



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 Condition 14
PP Ref: PP-09505533

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 and entirely necessary to discharge condition 14 of the above planning permission.

This submission includes the following information:

- Application Forms;
- Site Location Plan (dwg. 3193 (00) 01 Rev C);
- Site Layout (dwg. TP-01 Rev B);
- Bin Store Details (dwg. BIN-01);
- External Works Layout showing treatment of patios and communal bin store (dwg. EW-01 Rev B); and
- Cycle Refuse Strategy (dwg. CRS-01).

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-09505533) and payment for the application fee has been paid electronically via the Portal.

Condition 14 - Recycling

Condition 14 of the approval states:

'Notwithstanding the submitted plans, prior to the first beneficial occupation of any residential unit full details of a Kerbside Refuse and Recycling Collection Scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme should include full details of bin

storage facilities for all flats, including appropriate screening measures and identify suitable locations for all residential units to put out bins on collection days that can be accessed from the public highway and which would not block pedestrian footpaths. The approved scheme shall be fully implemented on site prior to the occupation of each associated dwelling and shall be retained as such thereafter.

Reason: In the interest of the amenity of the future residents as well as highway and pedestrian safety.'

In order to provide the necessary information, Bin Store Details (dwg. BIN-01) are submitted in support of this application. Similarly, a Cycle Refuse Strategy (dwg. CRS-01) and an External Works Layout (dwg. TP-01 Rev B) also accompany the submission. These provide details of bin storage areas, examples of external bin storage, location of collection points, storage points and communal bin stores and treatment details of patios and communal bin stores which will consist of concrete tactile anti-slip paving slabs. This information fulfils the requirements outlined by Condition 14.

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.