

## OFFICER REPORT

**Application Number:** P2026/0217

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

**Proposal:** Details submitted pursuant to condition 16 ( Scheme of External Lighting) of planning permission P2024/0301 dated 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)  
AMENDED LIGHTING PLAN RECEIVED IN RESPONSE TO HIGHWAY COMMENTS

**Applicant:** Jones Brothers (Henllan) Limited

**Agent:** Mr Michael Southall

**Ward:** Bryncoch South

**Application Type:** Discharge of Conditions

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**Valid Date:** 7th April 2026

**Statutory Expiry Date:** 1st June 2026

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

**Publicity Expiry Date:** 9th June 2026

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### RECOMMENDATION - Approved

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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 |
|--|-------------------------------------------------------------------------------------------------------------------------------------------|

## 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 16:** *'Prior to the commencement of development, an external lighting scheme for the site (including lux contour and mitigation to prevent light spillage onto bat flight lines and tree habitats) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include any lighting proposed within the public open space and a schematic street lighting scheme. Lighting shall avoid conflict with all proposed bat mitigation and enhancement measures and shall incorporate best practice guidance to ensure the retention of dark corridors for the movement of bats. The lighting scheme shall be fully implemented prior to the beneficial use of the development.'*

### *Reason:*

*In the interests of residential amenity and to ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to ensure compliance with Policies SP15, SP16, EN6, EN8 and BE1 of the Adopted Neath Port Talbot Local Development Plan.'*

## BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form  
Site Location Plan  
25-449-1B - Amended Scheme of External Lighting

## CONSULTATIONS / REPRESENTATIONS

**Highways:** No objections

**EHO:** No comments

**Biodiversity:** No objection

**NRW:** No comments

## ASSESSMENT

The proposed lighting scheme has been amended to satisfy highway concerns that the streetlighting luminance levels were too low. However, on this site, proposed luminance levels for highway safety have had to be balanced against the additional requirement of

condition 16 that *‘Lighting shall avoid conflict with all proposed bat mitigation and enhancement measures and shall incorporate best practice guidance to ensure the retention of dark corridors for the movement of bats’*. As a consequence, the lux levels have only been increased at proposed pedestrian crossing points, rather than across the site as a whole. This ensures the bat corridors, which follow the tree lines around the perimeter of the site, are unaffected.

No objections have been received to the amended proposals from any statutory consultees, and the submitted details are now 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 16 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)                           | <input type="checkbox"/> |

## RECOMMENDATION

### **Approved**

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

|                               |                |
|-------------------------------|----------------|
| <b>Case Officer</b>           | Claire Hall    |
| <b>Telephone No.</b>          | 01639 686727   |
| <b>Date of Recommendation</b> | 12th June 2026 |