



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 19th July 2022

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	



Page: 1 of 1
Date: 22/03/2022
Scale: 1:1250 @ A3
Drawn: [Name]
Checked: [Name]
Revised: [Name]
Notes:
- Site line changed to red
- Feet line amended

Drain

Ty-canol

Sks

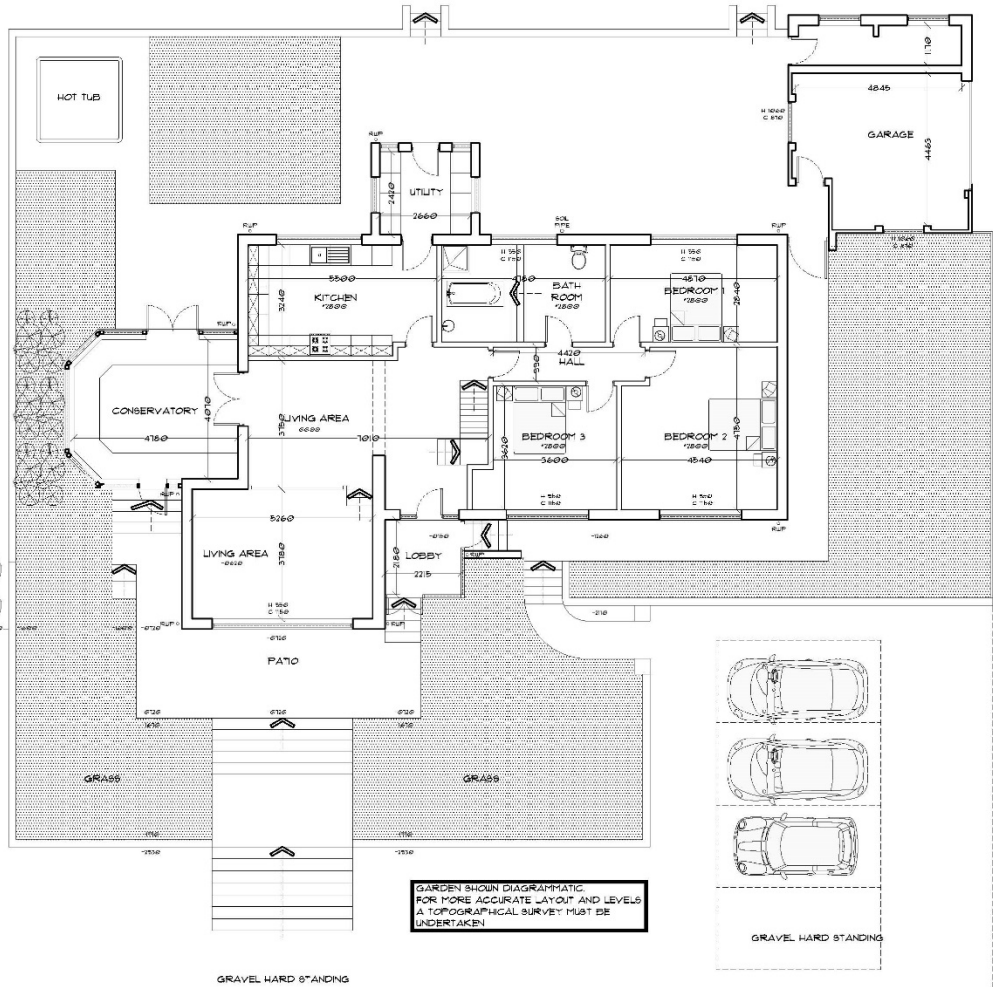
THE AVENUE

HEOL MABON

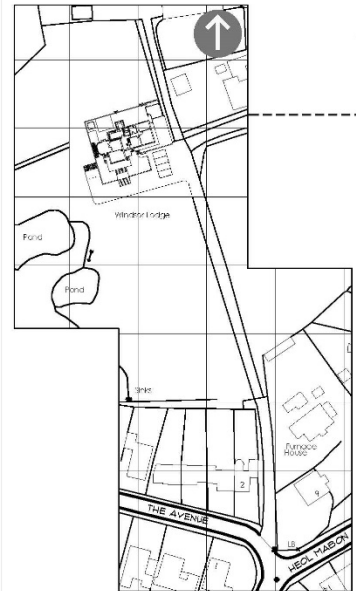
HEOL CWM MA...

