

**Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd**

**Democratic Services
Gwasanaethau Democrataidd**

Chief Executive: K.Jones

Date: 18 July 2022

Dear Member,

PLANNING COMMITTEE - TUESDAY, 19TH JULY, 2022

Please find attached the following Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 19th July, 2022.**

Item

- a) Presentation (Pages 3 - 20)

Yours sincerely

Tammie Davies

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 19th July 2022

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Agenda Item 4a

www.npt.gov.uk

APPLICATION NO: P2022/0122	DATE: 20/05/22
PROPOSAL: Change of use of dwelling to residential care home for adults aged 19-64 (C3 to C2) creating 4 self contained assisted living units, demolition of existing conservatory and construction of a single storey side extension, an addition dormer window to rear roof slope, and garage conversion to staff facilities and construction of a replacement flat roof to existing rear extension with an increase in height, plus the construction of new entrance steps and ramp with associated engineering works and areas of hardstanding. (amended app form and site location)	
LOCATION: Windsor Lodge The Avenue Cwmavon Port Talbot Neath Port Talbot	
APPLICANT: Orbis Education & Care Ltd	
TYPE: Full Plans	
WARD: Bryn And Cwmavon	



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Page	Drawn	Check	Date
10/05/2022	WS	WS	10/05/2022
12/05/2022	WS	WS	12/05/2022
12/05/2022	WS	WS	12/05/2022

100m
90m
80m
70m

Drain

Ty-canol

Sks

71m

THE AVENUE

HEOL MABON

HEOL CWM MA...

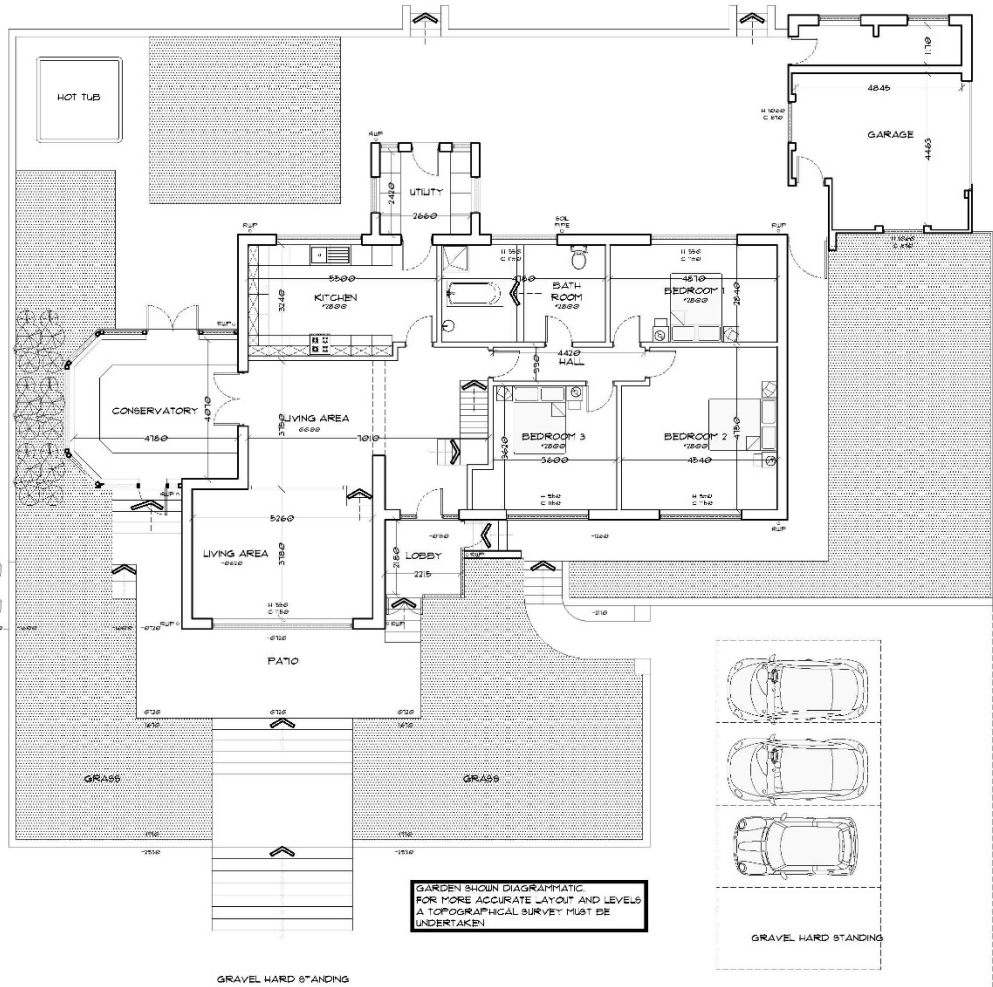
TK

The Lodge, Cwmavon Orbis		Job No. 21_140	Rev. C
File Location Plan		Drawn	Scale 1:1250 @ A3
Date 22/03/2022			

