



Geraint John Planning

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F.A.O Steve Ball / Nicola Lake

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

Dear Steve / Nicola,

LAND SOUTH OF HEOL Y GLYN, GLYNNEATH, NEATH

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION (CONDITION 27 – CEMP) PURSUANT OF PLANNING PERMISSION P2020/0195 – RESIDENTIAL DEVELOPMENT

Introduction

We are instructed by the Enzo's Homes Ltd to submit an application for approval of details reserved by conditions pursuant of Planning Permission P2020/0195 for the residential development of this site to accommodate 80 dwellings and associated works.

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

- Planning Permission: P2020/0195 – Conditions 27 – Construction Environmental Management Plan

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09034404 and the planning application fee of £115 has been paid electronically by debit card via the Portal.

Summary of Submission Information

Planning Permission: P2020/0195

Condition 27: Construction Traffic Management Plan

'Notwithstanding the submitted Construction Environmental Management Plan (CEMP), no further development shall commence until such time as an amended CEMP has been submitted to and approved in writing by the local planning authority. Such CEMP shall include full details of the site's construction compound, and incorporate all measures necessary across the site to protect the existing watercourse. The approved CEMP shall thereafter be fully implemented and complied with on site for the duration of the construction works..'

Reason:

To ensure adequate measures are implemented on site to protect the amenity of the area and the existing watercourse and to accord with Policies SP16, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

The following has been included as part of the submission:

- Construction Environmental Management Plan (CEMP)

The CEMP has been carefully considered and approached carefully to account for the removal of the spoil heap in the first instance and further phases of works. For completeness refer to the CEMP directly, but the CEMP accounts for the following information:

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Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the condition referenced for planning permission ref. P2020/0195 for the site in question.

In light of the above, and the enclosed, we trust that this is all sufficient and understandable at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



Luke Grattarola
Principal Planner
Geraint John Planning Ltd.