The Lodge, Cwmavon Orbis		Job No: 21_140	Rev: C
File Location Plan			
Date: 22/03/2022	Drawn:	Scale: 1:1250 @ A3	
		Architects Environmental & Urban design	
Unit 1A, Capwell Business Park, Ffordd Newydd, Cardiff, CF11 9BA		www.cjarchitects.co.uk tel: 033 338 0000	





SIDE ACCESS

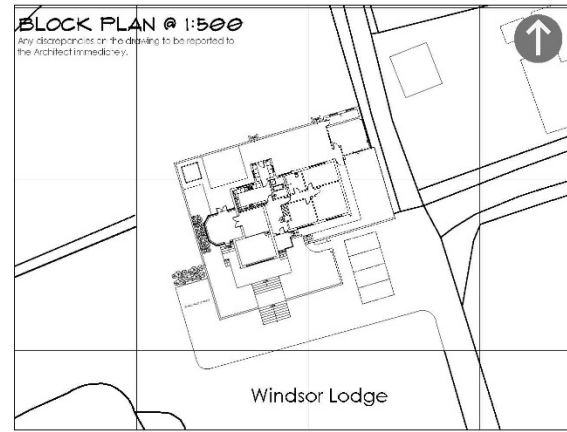


LOCATION PLAN @ 1:1250



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

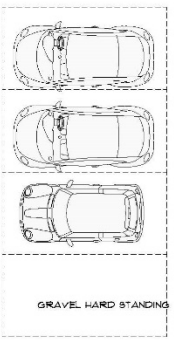
BLOCK PLAN @ 1:500
Any discrepancies on the drawing to be reported to the Architect immediately.



Windsor Lodge

EXISTING LAYOUT @ 1:100

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

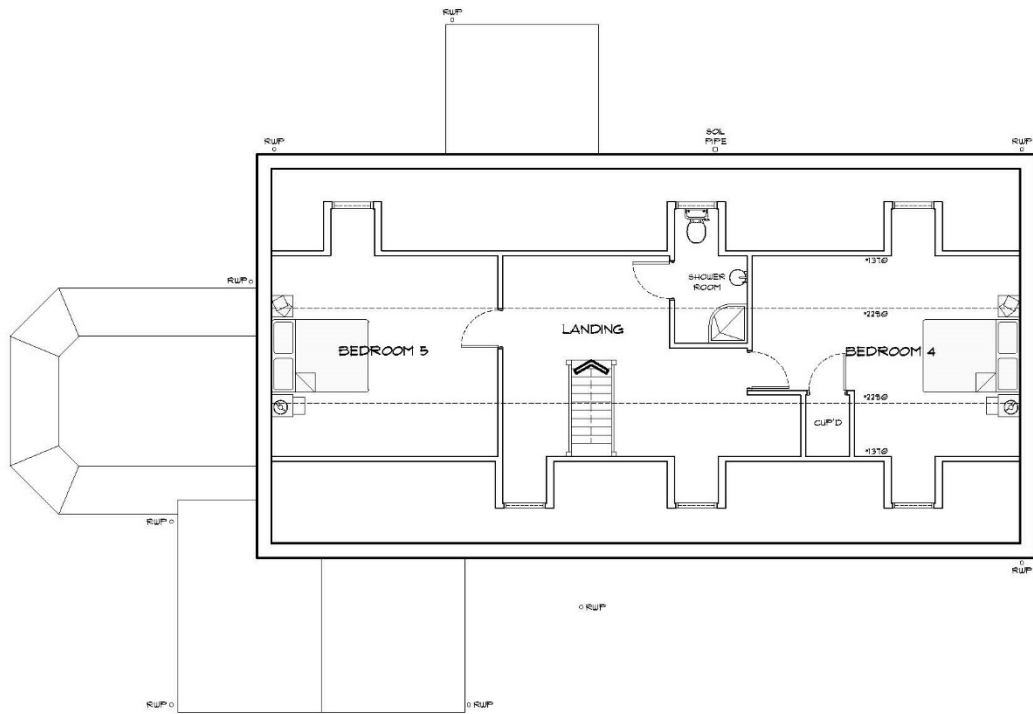


- LEGEND
- DIVIDING WALL
 - WALLS TO BE DEMOLISHED
 - AREA OF GRASS
 - PAVED AREA
 - DECKED AREA
 - ENTRANCE
 - AREAS OF PLANTING
 - DIRECTION OF STAIR (UP)









The Lodge, Cwmavon Orbis		Job No. 21_140	Rev. G
Title Existing ground floor plan		Drawn AL0001	Scale 1:100 @ A2
Client 25.01.25	Drawn	Scale	1:100 @ A2