CJ Architects - Town planners
Environmental & Urban design

Unit 1A, Capwell Business Park,
Fford Road, Cardiff, CF11 9BA
www.cjarchitects.co.uk
tel: 033 330 0000

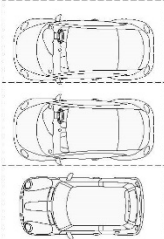




SIDE ACCESS

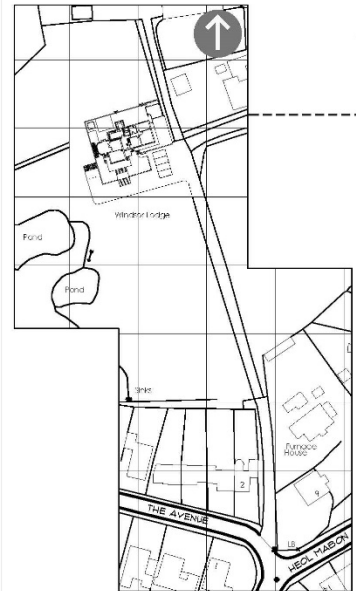
Page 7

GARDEN SHOWN DIAGRAMMATIC FOR MORE ACCURATE LAYOUT AND LEVELS A TOPOGRAPHICAL SURVEY MUST BE UNDERTAKEN



GRAVEL HARD STANDING

EXISTING LAYOUT @ 1:100



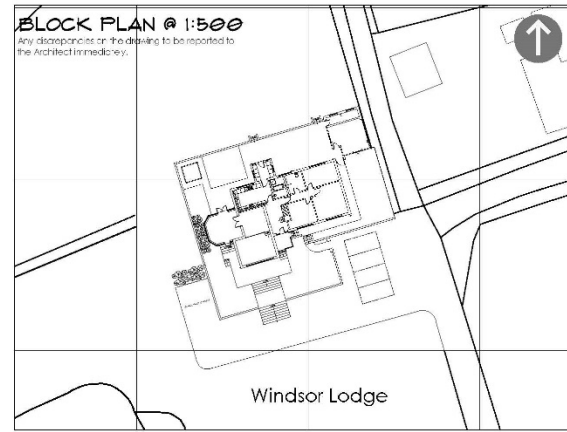
LOCATION PLAN @ 1:1250



AERIAL PLAN @ 1:2500
Any discrepancies on the drawing to be reported to the Architect immediately.

BLOCK PLAN @ 1:500

Any discrepancies on the drawing to be reported to the Architect immediately.

