



Geraint John Planning

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18th January 2021

Neath Port Talbot County Borough Council,
Civic Centre,
Port Talbot,
SA13 1PJ.

Dear Sir / Madam,

PP Ref: 09422874

Parc Newydd, Briton Ferry.

Application for the Discharge of Conditions: 18 & 19

We are instructed by our clients, Morganstone to submit an application for approval of details reserved by condition pursuant of P2018/0746 which granted Planning Permission for the demolition of existing blocks of flats, and construction of 12 one-bed apartments, 6 two-bed apartments, 10 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling and associated works. This letter outlines the detail submitted in support of this application with reference to Conditions 18 and 19.

The submission includes the following information:

- Application Forms;
- External Works Layout (Dwg No. EW-01-A);
- Detailed Soft Landscape Proposals (Dwg No. TDA.2571.01); and
- Landscape Specification & Management Plan.

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09422874) and payment for the application fee has been paid electronically via the Portal.

Condition 18 – Hard and Soft Landscaping

Condition 18 of approval states: *"Prior to the occupation of the first residential unit a scheme for both hard and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include full details of all existing trees on the land, and adjacent land, taking into account potential growth; planting schemes to the front of all buildings detailing the species and the size at the time of planting and density and details of the proposed material and associated drainage of all proposed hard surfaced area. The approved scheme shall be carried out in the first planting season after completion of the development or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or*

become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species."

A detailed soft landscaping scheme (Dwg No. TDA.2571.01) has been prepared by TDA in accordance with the soft landscaping requirements listed above. Details of the hard landscaping proposals are incorporated within the External Works Layout (Dwg No. EW-01-A). The information provided is deemed acceptable to enable the discharge of Condition 18.

Condition 19 – Landscaping Management Plan

Condition 19 of approval states, *'Prior to the occupation of the first residential unit, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The approved management plan shall be implemented prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.'*

A Landscape Specification & Management Plan has been prepared by TDA to support the approval of condition 19 details of which can be found in this document. This document firstly details the programme & soft landscape specification of the proposals, and then provides a Landscape Management Plan for the development. As such, the information provided is considered satisfactory to enable the discharge of Condition 19.

Summary

In light of the above, and the enclosed, we trust that this is all sufficient 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,



Katherine Dowdall
Senior Planner
Geraint John Planning Ltd.