CG2 Architects · Town planners
Environmental & Urban design

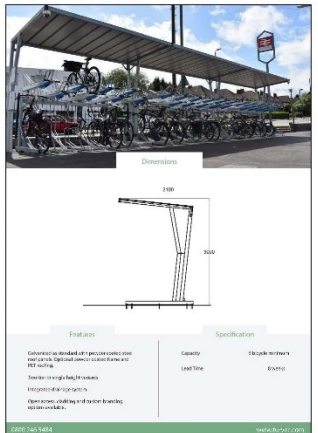
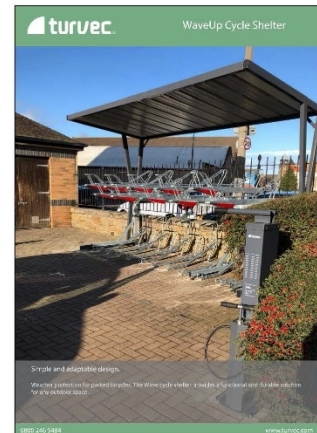
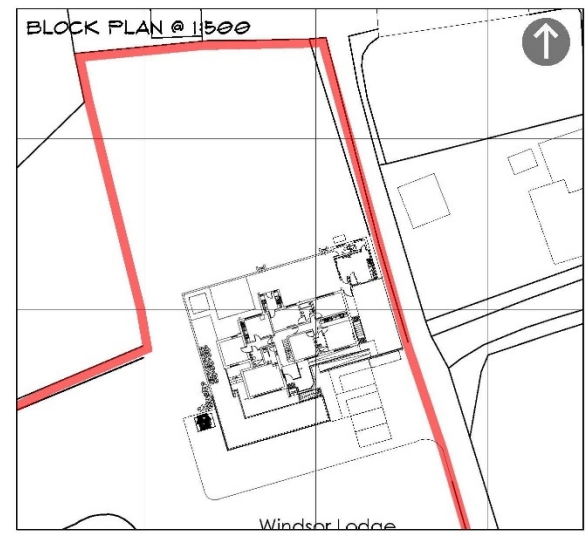
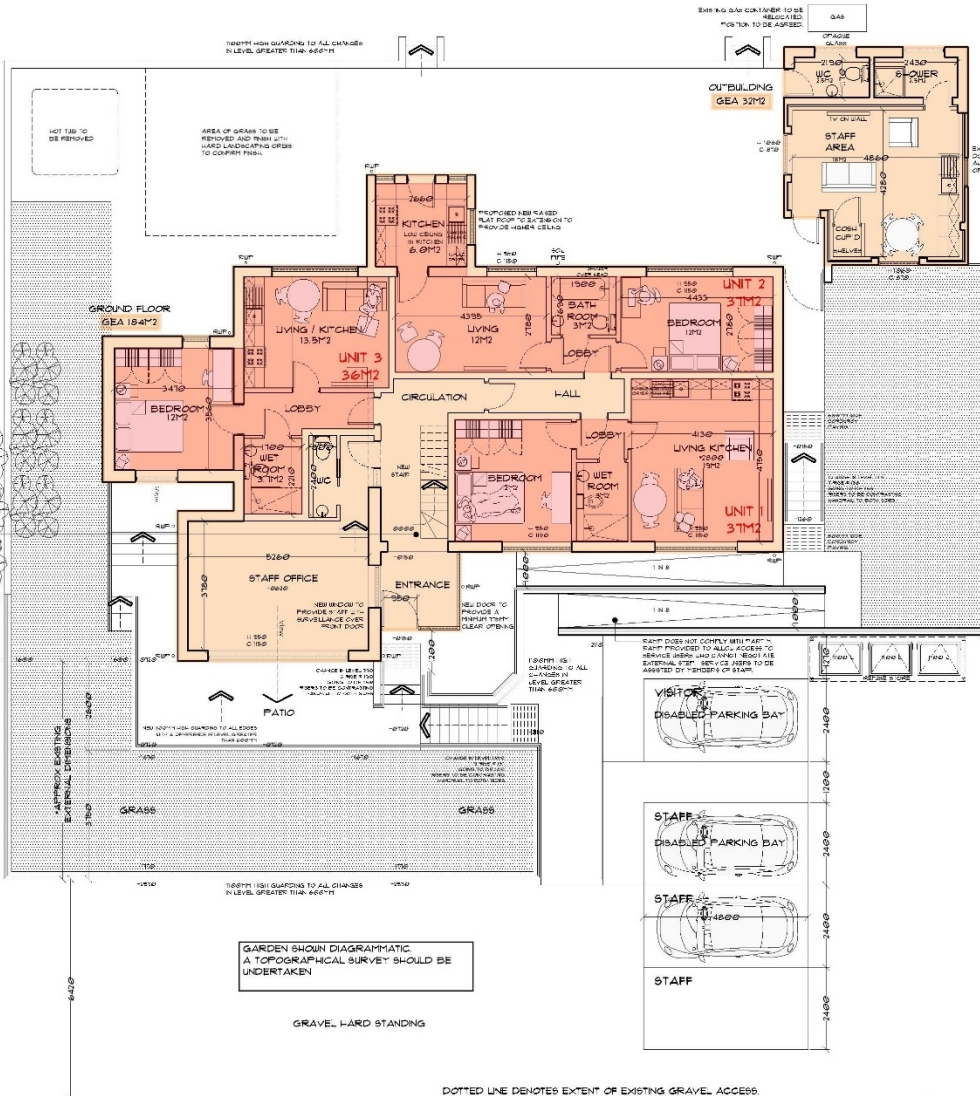
Unit 1A, Cwmavon Business Park,
Porthkerry, Cardiff, CF24 5NL www.cg2architects.co.uk
Tel: 030 3240 0101



