

OFFICER REPORT

Application Number: P2025/0754

Site Address: Cardonnel Court Cardonnel Road Skewen Neath Port Talbot SA10 6BS

Proposal: Construction of a residential care facility with associated works

Applicant: Mr Neal Hunter

Agent: Miss Louise Humar

Ward: Coedffranc Central

Application Type: Full Plans

Valid Date: 27th October 2025

Statutory Expiry Date: 21st December 2025

Ext. of Time / PPA date: 15th June 2026

Publicity Expiry Date: 9th June 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site comprises a triangular shaped parcel of land, approximately 0.5ha in size, which is sloping from west to east and located within a predominantly residential area of Skewen. The site is currently vacant, having previously been occupied by a dilapidated single storey 'T-shaped' nursing home building that was demolished in 2023.

Vehicular access into the site is obtained at the higher, western end of the site off Cardonnel Road. There is a watercourse along the northern boundary with a 2-storey residential development on the other side with rear facing habitable windows and rear gardens towards the application site. Mature trees and vegetative overgrowth, including an oak subject to a Tree Preservation Order, mark the southern boundary of the site

with Cardonnel Road. There are existing residential properties, of varying age and style, at a higher ground level on the opposite side of the road. The eastern boundary is a landscaped embankment with a railway line beyond.

The application site benefits from an extant planning permission for a new 16-bed nursing home development (planning permission P2023/0499, granted in October 2023).

DESCRIPTION OF DEVELOPMENT

Full planning permission is sought to erect a new, split level nursing home on the application site. The proposed design and layout materially differs from the previous 2023 planning permission, however it largely follows the same proposed building footprint and proposes an increased number of bedrooms (23). The existing vehicular access and boundary trees/vegetation are all being retained as existing, except for an increase in the amount of car parking and vehicle manoeuvring space at the western end. Additionally, the application includes new bin storage areas and cycle, disabled and electric vehicle parking provision within the site.

The application is accompanied by a suite of drawings and supporting technical documents/reports including:

- Planning Statement
- Arboricultural Report
- Preliminary Ecological Appraisal
- Design & Access Statement ('DAS')
- Pre-Application ('PAC') Report
- Green Infrastructure Statement
- Flood Consequences Assessment
- Drainage Statement

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

NEGOTIATIONS

Pre-application advice was given on the proposed development and changes to the proposed design and layout secured. Post-submission active travel and highway improvements to the proposed access and parking layout were negotiated.

PLANNING HISTORY

The application site has the following relevant planning history: -

Ref.	Description	Decision	Date
P2023/0824	Prior notification for proposed	Prior	23-JAN-2024

	demolition of redundant nursing home building	Approval not Required	
P2023/0499	Demolition of existing buildings and the construction of a 16-bed residential care facility with associated works	Approved	10-OCT-2023
P1999/0462	AGREE TO CONDITION 1 OF PLANNING APPROVAL NO P/99/0098 REGARDING CAR PARKING SCHEME	Approved	14-MAY-99
P1999/0098	AMENDMENT OF CONDITION 3 PLANNING APPROVAL NO.2/3/93/0550/03 TO SHOW 40 BEDSPACES NOT 36 (APPROVED PLANS SHOW 40 BEDSPACES)	Approved	09-APR-99
N1993/0550	EXTEND AND RE-ARRANGE INTERIOR TO PROVIDE SINGLE ROOMS IN ACCORDANCE WITH HEALTH AUTHORITY GUIDELINES	Approved	20-DEC-93
N1993/0254	SINGLE STORY EXTENSION TO PROVIDE 7 NO. SINGLE BEDROOMS	Approved	19-JUL-93
N1989/0261	SINGLE STOREY EXTENSION TO PROVIDE 6 NUMBER BED SPACES AND BATHROOM FACILITIES	Approved	14-JUL-89
N1986/0583	NURSING HOME 20 PATIENTS	Approved	09-FEB-87
N1984/0232	RESIDENTIAL DEVELOPMENT 3 DWELLINGS	Approved	28-JUN-84
N1980/0513	THREE DWELLINGS	Approved	23-OCT-80

CONSULTATIONS

Highways: No objection.

Drainage: No objection. SAB approval required.

LLFA: No objection.

Active Travel: Some accessibility issues remain.

