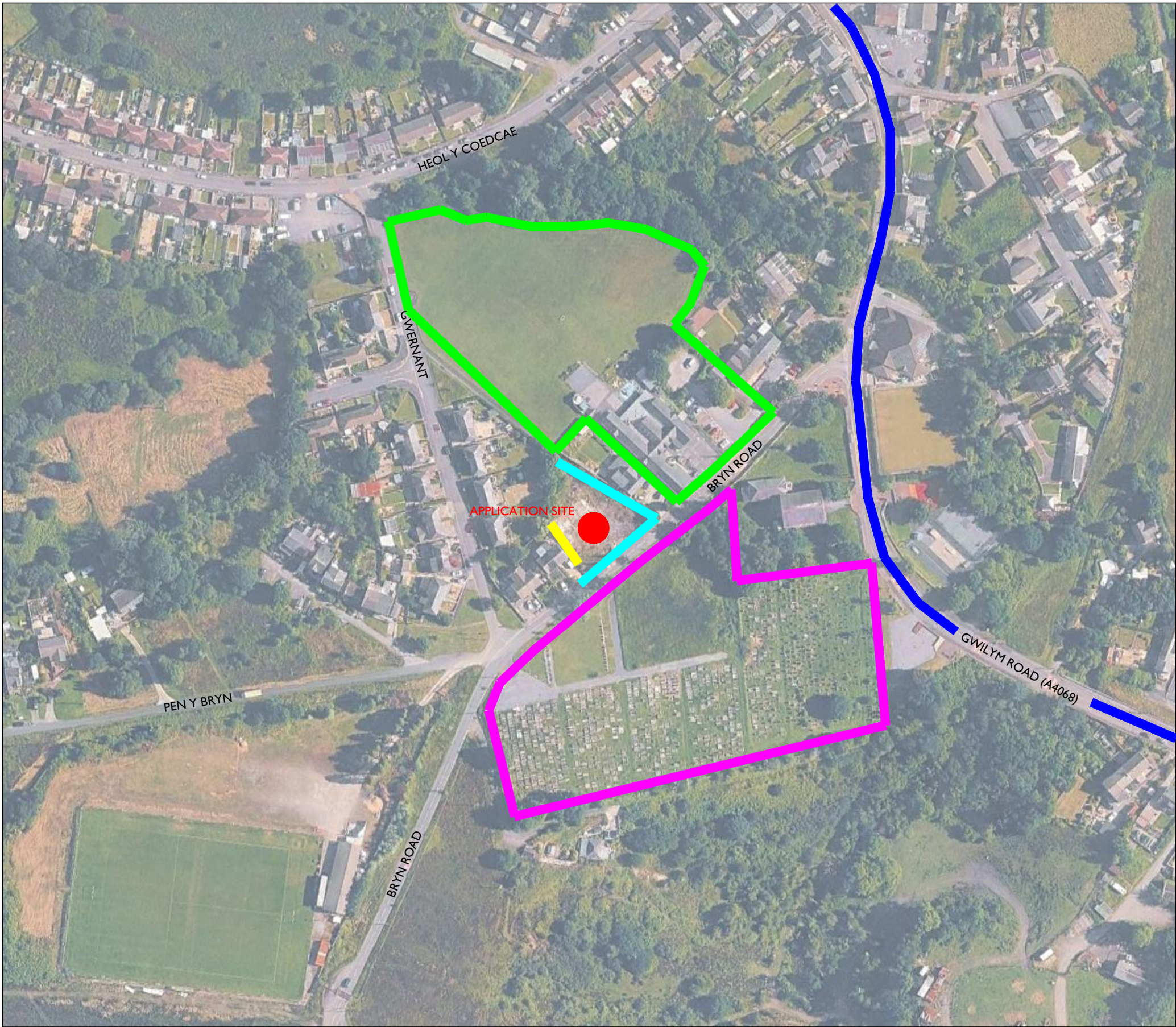




WEAKNESSES AND THREATS

LEGEND

- APPLICATION SITE - ●
- MAIN VILLAGE ROAD - —
- LOCATION OF SCHOOL - —
- LOCATION OF CEMETERY - —
- LOCATION OF BOUNDARY RETAINING WALL - —
- LOCATION OF OVERHEAD CABLES - —

