



Geraint John Planning

Geraint John
E: Geraint@gjplanning.co.uk
T : 02920 660244
M : 07531 324325

Office 16, House 1, 2nd Floor
The Maltings
East Tyndall Street
Cardiff
CF24 5EA

www.geraintjohnplanning.co.uk

PP-09951065

21st June 2021

Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

PP-09951065

THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE

Planning Application Reference: P2011/0486

'Residential development 10 detached dwellings and associated works'

The following application, submitted on behalf of Manning Construction Limited, sets out the justification in respect of Conditions 12, 20 and 26 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE, which has been submitted via the Planning Portal under reference PP-09951065 for the following proposal:

"Discharge of Conditions 12, 20 and 26 of planning consent P2011/0486."

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 12 (External Materials);
- Condition 20 (Revised Lighting Scheme); and
- Condition 26 (Boundary Treatments).

Condition 12: External Materials

Condition 12 of the approval states:

"Prior to their use as part of the development hereby permitted, a schedule and samples of the materials to be used in the construction of the external surfaces of the buildings and in the external surface of the driveways and/or forecourts, shall have been submitted to and approved

in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of visual amenity and highways and pedestrian safety."

Summary of Submission Information for Conditions 12

- Type A – General Arrangement (Drawing no A1-1 rev. A);
- Type A – Elevations (Drawing no A7-1 rev A);
- Type A Site & 3D (Drawing no A10-1 rev A);
- Type B – General Arrangement (Drawing no B1-1 rev A);
- Type B Elevations (Drawing no B7-1 rev A); and
- Type B Site & 3D (Drawing no B10 rev A).

As required, the above drawings prepared by 360AD Limited provide the details relating to external materials as set out in the wording of Condition 12. On this basis, we consider that the information provided is considered satisfactory to enable the discharge of Condition 12.

Condition 20: Revised Lighting Scheme

Condition 20 of the approval states:

"Notwithstanding Dwg 10:19/01 Rev B, prior to first occupation of any of the dwellings a revised street lighting scheme, which shall be in accordance with the attached specification, shall be submitted to and for the written approval of the Authority. The scheme shall be implemented as approved prior to occupation of any dwellings and retained and maintained as such thereafter.

Reason

In the interests of highways and pedestrian safety."

Summary of Submission Information for Conditions 20

- External Lighting (Drawing no 0002151843-E-R0-12012021 rev R0); and
- Thorn Lighting: Outdoor Lighting Report (Project no 0002151843).

As required, the above drawings and documents prepared by ILP Lighting and Thorn Lighting provide details relating to external lighting as set out in the wording of Condition 20. On this basis, we consider that the information provided is considered satisfactory to enable the discharge of Condition 20.

Condition 26: Boundary Treatments

Condition 26 of the approval states:

"Prior to the occupation of any of the dwellings hereby approved a scheme indicating the positions, height, design, materials and type of boundary treatment to be erected to all boundaries shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed, as approved, prior the first beneficial occupation of the dwelling and retained as such thereafter.

Reason

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan."

Summary of Submission Information for Conditions 26

- Type A Site & 3D (Drawing no A10-1 rev A);

- Type B Site & 3D (Drawing no B10-1 rev A);
- Full Site Location Plan (Drawing no S-01); and
- Indicative 3D Site Model (Drawing no S02).

It is considered that, the above drawings prepared by 360AD Limited provide the details relating to boundary treatments as set out in the wording of Condition 26. It is on this basis, we consider that the information provided is considered satisfactory to enable the discharge of Condition 26.

Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the conditions referenced, and as such, the Applicant respectfully contends that the application is acceptable, and the conditions ought to be discharged.

The relevant information / documentation has been uploaded via the Planning Portal (Ref PP-09951065) and we will pay the planning application fee of £115 by debit card via Neath Port Talbot's6 website.

We look forward to receiving confirmation that the application has been received and validated. Should you require further information, please do not hesitate to contact me.

Yours faithfully,



Geraint John
Director
Geraint John Planning Ltd.