

Steve Jenkins
Planning Division,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG

2nd November 2020

Dear Steve,

Re: P2020/0129: Land at Heol Llwyn Celyn, Caewern, Neath

On behalf of our client Tai Tarian please find below requested details relating to condition discharge points raised in the Planning Permission notice received for the above planning application. Please find approval of full planning permission document (DN P2020-0129) attached.

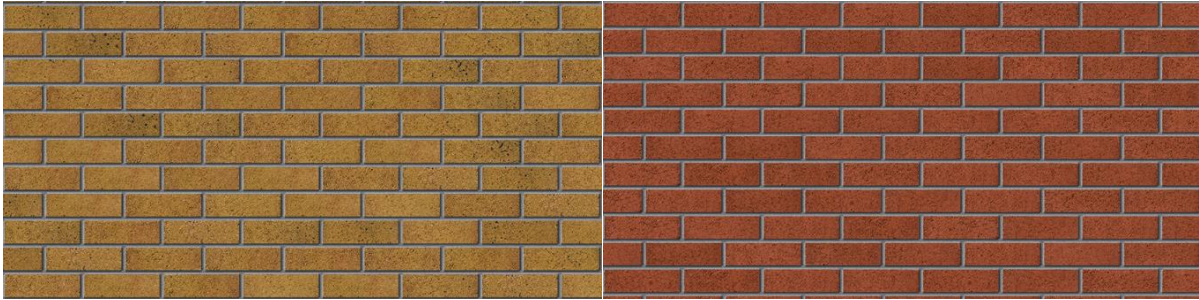
Pre Commencement

- (3) Agreement reached with Mr Philip Frohwein; Lighting & Telematics Engineer – Public Lighting Section NPTCBC on 08/10/2020.

Centregreat carried out work as agreed w/c 28/10/2020.

Please find attached supporting image plan (IMG_3485) indicating previous location as well as new approved location.

- (4) No retaining walls are to be constructed on this development that will exceed the stated 1.5m height for required calculations.
- (5) As requested all required tree protection fencing as identified on (ArbTS_815.2_Llys Wern III_TreeProtectionPlan) have been erected and will be maintained through clearance and construction works. Supporting images (image0; image1).
- (6) Please find supporting construction method statement attached as requested. (Construction Phase Plan - Llys Wern 3 Bungalows)
- (7) Please find attached details of the proposed artificial nesting sites for birds/bats as used and approved on previous schemes (NestingBox1)
- (8) Please find below confirmation of each proposed building material, physical samples can be provided on request:
- Proposed Main Light brick choice – PD Facing Kenfig Sunrise
 - Proposed Contrasting Detail brick choice – PD Facing Filton Red
 - Proposed Roof Tile choice – Marley Modern (Anthracite Black)



Action Conditions

- (9) We can confirm that as requested the following methodology has and will be adhered to where grassland and scrub is to be removed.
- Ensure that vegetation is cut to c.100mm in height one week prior to soil stripping; then the vegetation shall be cut with hand-held machinery (e.g. strimmers and chainsaws) to reduce the risk of crushing.
 - A further cut to approximately 50mm shall take place after a period of not less than 48 hours, then after a further 48 hours an ecologist shall hand search remaining habitat for the presence of reptiles or amphibians prior to topsoil stripping and root removal.

Please find attached document (Letter report 342020) from our ecologist confirming that we have adhered to the requested methodology.

Could you please provide approval and, or feedback on the provided proposals at your earliest convenience.

Should you wish to meet to discuss anything provided in more detail please don't hesitate to get in touch with one of our directors. Should physical material samples be required or hard copies of any paperwork, please advise.

Kind Regards

James Whelan
Director; Keeble Whelan Integrated Construction (KWIC) Limited
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