

OFFICER REPORT

Application Number: P2026/0216

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

Proposal: Details submitted pursuant to condition 8 (Demolition and Construction Environmental Management Plan) 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: 7th April 2026

Statutory Expiry Date: 1st June 2026

Ext. of Time / PPA date: 12th June 2026

Publicity Expiry Date: 3rd June 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 8: *'No development, including any site clearance, shall commence until a Demolition and Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites. The approved CEMP shall be adhered to throughout the demolition and construction phases and shall provide for:*

- a. Construction methods: details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development;*
- b. Drainage: Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development;*
- c. General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing;*
- d. Control of Nuisances: Wheel washing facilities and measures to control light spill;*
- e. Traffic Management: details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings and school, there shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;*
- f. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties; and*
- g. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.*

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the Adopted Neath Port Talbot Local Development Plan.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form
Site Location Plan
CEMP – Caerwern House C653 Rev C2 (May 26)
Appendix 1 C653 CEMP Outline Construction Methodology Rev C3
Appendix 2 C653 CEMP Outline Construction Methodology Rev C2
Appendix 3 C653 Caerwern Surface Water Management Plan Rev C1

CONSULTATIONS / REPRESENTATIONS

Highways: No objection

EHO: No objection

Biodiversity: No objection

NRW: No comments

ASSESSMENT

The submitted CEMP has been amended to satisfy highway concerns. The amended CEMP sets out a designated site delivery route and construction work schedule (0800-1800 Mon-Fri and 0800-1300 when required) with no construction on Sundays and Bank Holidays. Given the site's proximity to Neath College, no deliveries in excess of 3.5 tonnes will take place between 0800-0930 hours and 1430-1600 hours during term-time.

Detailed demolition and construction management plans are provided within the CEMP and the proposals show that the works will be phased beginning with demolition and site investigation and a requirement for a new underground gas main to be laid as part of the new/widened vehicular access into the site. No objections have been received from any statutory consultees and the submitted details are considered acceptable to meet the requirements of the planning condition.

CONCLUSION

The submitted details are considered sufficient and acceptable to meet the requirements to discharge condition 8 therefore this application 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	11th June 2026