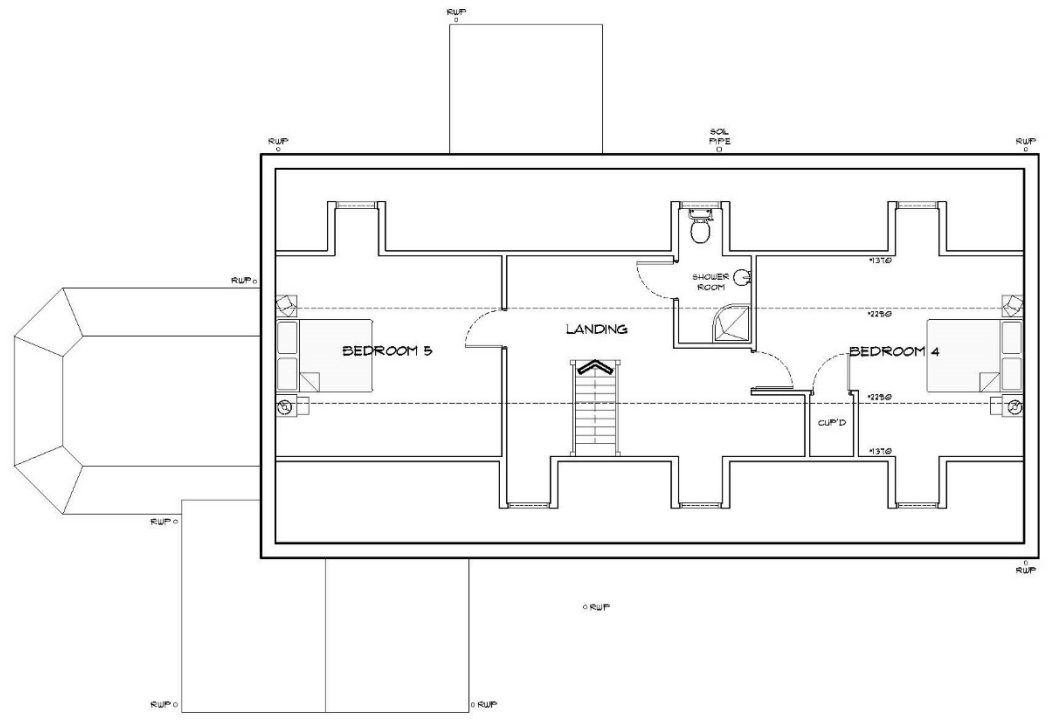


Windsor Lodge









- LEGEND
- DIVIDING WALL
 - WALLS TO BE DEMOLISHED
 - PAVED AREA
 - DECKED AREA
 - ENTRANCE
 - AREAS OF PLANTING
 - DIRECTION OF STAIR (UP)

The Lodge, Cwmavon Orbis	Job No. 21_140	Rev. G
	Draw No. AL(00)01	
Title: Existing ground floor plan		
Scale: 25,01,25	Drawn	Scale: 1:100 @ A2
G2 Architects Town planners Environmental & Urban design		
Unit 1A, Cwmavon Business Park, Porthkerry, Cardiff, CF24 5NL www.g2architects.co.uk Tel: 030 2340100		

