is unlikely these building are being used by roosting bats.

We welcome the additional information in relation to mitigation measures submitted in support of the application.

We do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range, provided that the mitigation measures stipulated in the amended bat mitigation technical note (dated 28 April 2026) are adhered to, and any new on-site lighting is designed to minimise impacts on light-sensitive bat species. We advise details of lighting can be secured by the following condition.

Condition : Lighting plan

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of all external lighting to be used
- Drawings setting out light spillage in key sensitive areas, in particular all bat access points and all retained vegetation on and surrounding the site
- Details of lighting to be used both during construction and operation

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors.

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises local planning authorities to attach an informative regarding licence requirements to all consents and notices where European protected species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Pollution Prevention

Due to the potential for pollution during construction, we request that a Construction Environmental Management Plan (CEMP) is submitted for the development. We would be satisfied with the following condition being attached to any planning permission granted.

Condition: Construction environmental management plan

No development, including site clearance, shall commence until a site wide construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General site management: details of the construction programme including phasing of development, timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil management: details of topsoil strip, storage and amelioration for re-use.
- CEMP masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Details of the landscape or ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification:

A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

We note a Construction Traffic Management Plan (dated 18 July 2025) has been submitted and advise that the CEMP should build on some of the information provided in this report.

Flood risk

The Flood Map for Planning identifies the application site to be at risk of flooding and within Zone 2 and 3 (Rivers).

Given the limited extent of flood risk and location of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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.

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

Yn gywir / Yours faithfully,

Harriet Power

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.