Tree Officer: No objection.

Biodiversity: No objection.

Contaminated Land: No objection.

DOCO: Design advice provided.

NRW: No objection

DCWW: No objection

Fire Authority: No objection.

Network Rail: No reply received.

Gas: High pressure pipeline in vicinity of site.

HSE/PADHI: Does not advise against the granting of planning permission.

REPRESENTATIONS

Ward Members and Coedffranc Town Council were notified on 11 November 2025.

The neighbouring properties were consulted on 12 November 2025.

A site notice was also displayed on 12 November 2025.

The application was also advertised in the press on 15 November 2025.

In response, to date no representations have been received.

REPORT

National Planning Policy:

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that

the needs of the present are met without compromising the ability of future generations to meet their own needs.

The Environment (Wales) Act 2016 places a duty on the Council to maintain and enhance biodiversity, promote the resilience of ecosystems and increase their ability to adapt to events such as the impacts of climate change.

The Active Travel (Wales) Act 2013 makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or shops and services.

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

Policy 13 – Supporting Digital Communications

[Planning Policy Wales \(Edition 12, February 2024\)](#) outlines the Welsh Government's commitment to the importance of 'places' and 'place-making', the importance of using previously developed land wherever possible in preference to greenfield sites, and the recognition of the health and wellbeing related benefits by creating a sense of place and improving social cohesion. PPW 12 confirms that the environmental components of places are intrinsically linked to the quality of the built and natural environment and contribute to the health and wellbeing of the people who live, work and play there. It emphasises the importance of creating sustainable communities and reducing reliance on the private car as part of a package of measures to reduce the country's carbon footprint and help tackle the climate emergency.

PPW 12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 10: Tree Preservation Orders
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development, Flooding and Coastal Erosion
- Technical Advice Note 18: Transport

Local Planning Policy:

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

Strategic Policies

- **Policy SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable Communities
- **Policy SP4** Infrastructure
- **Policy SP10** Open Space
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policy

- **Policy SC1** Settlement limits
- **Policy I1** Infrastructure Requirements
- **Policy OS1** Open Space provision
- **Policy EN6** Important biodiversity and geodiversity sites.
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Planning Obligations \(October 2016\)](#)
- [Parking Standards \(October 2016\)](#)
- [Pollution \(October 2016\)](#)
- [Open Space & Greenspace \(July 2017\)](#)
- [Renewable and Low Carbon Energy \(July 2017\)](#)
- [Design \(July 2017\)](#)
- [Biodiversity and Geodiversity \(May 2018\)](#)

The Placemaking Charter, of which Neath Port Talbot Council are a signatory sets out the following principles:

People and community

The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.

Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.

Mix of uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

Public realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity. They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

Identity

The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) Screening

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any Special Area of Conservation (SAC), Candidate Special Area of Conservation (CSAC) or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2017 is not required.

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety, ecology and trees.

Principle of Development

The site is located within settlement limits, as defined in the LDP, and Policy SC1 states that sustainable new development that is proportionate in scale and form to the role and function of the settlement will be acceptable in principle, subject to compliance with all other requirements and policies.

The site has a long an established history as a nursing home and has an extant planning permission for a new 16-bed nursing home development. Accordingly, a development of the site to provide a new nursing home is considered to be an appropriate development of the site and acceptable in principle in accordance with LDP Policy SC1.

Impact on Visual Amenity

LDP Policy BE1 states that *“all development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contribute to the creation of attractive, sustainable places”*.

The appearance of the existing site is considered to be detrimental to the character and appearance of this residential area and the development of a new nursing home building is considered to be a betterment of the site. The siting and orientation of the proposed building and site layout has been informed by the requirement to utilise the previous building footprint and natural ground levels as well as to provide a maximum amount of S and SW facing roofs and windows to maximise light and outlook. Neighbouring buildings are predominantly two-storey in form and the majority of the proposed increased building height and mass is concentrated at the eastern end where ground levels are lower. This enables the increased height of the proposed building to be assimilated into the wider streetscape without detriment to its character or appearance.

Retention of all existing boundary trees provides a softening to site boundaries which provides an attractive setting for the new building. The proposed development is considered to be appropriate for the site context and will enhance this residential area by redeveloping a brownfield site.