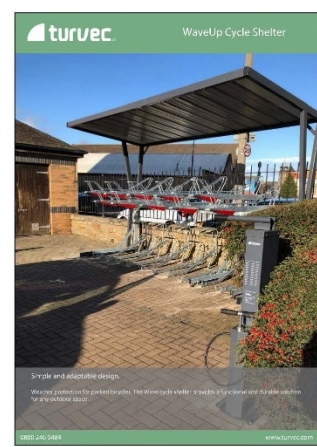
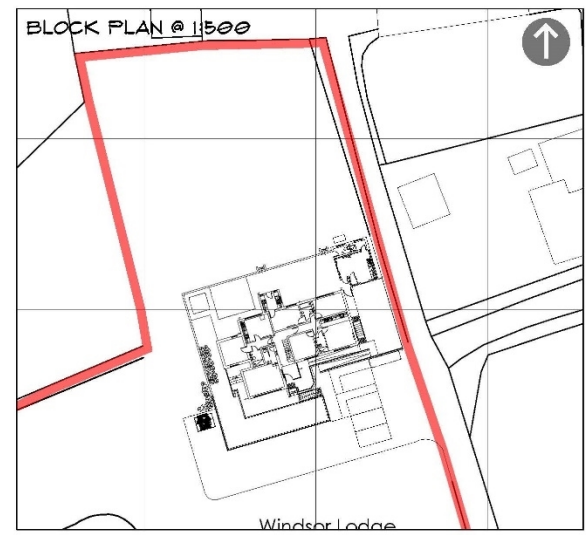
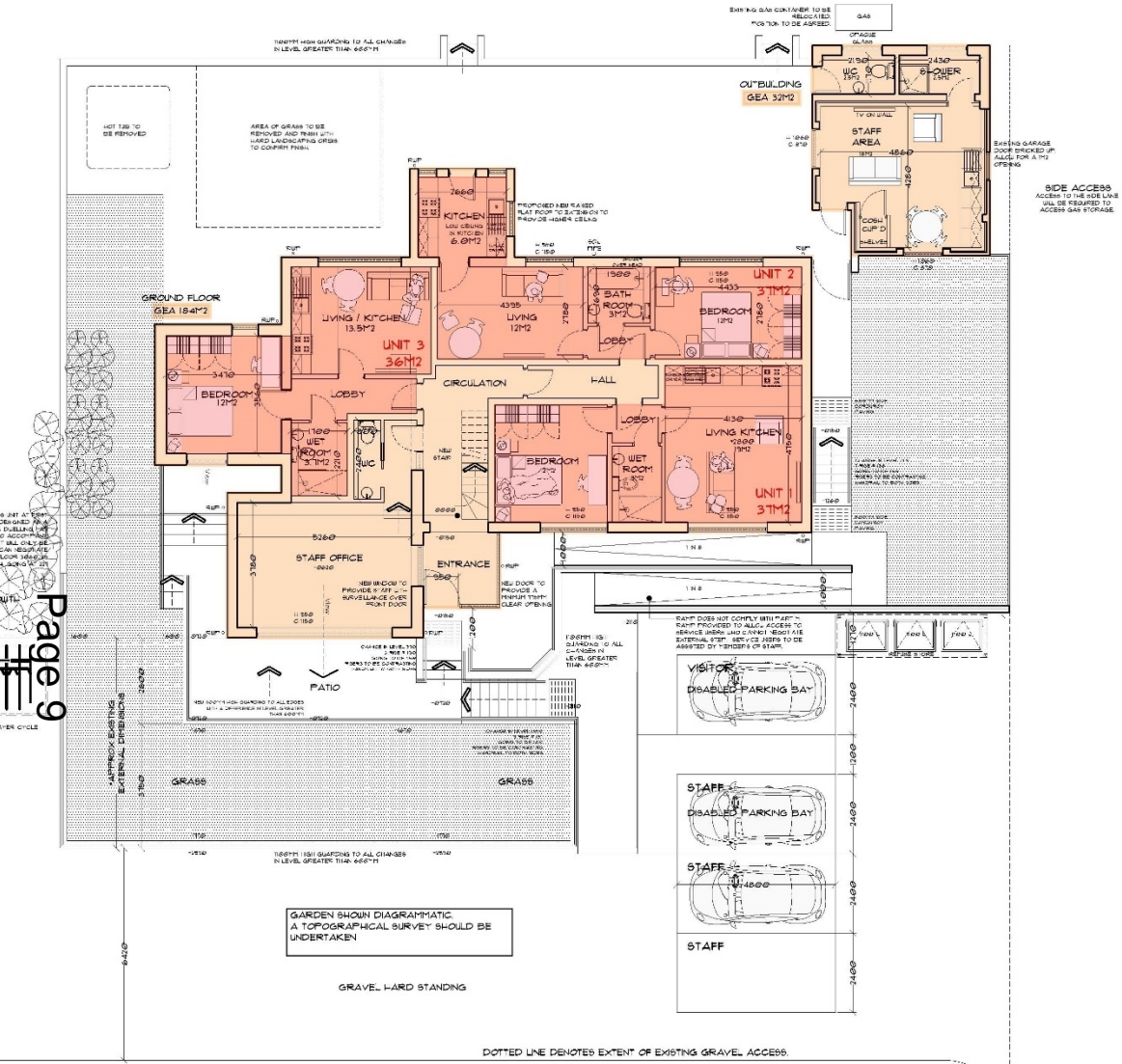
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LEGEND

-  DIVIDING WALL
-  WALLS TO BE DEMOLISHED
-  AREA OF GRASS
-  PAVED AREA
-  DECKED AREA
-  ENTRANCE
-  AREAS OF PLANTING
-  DIRECTION OF STAIR (UP)

The Lodge, Cwmavon Orbis		Job No. 21_140	Rev.
		Dwg No. AL(00)02	
Title Existing first floor plan			
Date 25.01.25	Drawn	Scale 1:100 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Princes Street, Cardiff, CF23 5LR</small>		<small>www.cjarchitects.co.uk tel: 033 2942019</small>	



turvec WaveUp Cycle Shelter

Simple and adaptable design. Weather resistant for greater durability. The WaveUp Cycle Shelter is made of durable and durable materials for any outdoor space.

Dimensions

2100

3000

Features

- Customised as standard with 30 bike spaces and 10 extra bike spaces for e-bikes or motorbikes.
- Traverse through the structure.
- Resistant to vandalism.
- Open access, allowing for easy loading and unloading of bikes.

