

Mr Matthew Fury
Planning Officer
Neath Port Talbot Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

16th February 2021

Dear Matthew,

Re: Non Material Amendment to Planning Condition 14 of Planning Application P2017/0827, Land off Neath Road, Tonna, Neath (Planning Portal Reference – PP - 09530175)

This application seeks to amend the wording of Condition 14 to regularise an oversight with the road safety audits not be submitted under this planning condition once agreed with the Highway Authority.

Condition 14 currently states:

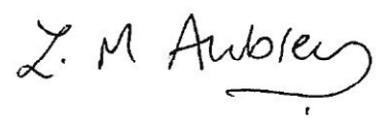
“Notwithstanding the submitted plans, prior to development commencing on site a scheme at a scale of 1:200 detailing a right turn lane designed in accordance with Design Manual for Roads and Bridges, including any drainage, street lighting, signing and lining and the required widening on the B4434 shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented on site prior to first beneficial occupation of any dwelling hereby approved and retained on site as such thereafter. All highway works relating to the construction of the right turn lane into the primary access of the site shall be subject to Stages 1 to 4 Road Safety Audit in accordance with HD19/03, and submitted for the written approval of the Local Planning Authority at each stage of the audit”.

And it is proposed to amend the wording to:

“14: Notwithstanding the submitted plans, prior to development commencing on site a scheme at a scale of 1:200 detailing a right turn lane designed in accordance with Design Manual for Roads and Bridges, including any drainage, street lighting, signing and lining and the required widening on the B4434 shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented on site prior to first beneficial occupation of any dwelling hereby approved and retained on site as such thereafter. All highway works relating to the construction of the right turn lane into the primary access of the site shall be subject to Stages 1 to 4 Road Safety Audit in accordance with HD19/03, and submitted for the written approval of the Local Planning Authority. ~~at each stage of the audit.”~~”

I trust the revised wording is acceptable and the NMA can be progressed swiftly. I can also confirm that an online payment has been made via the planning portal for £115 which constitutes the statutory planning application fee.

Yours sincerely,

A handwritten signature in black ink that reads "Z. M. Aubrey". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the word "Aubrey".

Zoe Aubrey

Senior Planning and Technical Manager