



Geraint John Planning

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PP-08940608

31st July 2020

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

Dear Sir / Madam,

PP-08940608

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 4, 5 and 6 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE, which has been submitted via the Planning Portal under reference PP-08940608 for the following proposal:

"Discharge of Conditions 4, 5 and 6 of planning consent P2011/0486."

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

- Condition 4 (Replacement Culvert);
- Condition 5 (Junction Improvements); and
- Condition 6 (Maintenance for Culvert Inlet and Outlet); and

Condition 4: Replacement Culvert

Condition 4 of the approval states:

"Prior to work commencing on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a replacement culvert under the proposed road, this culvert shall be designed to ensure it meets the requirements for green field runoff for the

catchment served by this culvert and the specification of the Local Highway Authority. 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

To ensure the adequate drainage of the site."

Condition 6: Maintenance for Culvert Inlet and Outlet

Condition 6 of the approval states:

"Notwithstanding Dwg 10:19/01 Rev B, prior to any development commencing on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a revised scheme (including a new inlet and grill) detailing access arrangements for maintenance of the new culvert inlet and outlet. These arrangements shall provide for maintenance vehicles to be parked off the proposed road and the existing public right of way. This scheme shall be implemented as agreed prior to first occupation of any dwelling.

Reason

To ensure the adequate drainage of the site."

Summary of Submission Information for Conditions 4 and 6

- Existing Culvert Proposals & Details (Drawing no. A10741/506 rev. 02); and
- Proposed Headwall & Trash Screen Details (Drawing no. A10741/507 rev. 01).

These drawings respond to the wording of both condition 4 and 6 by providing information on detailing of the replacement culvert as well as a scheme outlining the maintenance of the culvert inlet and outlet. On this basis, we consider that the information provided is considered satisfactory to enable the discharge of Conditions 4 and 6.

Condition 5: Junction Improvements

Condition 5 of the approval states:

"Prior to work commencing on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing junction improvements at the junction of Park Avenue with the application site, together with details of an associated works phasing programme and any related traffic regulation orders that may be required. The approved scheme shall be implemented on site prior to the commencement of any work on site in accordance with the approved phasing and shall be retained and maintained as such thereafter.

Reason

In the interests of highways and pedestrian safety"

Summary of Submission Information for Condition 5

- Junction Topographical Survey (Drawing no A10741/S278_171 rev. 01);
- General Arrangement (Drawing no. A10741/S278_770 rev. 01);
- Junction General Arrangement (Drawing no A10741/S278_771 rev. 01);
- Construction Details (Drawing no. A10741/S278_775 rev. 01);
- 4.5m Radius Kerb Junction Vehicle Tracking – Entering (Drawing no. A10741/SK103 rev.02);
- 4.5m Radius Kerb Junction Vehicle Tracking – Exiting (Drawing no. A10741/SK105 rev.01);
- Existing Radius Kerb Junction Vehicle Tracking – Entering (Drawing no. A10741/SK106 rev. 01); and
- Existing Radius Kerb Junction Vehicle Tracking – Exiting (Drawing no. A10741/SK107 rev.01).

As required, the above drawings prepared by The Vale Consultancy provide the details relating to Junction Improvements as set out in the wording of Condition 5. On this basis, we consider that the information provided is considered satisfactory to enable the discharge of Condition 5.

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-08940608) and we will pay the planning application fee of £95 by debit card via Neath Port Talbot's website.

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,



Sarah Edwards

Associate
Geraint John Planning Ltd.