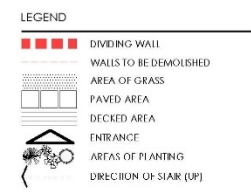
LEGEND

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

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



CYCLE SHELTER DETAILS



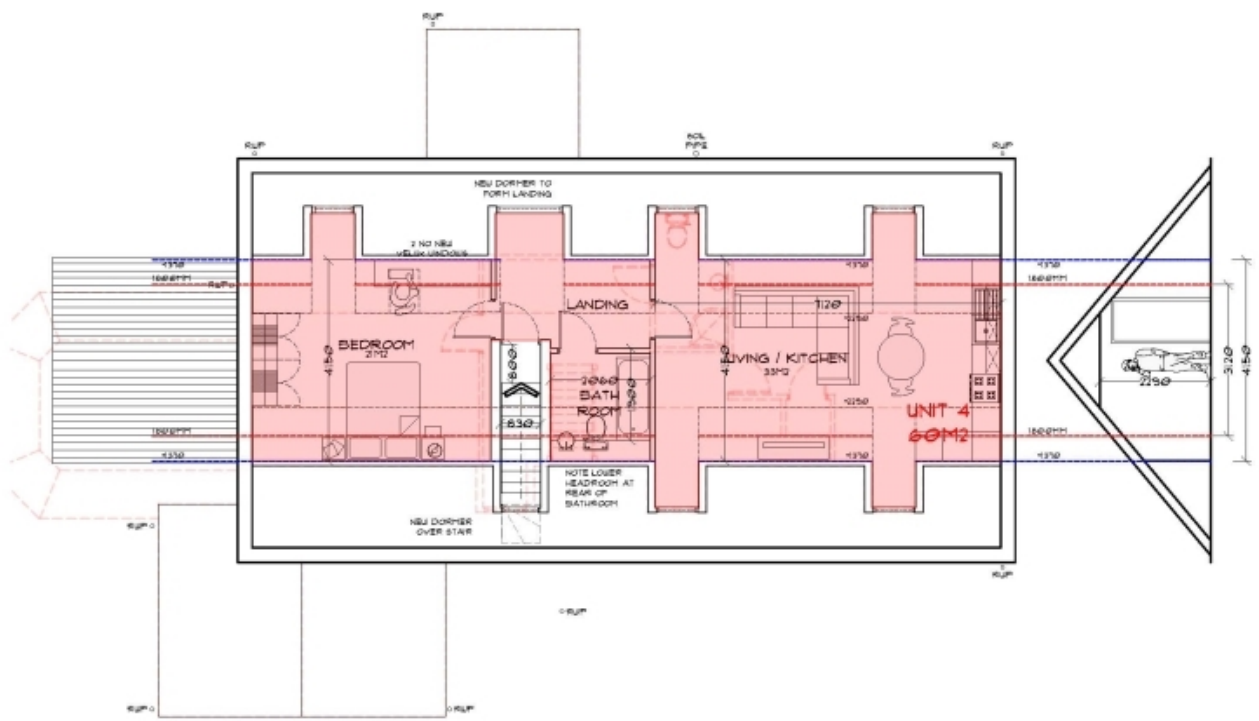
The Lodge, Cwmavon, Orbis

Job No: 21_140
 Drawn: AL(00)10
 Rev: D









Title: Proposed ground floor plan (self contained units)
 Scale: 25.00/25
 Drawn: 3/2/20
 1:100 @ A3