Specification

Capacity	30 bike spaces
Material	Alu/Steel
Weight	4500kg

0800 245 9488 www.turvec.com

CYCLE SHELTER DETAILS

- LEGEND**
- DIVIDING WALL
 - WALLS TO BE DEMOLISHED
 - AREA OF GRASS
 - PAVED AREA
 - DECKED AREA
 - ENTRANCE
 - AREAS OF PLANTING
 - DIRECTION OF STAIR (UP)

The Lodge, Cwmavon, Orbis

Job No. 21_140

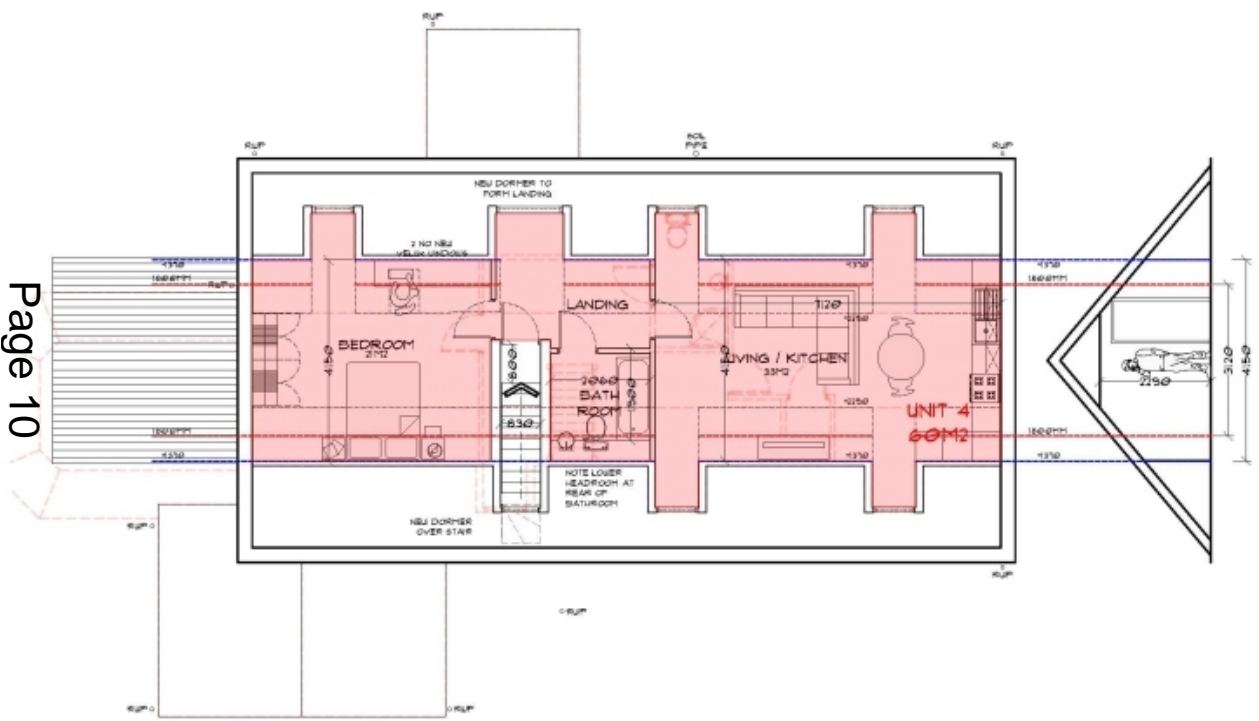
Drawn: [Name], Rev: AL(00)10 D

Title: Proposed ground floor plan (self contained units)

Scale: 25.01.25 (Drawn), 1:100 @ A3

G2 Architects Town planners Environmental & Urban design

Unit 16, Cwmavon Business Park, Porth Maab, Cwmavon, CF82 9NL. www.g2architects.co.uk Tel: 01545 254601



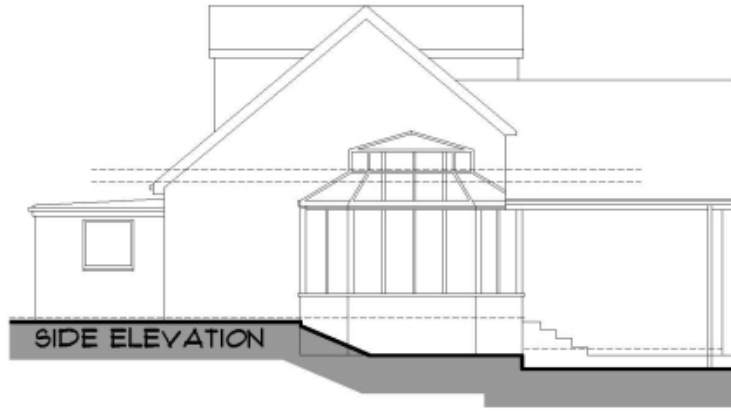
LEGEND

- DIVIDING WALL
- WALLS TO BE DEMOLISHED
- AREA OF GRASS
- PAVED AREA
- DECKED AREA
- ENTRANCE
- AREAS OF PLANTING
- DIRECTION OF STAIR (UP)