Subject to control over materials/finishes for the buildings, site boundaries and trees/landscaping, overall it is considered that the development will have a satisfactory impact on the visual amenity and character of the area and is in accordance with LDP Policy BE1.

Impact on Residential Amenity

The proposed building height means there will be some additional impact on the properties nearest to this undeveloped site. However the design of the building means that its main orientation is towards the south/east, both in order to maximise light and sunlight to windows and also to avoid any overlooking of the existing residential properties that have their rear gardens along the site's northern boundary. The existing residential properties on the adjoining southern and northern boundaries are considered to be of sufficient distance to not have any significant adverse impacts on the amenities of future and neighbouring occupiers by virtue of any overbearing, overshadowing or overlooking effects. No objections have been received to the planning application, with the PAC process identifying only minor changes required to the design to address third party comments received at that stage.

Overall it is considered that the proposal would not have any significant adverse impact upon the residential amenities of existing or future occupiers, and is in accordance with LDP Policy BE1.

Parking and Access Requirements and Impact on Highway Safety

The proposal utilises the site's existing access and car parking area and it is proposed to enlarge this area and resurface it to provide new designated parking and turning space, including provision for electric vehicle, disabled and bicycle parking. An amended plan was negotiated to ensure dropped kerbs/tactile crossing points at the entrance and sufficient space for a refuse vehicle to turn.

The Council's Active Travel Officer remains concerned about a sub-standard ramp and internal path width which are not fully ATAG compliant as well as a lack of detail in respect of proposed cycle stands and provision for adapted bikes for disabled people. The site layout has been revised to satisfactorily address a significant number of earlier issues and the outstanding concerns are internal to the site itself and can be overcome through the imposition of suitably worded planning conditions.

The Council's Highways Officer has raised no objection to the amended layout, subject to the imposition of a number of highway-related conditions. Overall, the proposed development is not considered to have any adverse impact on highway and pedestrian safety and is in accordance with LDP Policy TR2.

Drainage and Flood Risk

Due to its proximity to an existing watercourse (along the site's northern boundary), a portion of the site is affected by Flood Zones 2 and 3 (Surface Water & Small Watercourses) of the published Flood Maps for Planning ('FMfP').

Development will be justified in TAN 15 Flood Zone 3 if:

1. Its location meets the definition of previously developed land

And

2. The potential consequences of flooding events for the particular type of development have been considered and found to be acceptable in accordance with the criteria contained in section 11 (consequences test).

The application is for highly vulnerable development however it is a brownfield site on which a nursing home has recently stood and there is an extant planning permission for a replacement nursing home development on the site. It therefore meets the first part of the TAN 15 test.

Flood Zone 2 displays the extent of flooding for 0.1% (1 in 1000 year) change or greater of happening in any given year, including an allowance for climate change.

Flood Zone 3 displays the extent of flooding for 1% (1 in 100 year) change or greater of happening in any given year, including an allowance for climate change.

The application is accompanied by a Drainage Statement and Flood Consequences Assessment which concludes that the proposed building, like the previous building, will be flood free, with the proposed building footprint being circa.34% smaller than the previous building therefore increasing the distance away from the area of the site at risk of flooding. As such the property will meet the Consequence Test requirements of being flood free for all events. Access around the property will be limited as water will pool in the car park and external areas on the site rather than egress the building. Any flooding would naturally drain towards the low point on the site, ensuring that flood waters continue along existing known routes. No historical flooding has been recorded on the site.

Neither NRW nor the LLFA have any objection to the application, which demonstrates that surface water can be acceptably managed, and is also subject to a separate approval from the SAB. No objection is raised by the Council's Drainage Officer.

Biodiversity / Ecology / Trees

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Future Wales Policy 9 and Planning Policy Wales (PPW) 12 sets out that *'planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit*

for biodiversity'. This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

The scheme was subject to pre-application discussions, with the need to secure appropriate buffers to safeguard the boundary watercourse and existing mature trees being an important consideration. The submitted scheme adheres to the professional arboricultural advice given and also includes appropriate biodiversity enhancement as set out in the submitted Green Infrastructure Statement. The Council's Ecologist raises no objection to the application subject to the imposition of suitably worded conditions to control lighting and landscaping details.

