



## **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 CONDITIONS (CONDITION 8 – GHOST ISLAND, CONDITIONS 21, 30 AND 31 – LANDSCAPING, CONDITION 35 – ROOSTING OPPORTUNITIES) 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 8, 21, 30, 31 and 35.

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09102922 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 8: Ghost Island Scheme

*'Within two months of the date of this consent, a scheme for the ghost island right turn lane shall have been submitted to the Local Planning Authority for its approval in writing. This scheme shall be accompanied by a Stage 2 RSA and shall include details of a timetable for submission of the subsequent required stage 3 & 4 audits, all in accordance with DMRB GG119, together with details of street lighting of and the approaches to the junction, anti-skid surfacing, high visibility junction signs, slow markings on the road and any other requirements highlighted by the Local Planning Authority. No dwelling shall be occupied until such time as the ghost island right turn lane has been completed in accordance with the approved scheme.'*

*Reason:*

*In the interests of highway safety and to accord with Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Highway Layout;
- Construction Details; and
- TRO Layout.

The Highway Layout illustrates both existing and proposed layout in relation to transport for the site at Heol Y Glyn. In particular, the layout outlines the proposed highway and footpath construction as well as the resurfacing of the highway north of the site. Furthermore, the plan highlights the street lighting of and the approaches to the junction entering the site, the anti-skid surfacing of the highway, visibility splays and slow markings on the road in accordance with the wording of Condition 8.

The Construction Details accompanying this discharge of the condition outlines specific details relating to the Ghost Island right turn into the site. In particular, the document specifies details of the highway, footpath, landscaping, kerbs and other aspects within the site.

Finally, the TRO Layout further illustrates the street lighting of and the approaches to the junction, the anti-skid surfacing, visibility splays and slow markings on the road. The plan also outlines the proposed road sign and kerbs within the site. Furthermore, the plan illustrates the proposed road signs that will be sited along the highway to improve road safety for both pedestrians and drivers. Finally, the plan outlays that street lighting along the highway will extend to the start of the 30 mph zone.

### Condition 21: Landscaping Plan

*'Notwithstanding the submitted Pre-application Tree Survey and Assessment of Heol Y Glyn by TDA dated May 2020 ref TDA/2549/TS&A/RhC/05.20 and Tree Constraints Plan for Heol Y Glyn by TDA dated May 2020 ref TDA/2549/TCP/RhC/05.20, no trees along or adjacent to the northern boundary of the site with Heol Y Glyn shall be removed until such time as full landscaping and associated levels / boundary treatment and retaining wall details have been provided, together with the details of replacement planting under the landscaping condition 30, which shall seek to retain as far as practicable any individual trees or trees within woodland area W1. Thereafter, all approved works*

*shall be carried out in accordance with BS 5837: 2012 - Design, Demolition and Construction and BS3998:2010 - Tree Work - Recommendations.*

*Reason:*

*In the interest of visual amenity and to accord with policy BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Detailed Soft Landscape Proposals

The Detailed Soft Landscape Proposals outline the existing trees within the site that will be removed and retained. The existing Ash trees along the northern boundary are suffering from Ash-dieback, therefore they need to be removed. It is proposed that they will be replaced tree for tree and will be native and ornamental trees. The proposals also illustrate the proposed hedgerows, shrub planting, grass areas and wildflower seeding within the site.

#### Condition 30: Hard and Soft Landscaping Scheme

*'Prior to the occupation of the first approved dwelling on site, and notwithstanding any submitted details to date, full details of a hard and soft landscaping scheme for the development shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall incorporate details of all trees to be retained (wherever practicable under condition 21) and shall contain a majority of native and/or wildlife friendly species and shall include the recommendation of section 5.10.3 of the I&G Ecological Appraisal Report: Land off Intervalley Road, Glynneath (March 2020), to include hedgerows should be incorporated into the landscaping, of native species only. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.*

*Reason:*

*In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Detailed Soft Landscape Proposals

The Detailed Soft Landscape Proposals also discharge Condition 30 of planning permission ref: P2020/0195. As discussed above, the proposals outline the trees that will be retained and removed in order to protect the visual amenity of the area and to maintain the special qualities of the landscape. In particular, the Landscape Proposals illustrate how the development will protect, create and enhance links between sites and their protection for amenity, landscape and biodiversity value.

### Condition 31: Landscape Management Plan

*'Prior to the first occupation of any dwelling hereby approved, a landscape management plan, including management responsibilities and maintenance, for all landscaped areas other than privately owned domestic gardens, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.'*

*Reason:*

*'In the interest of visual amenity, and to ensure the long term management and maintenance of all landscaped areas that lie outside of the curtilage of individual properties, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Landscape Specification & Management Plan

The Landscape Specification & Management Plan that accompanies the submission for the discharge of Condition 31 outlines the management responsibilities and maintenance for all landscaped areas within the site with the exception of privately owned domestic gardens. The soft landscape works will be implemented during the first planting season post practical completion. In terms of the Management Plan, it is outlined that all planted areas are to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 5 years of practical season will be replaced with plants of the same species within the appropriate season.

### Condition 35: Bats Roosting Opportunities

*'Prior to the start of works on the construction of the first dwelling a scheme to provide roosting opportunities for bats shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details and shall be retained as such thereafter. The submitted scheme can include details such as the addition of manufactured bat boxes onto the building/trees or incorporation of manufactured bat bricks into the building.'*

*Reason:*

*'In the interests of ecology and biodiversity and as Bats are European protected species and are afforded protection under the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act 1981 (as amended), and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.'*

The following has been included as part of the submission:

- Bat Enhancement Plan

A Bat Enhancement Plan has been included as part of the submission which outlines the measures which will be implemented within the site for the enhancement of bats. Provided overleaf are images of the type of bat boxes that will be located within the site for the bat enhancements. Also, a plan is provided within the Enhancement Plan shows the location of these bat boxes.



*Proposed Bat Boxes within Site*

The bat boxes shown above will provide roosting opportunities for bats within the site and the implementation of different types of boxes will enhance the opportunities for bats.

### **Conclusion**

It is considered that the information provided above and in the referenced documents enables the discharge of the conditions 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.