CJ Architects & Town planners
 Environmental & Urban design

Unit 18, Cwmavon Business Park, Porthkerry, Cardiff, CF24 5NL
 www.cjarchitects.co.uk
 Tel: 030 3240000



LEGEND

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The Lodge, Cwmavon Orbis	Job No. 21_140	Drawn No. AL(00)11
Title Proposed first floor plan (self-contained units)		
Date 25.01.25	Drawn Scale	1:100 @ A3



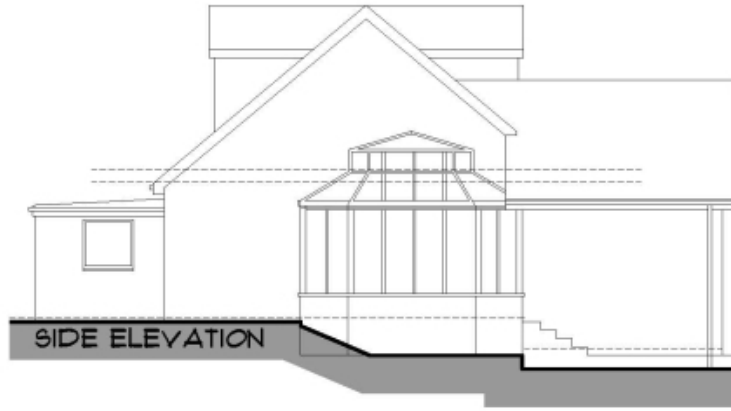
CJ² Architects - Town planners
Environmental & Urban design

Town 1A, Cwmavon & Cwmavon Park,
Trefor Street, Cardiff, CF11 9AB

www.cj2architects.co.uk
tel: 033 2943000



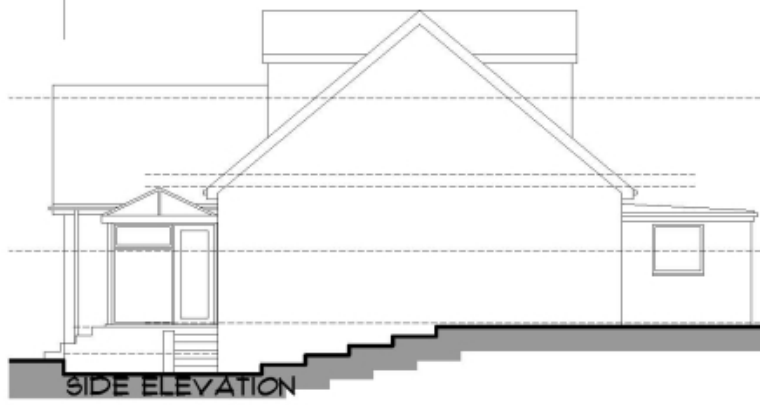
FRONT ELEVATION



SIDE ELEVATION











REAR ELEVATION



SIDE ELEVATION

LEGEND

-  DIVIDING WALL
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-  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	
		Architects - Town planners Environmental & Urban design	
Full 1A, Cwmavon & Morris Park, Ffordd Iwan, Cardiff, CF11 9LW		www.cjarchitects.co.uk tel: 031 2933000	