The proposed development will be close to 2 mature oak trees, one of which is protected by a TPO, however the footprint of the proposed building is sited further away from those trees than the previous nursing home development and the submitted arboricultural report sets out the methodology for ensuring these trees are protected during construction and maintained as part of the site layout. The Council's Tree Officer raises no objection subject to conditions being imposed to ensure adherence to the submitted arboricultural reports and recommendations.

Other Matters

The Designing Out Crime Officer recommends a number of design-related conditions to reduce the risk of crime, including boundary treatment and landscape management. These can be addressed through the imposition of suitably worded planning conditions.

The Contaminated Land Officer advises that, due to the proximity of the site to historical quarrying and railway sidings, it is highly likely that the land will have become contaminated with uses associated with the colliery and the railway. They therefore suggest a suite of contaminated land conditions be imposed, including the need for a Phase 1 report and remediation where identified. However, the earlier, extant planning permission is only subject to a standard 'unforeseen contamination' condition as the contaminated land officer at that time raised no objections or requirement for a Phase 1 report. Given the developer has no other 'pre commencement' conditions to discharge and can commence development pursuant to the earlier permission, it is not considered to be reasonable or necessary to require a Phase 1 report to be undertaken now.

Section 106 Planning Obligations

In view of the type and form of development proposed in this location, having regard to local circumstances and needs arising from the development, no planning obligations are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the character and appearance of the area, residential amenity, highway safety, drainage and ecology considerations. Accordingly, the proposed development is in accordance with Policies SC1, TR2 and BE1 of the Adopted Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

Approved

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

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

SP803 - P100 Site Location Plan

SP803 - Design and Access Statement - Rev. B

Planning Statement
 PAC Report
 Operational Statement (June 2025)
 Active Travel Assessment (January 2026)
 Flood Consequences Assessment (October 2025)
 Drainage Strategy Report (October 2025)
 SP803 - P01 Existing Site Plan
 SP803 - P05 Proposed Lower Ground Floor Plan
 SP803 - P03 Proposed General Arrangement Plan at Upper Ground Floor (Rev.E)
 SP803 - P07 Proposed First Floor Plan
 SP803 - P08 Proposed Roof Plan
 SP803 - P09 Proposed Sections
 SP803 - P10 Proposed Elevations
 SP803 - P11 Proposed Elevations
 SP803 - P12 Proposed Elevations
 PM2503-25_Cardonnell Court Nursing Home, Cardonnell Road, Skewen, Neath_Swept Path-C-920_D02
 PM2503-25_QPM-DR-C-950 P02 Proposed drainage
 PM2503-25_QPM-DR-S-803 Engineering plan
 251014 - Cardonnell Court - retaining wall tree
 1191.01 Rev D Soft Landscape Proposals
 Preliminary Ecological Appraisal (September 2025)
 1191 R01A Green Infrastructure Statement (August 2025)
 ArbTS_1574.2_Cardonnell Court Arboricultural Report including Tree Survey Data and Tree Constraints Plan AIA (29 August 2025)

Reason:
 In the interests of clarity.

Pre-Commencement Conditions

- 3 Before beginning any development at the site, you must do the following: -
 - a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
 - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

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No construction work shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement 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 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.
- g. 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.

h. 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 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 5 Notwithstanding any other details which may be given on the plans hereby approved, no construction work on the building hereby approved shall commence until the following details have first been submitted to and approved in writing by the Local Planning Authority:

- construction details for the new/widened site access and junction off Cardonnel Road;
- proposed refuse/recycling collection arrangements including, where the local authority's service is to be used, details of the location of refuse/recycling bins for kerbside collection; and
- cycle stand type, spacing and provision, including provision for adapted bikes and accessible access thereto;

The development shall thereafter only be carried out in accordance with the approved details.

Reason:

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

- 6 No construction work on the building hereby approved shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping scheme shall contain a majority of native and/or wildlife friendly species.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The landscape management plan shall be carried out as approved.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Adopted Neath Port Talbot Local Development Plan.

- 7 No construction work on the building hereby approved shall commence until a scheme indicating the positions, height, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed, as approved, prior to the first occupation of the development and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Adopted Neath Port Talbot Local Development Plan.