The Lodge, Cwmavon Orbis	Job No. 21_140	Rev.
	Design No.	AL(00)11
Title Proposed first floor plan (self-contained units)		
Date 25.01.25	Drawn	Scale 1:100 @ A3
CJ Architects - Town planners Environmental & Urban design		
Unit 1A, Cwmavon Business Park, Ffordd Iwan, Cardiff, CF11 9LW. www.cjarchitects.co.uk Tel: 03 922 2922		



FRONT ELEVATION

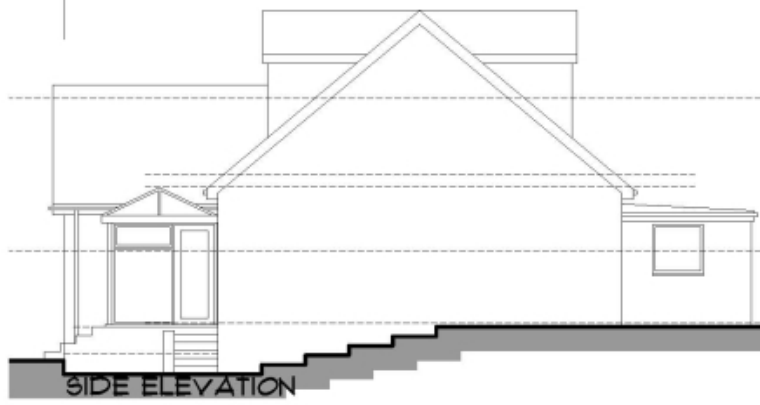


SIDE ELEVATION

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REAR ELEVATION



SIDE ELEVATION

LEGEND

-  DIVIDING WALL
-  WALLS TO BE DEMOLISHED
-  AREA OF GRASS
-  PAVED AREA
-  DECKED AREA
-  ENTRANCE
-  AREAS OF PLANTING
-  DIRECTION OF STAIR (UP)

The Lodge, Cwmavon Orbis		Job No. 21_140	Rev.
		Dep No. ALJ00/03	
Title Existing elevations			
Date 25.01.25	Drawn	Scale 1:100 @ A3	