FRONT ELEVATION



SIDE ELEVATION











REAR ELEVATION



SIDE ELEVATION

LEGEND

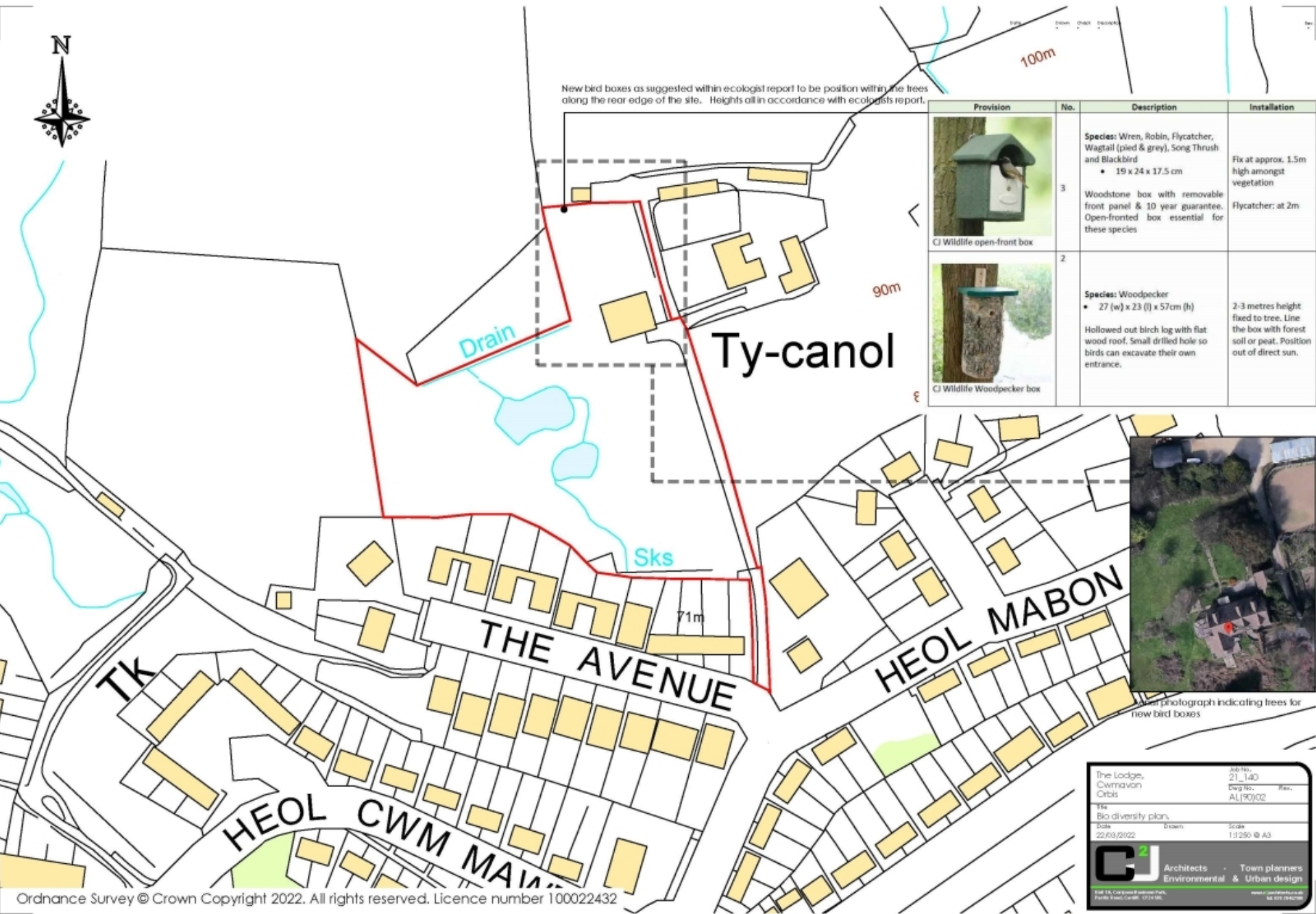
-  DIVIDING WALL
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-  DIRECTION OF STAIR (UP)

The Lodge, Cwmavon Orbis		Job No: 21_140	Rev:
Title Proposed elevations		Design: AL(00)12	
Date 07.02.25	Drawn:	Scale 1:100 @ A3	
 CJ Architects - Town planners Environmental & Urban design		www.cjarchitects.co.uk Unit 14, Cwmavon Business Park, Park Road, Cardiff, CF11 1NL. Tel: 03 2662 01	



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	Species: Wren, Robin, Flycatcher, Wagtail (pied & grey), Song Thrush and Blackbird • 19 x 24 x 17.5 cm Woodstone box with removable front panel & 10 year guarantee. Open-fronted box essential for these species	Fix at approx. 1.5m high amongst vegetation Flycatcher: at 2m
 CJ Wildlife Woodpecker box	2	Species: Woodpecker • 27 (w) x 23 (l) x 57cm (h) Hollowed out birch log with flat wood roof. Small drilled hole so birds can excavate their own entrance.	2-3 metres height fixed to tree. Line the box with forest soil or peat. Position out of direct sun.



Aerial photograph indicating trees for new bird boxes

The Lodge, Cwmavon Orbis	Job No. 21_140	Rev.
	Org No. AL190/02	
Title Bio diversity plan.		
Date 22/03/2022	Drawn	Scale 1:1250 @ A3
 CJ Architects - Town planners Environmental & Urban design		Unit 14, Cwmavon Park, Ffordd New, Cardiff, CF11 9LW www.cjarchitects.co.uk 03 03 030000