Action Conditions

- 8 Prior to occupation of the building, the dropped kerbs/tactile crossings, vehicular visibility splays, parking, turning and manoeuvring spaces shown on drawing no. SP803- P03 Proposed General Arrangement Plan at Upper Ground Floor (Rev.E) hereby approved, including provision of electric vehicle, disabled and cycle parking spaces, shall be provided on site in accordance with the approved layout plan or as subsequently agreed by details approved pursuant to condition 5 of this consent. The approved visibility splays, parking and manoeuvring spaces shall be retained for use as such thereafter in perpetuity.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Adopted Neath Port Talbot Local Development Plan.

- 9 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 10 Prior to the erection of any lighting, a lighting scheme (including lux contour plan) for the site shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall incorporate best practice guidance to ensure the retention of dark corridors for the movement of wildlife with no direct lighting of vegetation. The light mitigation strategy shall be implemented and retained in accordance with the approved details.

Reason:

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 and EN6 of the Adopted Neath Port Talbot Local Development Plan.

- 11 The development shall not be brought into beneficial use until the proposed biodiversity enhancements have been provided on the site in accordance with the Green Infrastructure Statement and plans hereby approved. As recommended in Section 5 of the Preliminary Ecological Appraisal hereby approved, integrated bat boxes are to be installed on the new building. These biodiversity enhancements shall be retained as part of the development in perpetuity.

Reason:

In the interest of biodiversity and to accord with Policy 9 of Future Wales: The National Development Plan 2040 and Policies BE1, EN6 and SP15 of the Adopted Neath Port Talbot Local Development Plan.

- 12 Prior to their use in the construction of the development hereby permitted, details and/or samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Adopted Neath Port Talbot Local Development Plan.

- 13 The development shall be carried out in full accordance with the recommendations, Tree Protection Plan, and Arboricultural Method Statement contained within the Arboricultural Report titled 'Arboricultural Report - Cardonnel Court, ArbTS_1574.2 (dated 29th August 2025)' hereby approved. No deviation from these details shall take place without the prior written approval of the Local Planning Authority.

Reason:

To ensure that the development is undertaken in a manner that protects the health and longevity of retained trees and complies with BS5837:2012 standards.

- 14 No excavation, level changes, or storage of materials shall occur within the Root Protection Areas of retained trees other than as expressly permitted in the Arboricultural Method Statement. Any unforeseen works or alterations affecting tree protection shall be submitted to and approved in writing by the Local Planning Authority before implementation.

Reason:

To maintain the viability of retained trees by preventing harmful activities within their root zones and ensuring any changes are properly assessed and approved.

- 15 All works within or adjacent to the Root Protection Areas (RPAs) of retained trees shall be undertaken under the direct supervision of the appointed Arboriculturist, as set out in Section 6 of the Arboricultural Report titled 'Arboricultural Report - Cardonnel Court, ArbTS_1574.2 (dated 29th August 2025)' hereby approved. A record of supervision, including photographs, shall be maintained and submitted to the Local Planning Authority upon request.

Reason:

To prevent damage to tree roots and soil structure during construction, to ensure that specialist advice is implemented on-site, and to provide additional protection for trees of high amenity value, including any tree subject to or considered for a Tree Preservation Order (TPO), in accordance with Section 198 of the Town and Country Planning Act 1990.

- 16 Prior to the commencement of any development (including any site clearance, groundworks, or material storage), protective fencing shall be installed in the positions and to the specifications detailed in Appendix 4 of the Arboricultural Report titled 'Arboricultural Report - Cardonnel Court, ArbTS_1574.2 (dated 29th August 2025)' hereby approved. Evidence of the fencing installation, including photographs and a brief confirmation report by the appointed Arboriculturist, shall be submitted to the Local Planning Authority within 10 working days of installation.

The fencing shall remain in place and be regarded as sacrosanct for the duration of the construction works and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the Root Protection Areas of retained trees from soil compaction, physical damage, and contamination during construction activities, and to provide additional protection for trees of high amenity value, including any tree subject to or considered for a Tree Preservation Order (TPO), in accordance with Section 198 of the Town and Country Planning Act 1990.

- 17 All works to be constructed on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

Reason:

In the interest of highway safety and to ensure the development complies with Policy TR2 of the Adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 18 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	15th June 2026