



Geraint John Planning

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

Dear Sir / Madam,

LPA Ref P2018/0746
Parc Newydd, Briton Ferry.
Application for the Discharge of Conditions: 11 and 17
PP Ref: PP-09442151

We are instructed by our clients, Morganstone Ltd to submit an application for approval of details reserved by condition pursuant of Planning Permission P2018/0756. This letter outlines the detail submitted in support of this application with reference to Condition 11 and 17.

The submission includes the following information:

- Application Forms;
- Site Location Plan (Drawing No. 3193 (00) 01);
- Eco Cycle Shelter and Rack Specification;
- Proposed Site Plan (Drawing No. 3193 D-(9)P1 Rev E); and
- Proposed New Public Lighting Design (Drawing No. DS/PDF/PARC-NEWYDD).

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09442151) and payment for the application fee has been paid electronically via the Portal.

Condition 11 – Cycle Storage

Condition 11 of the approval states: *'Prior to the beneficial occupation of any flat hereby approved, a scheme detailing the provision of cycle storage for all flats shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall be implemented on site in accordance with the approved scheme prior to the first beneficial occupation of any flat and retained for use by residents thereafter.'*

In order to provide the necessary information, a scheme detailing cycle storage at the site has been prepared. This is detailed in the attached Eco Cycle Shelter and Rack Specification, with the location

and positioning of the cycle rack shown on the proposed layout plan (Dwg No. 3193 D-(9)P1 Rev E). The information provided is deemed acceptable to enable the discharge of Condition 11.

Condition 17 – External Lighting

Condition 17 of the approval states: *'Prior to the erection of any external lighting, full details of the proposed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the specification for the proposed lighting units, their location and proposed lux level plans. The approved scheme shall be fully implemented on site in accordance with the approved scheme and retained as such thereafter.'*

In order to provide the necessary information, a scheme detailing the lighting scheme at the site has been prepared, and attached to this submission ref: DS/PDF/PARC-NEWYDD. The information provided is deemed acceptable to enable the discharge of Condition 17.

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.