



Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	273818
Northing (y)	195444

Description	Land at Parc Newydd Briton Ferry Neath
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2. Applicant Details

Title	Mr
First name	Geoff
Surname	Elcock
Company name	Morganstone Ltd
Address line 1	Morganstone House
Address line 2	Lys Aur, Llanelli Gate
Address line 3	Llanelli
Town/city	Swansea
Country	United Kingdom

2. Applicant Details

Postcode	SA14 8LQ
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Miss
First name	Katherine
Surname	Dowdall
Company name	Geraint John Planning Ltd
Address line 1	Office 16 (House 1, 2nd Floor)
Address line 2	The Maltings
Address line 3	East Tyndall Street
Town/city	Cardiff
Country	United Kingdom
Postcode	CF24 5EA
Primary number	02920105360
Secondary number	
Email	katherine@gjplanning.co.uk

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

P2018/0746

Date of decision (date must be pre-application submission)	29/03/2019
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Please state the condition number(s) to which this application relates

Condition number(s)

15

Has the development already started? ☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)	01/11/2019
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4. Description of the Proposal

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to

The applicant is seeking to only discharge the condition for plots 19-27. Once the verification report is ready for the remaining plots, the applicant will seek to discharge the remaining part of the condition for these at a later date.

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- Letter from Terra Firma (Document Reference: DE/14396/GARDEN VAL Plots 25-27);
- Letter from Terra Firma (Document Reference: DE/14396/GARDEN VAL Plots 19-24);
- Declaration of compliance to BS3883: 2015 from Neal Soil Suppliers;
- Analytical Test Report (95736).

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

8. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

9. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

10/05/2021