



Geraint John Planning

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PP-08866212

6th July 2020

Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

PP-08866212

THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE

Planning Application Reference: P2011/0486

'Residential development 10 detached dwellings and associated works'

The following application, submitted on behalf of Manning Construction Limited, sets out the justification in respect of Conditions 3 and 8 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE, which has been submitted via the Planning Portal under reference PP-08866212 for the following proposal:

"Discharge of Conditions 3 and 8 of planning consent P2011/0486."

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 3 (Emergency Access and Egress Arrangements); and
- Condition 8 (Road Management and Maintenance).

Condition 3: Emergency Access and Egress Arrangements

Condition 3 of the approval states:

"Prior to the commencement of works on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the emergency access and egress arrangements on to / from Gellicebryn. The approved scheme shall be fully implemented on

site prior to the first beneficial occupation of any dwelling, and retained and maintained as such thereafter.

Reason

As the primary access to the site from Park Avenue is vulnerable to flooding to an extent which may be considered unsafe / unpassable in extreme events against TAN15 assessment criteria, and a secondary, flood free, vehicular access point is therefore required to the north for utilisation in an emergency scenario only."

Summary of Submission Information

- Document titled "Condition 3."

The document responds to the condition wording by providing information on the emergency access and egress arrangements for the development. This is proposed to be safeguarded for emergency vehicles through the provision of a standard gated facility which will have a coded lock installed. On this basis, we consider that the information provided is considered satisfactory to enable the discharge of Condition 3.

Condition 8: Road Management and Maintenance

Condition 8 of the approval states:

"No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed road within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under S.38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason

In the interests of highways and pedestrian safety"

Manning Construction Limited confirm they will be offering the estate highway for adoption to NPTC Highways. Whilst this will take place through a separate process, Manning Construction will look to maintain the highway network of the estate until the necessary adoption process takes place. For this reason, it is considered that it is acceptable to enable the discharge of Condition 8.

Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the conditions referenced, and as such, the Applicant respectfully contends that the application is acceptable, and the conditions ought to be discharged.

The relevant information / documentation has been uploaded via the Planning Portal (Ref. PP-08866212) and fees have been discussed with the Council separately.

We look forward to receiving confirmation that the application has been received and validated. Should you require further information, please do not hesitate to contact me.

Yours faithfully,

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Luke Grattarola
Principal Planner
Geraint John Planning Ltd.