

24 September 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 3 OF PLANNING PERMISSION P2020/0992

PLANNING PORTAL REFERENCE: PP-10242765

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of Condition 3 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 3 (Notices)

Before beginning any development at the site, you must do the following: -

a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and

b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

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);
- Formal Notice;
- Displayed Site Notice; and,
- Location Plan of Site Notice display.

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