CJ Architects - Town planners
Environmental & Urban design









Toll 18, Cwmavon & Morris Park,
Ffordd Iwan, Cardiff, CF11 9LW

www.cjarchitects.co.uk
tel: 03 294 0000



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LEGEND

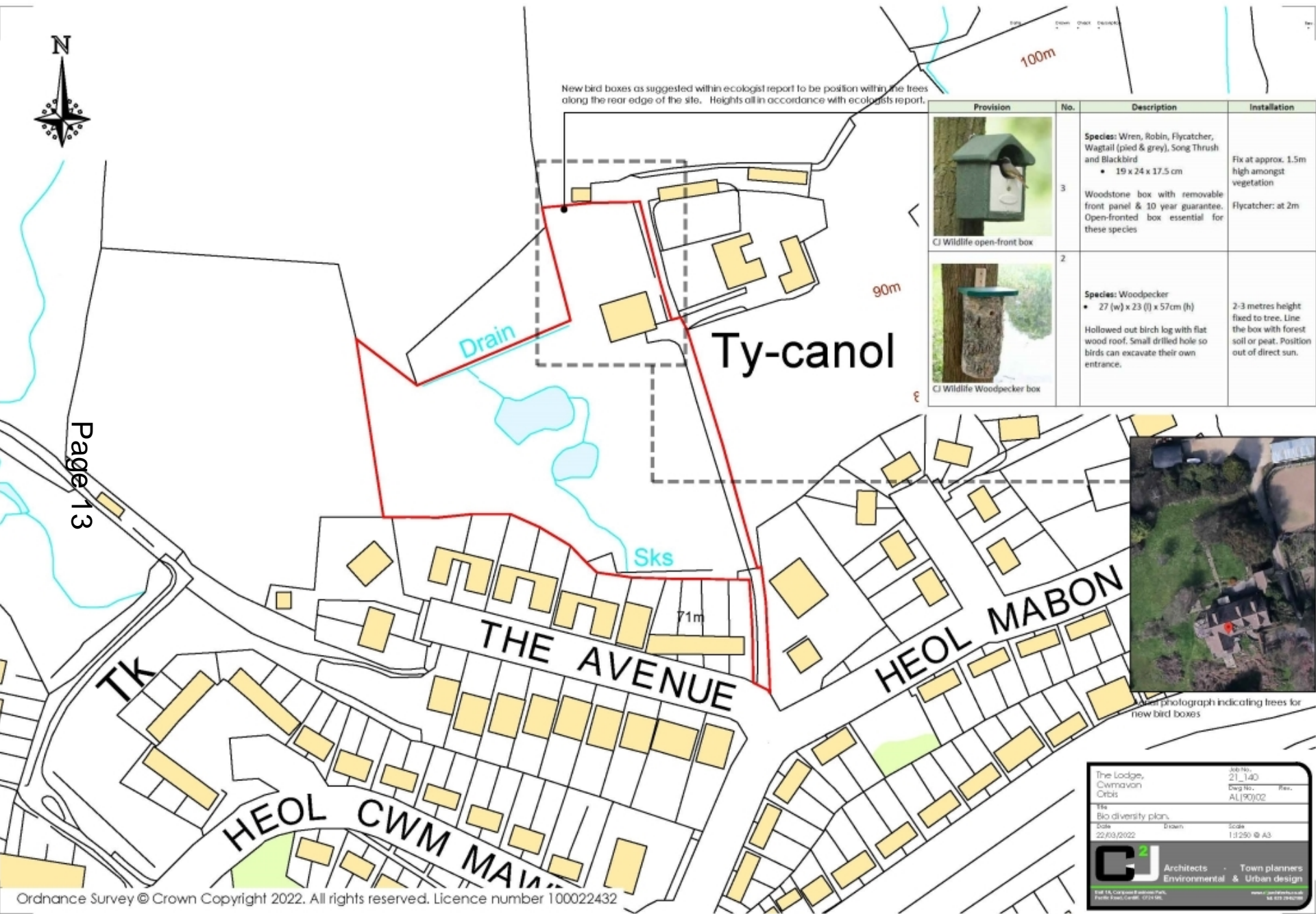
-  DIVIDING WALL
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-  PAVED AREA
-  DECKED AREA
-  ENTRANCE
-  AREAS OF PLANTING
-  DIRECTION OF STAIR (UP)

The Lodge, Cwmavon Orbis		Job No: 21_140	Rev:
		Design: AL(00)12	
Title Proposed elevations			
Date 07.02.25	Drawn:	Scale 1:100 @ A3	
 CJ Architects Environmental & Urban design		Town planners	
		www.cjarchitects.co.uk	
Unit 14, Cwmavon Business Park, Plym, Porth Cwafi, CF31 1LQ.		Tel: 012942 0100	



New bird boxes as suggested within ecologist report to be position within the trees along the rear edge of the site. Heights all in accordance with ecologists report.

Provision	No.	Description	Installation
 CJ Wildlife open-front box	3	<p>Species: Wren, Robin, Flycatcher, Wagtail (pied & grey), Song Thrush and Blackbird</p> <ul style="list-style-type: none"> 19 x 24 x 17.5 cm <p>Woodstone box with removable front panel & 10 year guarantee. Open-fronted box essential for these species</p>	<p>Fix at approx. 1.5m high amongst vegetation</p> <p>Flycatcher: at 2m</p>
 CJ Wildlife Woodpecker box	2	<p>Species: Woodpecker</p> <ul style="list-style-type: none"> 27 (w) x 23 (l) x 57cm (h) <p>Hollowed out birch log with flat wood roof. Small drilled hole so birds can excavate their own entrance.</p>	<p>2-3 metres height fixed to tree. Line the box with forest soil or peat. Position out of direct sun.</p>



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Aerial photograph indicating trees for new bird boxes

The Lodge, Cwmavon Orbis	Job No. 21_140	Rev.
	Design No. AL190/02	
Title Bio diversity plan.		
Date 22/03/2022	Drawn	Scale 1:1250 @ A3
 CJ Architects - Town planners Environmental & Urban design		Unit 1A, Cwmavon Park, Forest Road, Cardiff, CF23 9LW www.cjarchitects.co.uk tel: 033 3393000













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