- **LOCATED CLOSE TO AN EXISTING PRIMARY SCHOOL** - The weakness associated with the sites location close to an existing primary school are the generated noise and disturbance, particularly during drop off in the morning and collection in the afternoon where there will be increased traffic in the vicinity and additional vehicles parked along Bryn Road. Further noise from the outdoor play areas during lunch and break should also be considered. On balance, the associated generated noise and disturbance would be for set times during the day and only during term time. It should also be considered that the housetypes proposed are designed for families and there is a direct benefit in being located close to the school for ease of access.
- **LOCATED OPPOSITE A CEMETERY** - The site is located immediately opposite a large Cemetery. This is highlighted on the plan above in magenta. Views from the site and proposed dwellings would somewhat overlook the Cemetery, although this is partly mitigated with the location of a stone boundary wall and semi mature trees in the grass verge on Bryn Road. Whilst the Cemetery is likely to attract many visitors the main vehicular access is located further up Bryn Road, away from the application site. The Cemetery appears to have off road parking and so it is not considered that its use would lead to regular pressure for on street parking. Due to the type of use, there should not be any issues associated with direct noise and disturbance.
- **LOCATED CLOSE TO THE MAIN ROAD THROUGH THE SETTLEMENT** - The A4068 which is the spine road through the settlement is located a short distance from the application site. This could be viewed as a weakness or threat to the site with a higher number of vehicles likely to be using this road. That being said, with the relatively recent changes to speed limits in built up residential settlements, vehicles should be travelling no faster than 20mph along this road.
- **BOUNDARY RETAINING WALL WITH 26 BRYN ROAD** - There is an existing boundary retaining wall on the south western border with number 26 Bryn Road (location approximately marked with a yellow coloured line). This wall forms part of the external wall of the demolished pub and has been left in a condition that requires examination by an appropriately qualified structural engineer. This boundary will either need to be re-built in its entirety or taken down to an appropriate level, shored up structurally and refinished. There will need to be a level of privacy from the occupants of number 26 to prevent any direct overlooking into the garden of plot 1. A 2m high timber fence should be erected on top of the retaining wall (whether retained and enhanced or built from new). An appropriately qualified party wall surveyor will also need to advise and be involved early in this process.
- **LOCATION OF OVERHEAD CABLES AND POSTS** - There is an overhead cable which crosses the north eastern part of the site, and another which follows the line of the front site boundary with Bryn Road (approximately marked with a cyan coloured line). Investigations will need to be undertaken to determine whether the cables are communication lines, power cables or other. Care will need to be taken when working near to the cables or cable posts to avoid injury or damage. Plot 5 will have an overhead cable crossing the plot with a post in the rear garden between the proposed shed and drying line. The overhead cable will pass close to the corner eaves of plot 5 and care should be taken when setting out to ensure that the cable will be clear of the proposed dwelling.



STRENGTHS AND OPPORTUNITIES

LEGEND

- APPLICATION SITE - ●
- LOCAL FACILITIES - ●
- PUBLIC TRANSPORT - ●
- IMMEDIATE RESIDENTIAL DWELLINGS - ●
- CENTRAL HUB OF SETTLEMENT - ▲

- **LOCATED IN A SUSTAINABLE LOCATION** - As identified by the site context analysis the site is located in a sustainable location, close to the central hub with a mixture of local facilities within walking distance and access to bus services close to the site. Regular public transport, links the settlement with Ystradgynlais and Ystalyfera to the south east. Ystradgynlais and Ystalyfera both larger settlements are only 3 miles away with a much broader offering of facilities. To the north east, Brynamman, Gwaun Cae Gerwen and Glanamman are also easily accessible. Furthermore, the Amman Valley NCN437 cycleway is accessible from close to the site, linking the settlement to Brynamman and Ammanford.
- **LOCATED IN AN ESTABLISHED RESIDENTIAL SETTLEMENT** - The site is located within the boundaries of Cwmllynfell which is an established residential settlement, and also within the settlement boundary of the NPTCBC adopted development plan. The application site itself is located centrally in the settlement and is flanked by existing residential dwellings to three of its boundaries.
- **OPPORTUNITY TO DEVELOP A VACANT BROWNFIELD SITE** - The site which hosted a former public house, has already been cleared and is ready for development.
- **THE SITE ALREADY BENEFITS FROM PLANNING PERMISSION** - The site has extant planning permission in place for five residential dwellings, with associated access and parking. A Section 73 planning application has already been submitted to Neath Port Talbot County Borough Council to vary condition 2 of the existing consent to allow the development to be carried out in accordance with amended drawings.

SWOT ANALYSIS

REV A (07.05.2026) - Additional information added in relation to the retaining wall and overhead cable and posts.

project	drawing	date
Land at Former Y Boben Pub, 24 Bryn Road, Cwmllynfell. SA9 2FJ	SWOT ANALYSIS	May 2026

client
Thomas Homes West Ltd

job / drawing no.
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Notes:
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Client has been advised that a Structural Engineer will be required for the project.

Client has been advised that a CDM (Health and Safety) Principal Designer will be required for the project.