

09 June 2021

Our Ref: S21.156

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Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**LAND NORTH OF BEVIN AVENUE SANDFIELDS PORT TALBOT SA12 6JU**  
**DISCHARGE OF CONDITIONS 8 AND 9 OF PLANNING PERMISSION P2020/0992**  
**Planning Portal Reference PP-09757677**

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of Conditions 8 and 9 of planning permission P2020/0992.

The permission allowed for the Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

**Discharge of Condition Application**

**Condition 8 (Hard & Soft Landscaping Plan)**

*Notwithstanding the submitted plans, no development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:*

- a) A statement setting out the design objectives and how these will be delivered;*
- b) Details of delivery and timing and implementation;*
- c) earthworks showing existing and proposed finished levels or contours;*
- d) means of enclosure and retaining structures;*
- e) other vehicle and pedestrian access and circulation areas;*
- f) hard surfacing materials;*
- g) minor artefacts and structures (e.g. furniture, play equipment, signs, etc.), and*
- h) water features.*

*Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant). The landscaping works shall be carried out in accordance with the approved details in accordance with the agreed implementation program.*

*Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.*

**Condition 9 (Artificial Nesting Plan)**

*No development shall take place until a scheme to provide artificial nesting sites for birds and bat tube/bricks has been submitted to and approved in writing by the local planning authority. The scheme shall include detail and locations of bird nesting boxes and bat bricks to new build elements or at other appropriate locations around the site. All approved artificial nesting sites/ and bat*

*brick/tubes shall be implemented in accordance with the approved details prior to the first occupation of each building to which it relates.*

*Reason In the interest of Biodiversity and mitigation for the loss of habitat within the site and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.*

In accordance with the requirements of the above conditions, the following documents have been submitted for approval:

- Cover letter;
- Site Location Plan (Scale 1:1250);
- Hard and Soft Landscaping Plan (Scale 1:200); and,
- Ecological Survey and Assessment.

In addition to the above, payment of the statutory application fee of £115 will be made direct to the council.

It is considered the information comprehensively addresses the requirement of the condition and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance please do not hesitate to contact me.

Yours faithfully,

**Daniel Lemon**  
**Graduate Planner**