

11 August 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 CONDITION 24 OF PLANNING PERMISSION P2020/0992
Planning Portal Reference PP-09758254

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of Condition 24 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 24 (Demolition and Construction Environment Management Plan)

Prior to the first beneficial use of the development a scheme shall have been submitted to and approved in writing detailing the provision of clothes drying areas to serve the existing and proposed units (which should consider the provision of both external drying areas as well as internal drying facilities). External drying areas shall be screened and suitably positioned as not to detract from the character of the proposed development. The scheme as agreed shall be fully implemented prior to the first beneficial use of the development and shall be retained for such use thereafter.

Reason: In the interest of residential and visual amenity and to ensure compliance with Policy BE1 of the 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);
- Clothes Drying Strategy.

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