

Our ref: 1292.b

27th August 2026

Head of Planning Services
Neath Port Talbot County Borough Council
The Quays,
Brunel Way,
Baglan Energy Park,
Neath SA11 2GG

Dear Sir/Madam

Planning Permission P2025/0825
Proposed three storey rear extension, external staircase and associated external alterations to fenestration to facilitate the retention of ground floor offices and conversion of upper floors to emergency refuge accommodation at 41 New Road, Skewen, Neath Port Talbot, SA10 6EP

We are instructed by DGP Properties further to the approval of Application P2025/0825, which was granted on **19th August 2026**, and we note contains two pre-commencement conditions.

We are instructed to prepare and submit details in respect of each of those conditions and to subsequently seek their formal discharge.

Condition No. 4 of the permission reads as follows:

“No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.”

In response to the above condition, our clients instructed “Phoenix Electrical and Solar” to conduct an internal inspection of the existing property. An e-mail from the Company’s Director is reproduced below. The email confirms that **gigabit-capable broadband infrastructure is already in place at the application site**. This is not surprising given the last use of the property as a high street Bank, where such internet connectivity was essential.

This confirmation thereby demonstrates that the infrastructure required by Condition No. 4 can be continued and future provided to the building. Evidence of this email is provided in Figure 1 below.

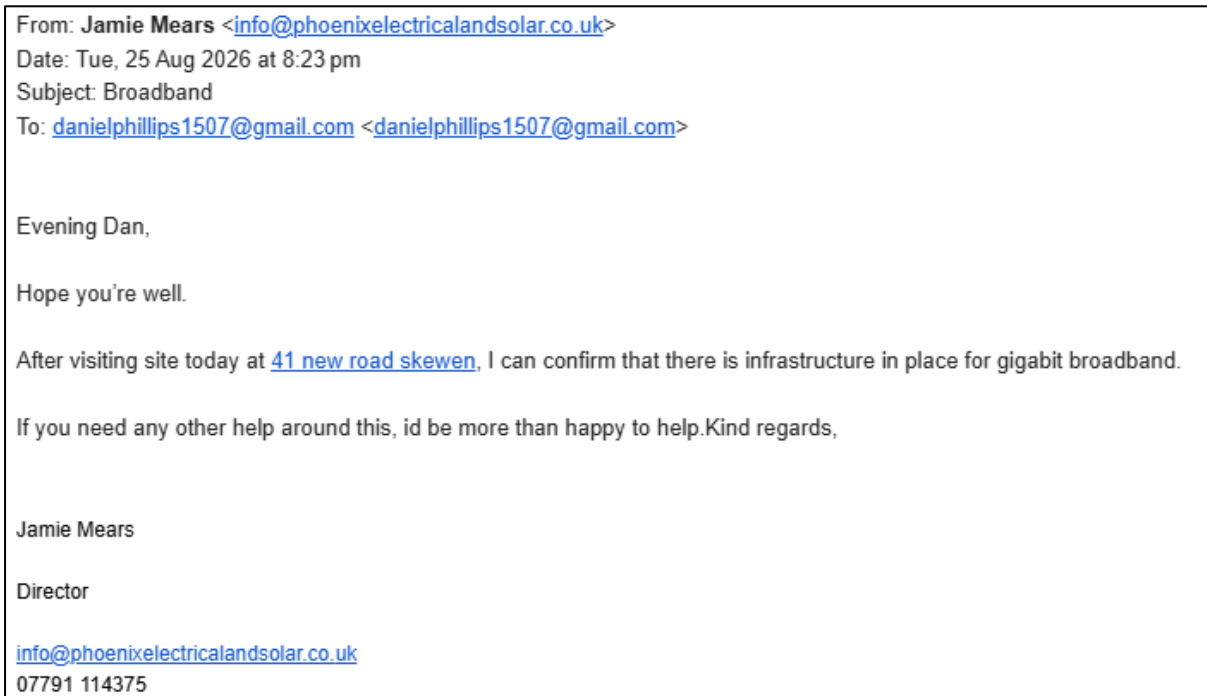


Figure 1

The confirmation provided by Phoenix Electrical and Solar demonstrates that the necessary infrastructure is available at the site and that the development can be served by gigabit-capable broadband. Accordingly, the information submitted provides confirmation that the requirements of Condition No. 4 have been addressed.

On this basis, we respectfully request that **Condition No. 4 is discharged**.

Our client wishes to commence work in the forthcoming months, and therefore your earliest attention to this condition discharge submission would be appreciated.

We look forward to receiving confirmation of this application's validation in due course.

Yours sincerely

S B Stone

Shannon Brooke Stone
Planner

Enc.

Cc client