

Geraint John Planning

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20th October 2021

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

Dear Sir / Madam,

THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE

APPLICATION TO FURTHER DISCHARGE CONDITION 26 TO PLANNING PERMISSION P2011/0486

The following application, submitted on behalf of Manning Construction Limited, is for the further discharge of condition 26 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE. The original discharge application was submitted under app. Ref: P2021/0664 in relation to conditions 12, 20 and 26. The application was registered on the 28th June 2021 and subsequently approved on the 4th August 2021.

Please see the Decision Notice for Planning Permission ref. P2011/0486 and Planning Permission ref. P2021/0664 appended to the letter.

The purpose of this application is to further discharge condition 26 to supplement the approved plans following amendments to the boundary treatments due to ongoing developments as construction advances at site.

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

- Condition 26 (Boundary Treatments).

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."

Approved Plans and Drawings

For reference, the approved documents in relation to condition 26 as approved under application ref P2021/0064 are as follows:

- Type A Site & 3D (Drawing no A10-1 rev A);
- Type B Site & 3D (Drawing no B10-1 rev A); and
- Indicative 3D Site Model (Drawing no S02).

The approved plans and drawings are proposed to supplement the already approved plans with regard to the existing wall along the western boundary of plot 10. This application seeks to further approve additional drawings in relation to the retaining wall.

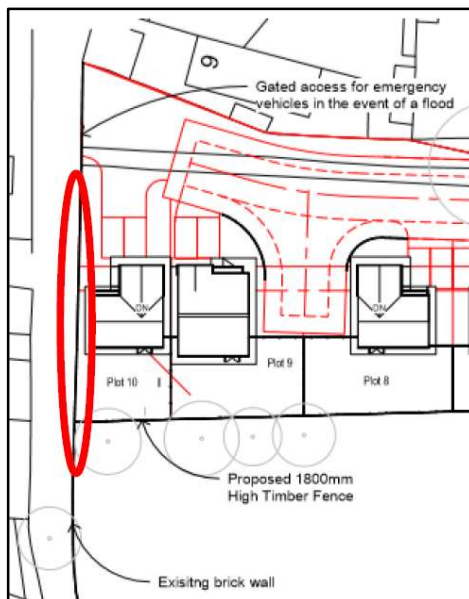
Proposed Plans and Drawings

The information submitted to support the revised proposal to further discharge condition 26 include:

- Site Boundary Treatment (Drawing no. S-05); and
- Structural Calculations for RC Retaining Wall (no. 13322 Rev 1).

Reason for the Further Discharge of Condition

Due to the state of disrepair of the existing boundary wall which was identified to be a health and safety hazard given its increasing instability, the rear boundary wall has been removed as it was deemed unsafe for construction workers on site. The location of the existing brick wall adjoining plot 10 is shown in the extract below for clarity:



Location of Existing concrete wall

Photographs of the existing wall are shown below:



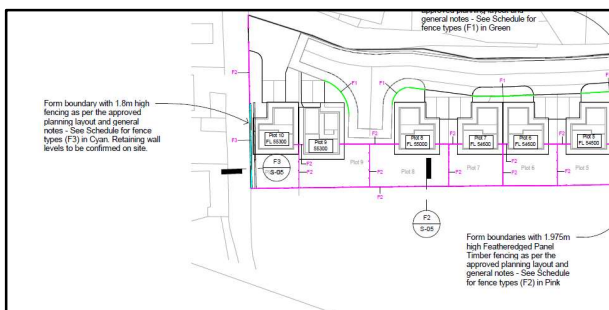
Existing Brick Wall

The above photos have been provided to portray the current condition of the wall on site:

- Firstly, there is extensive vegetation growth through the wall has caused lateral displacement; and
- Secondly, the wall has been subject to erosion and the formulation of cracks that has cause structural concerns creating uncertainty for the wall's longevity and safety.

In light of the above, the structure is therefore deemed unsafe and posed a health and safety threat.

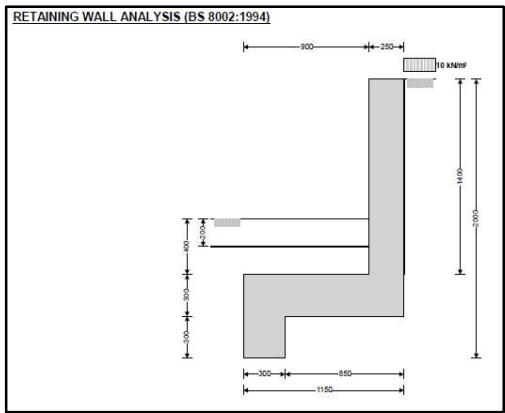
Proposed Boundary Treatment



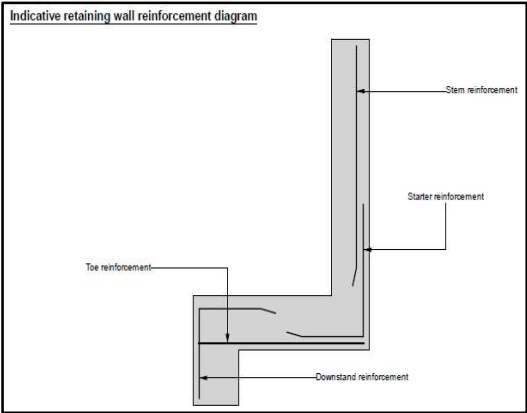
Site Boundary Treatment (Drawing no. S-05)

The Vale Consultancy have prepared the enclosed drawing as shown above which provides details of the proposed retaining wall. The wall will form a boundary with a 1.8m high fencing as per the approved planning layout.

An extract of the retaining wall analysis and indicative retaining wall reinforcement diagram is shown below:



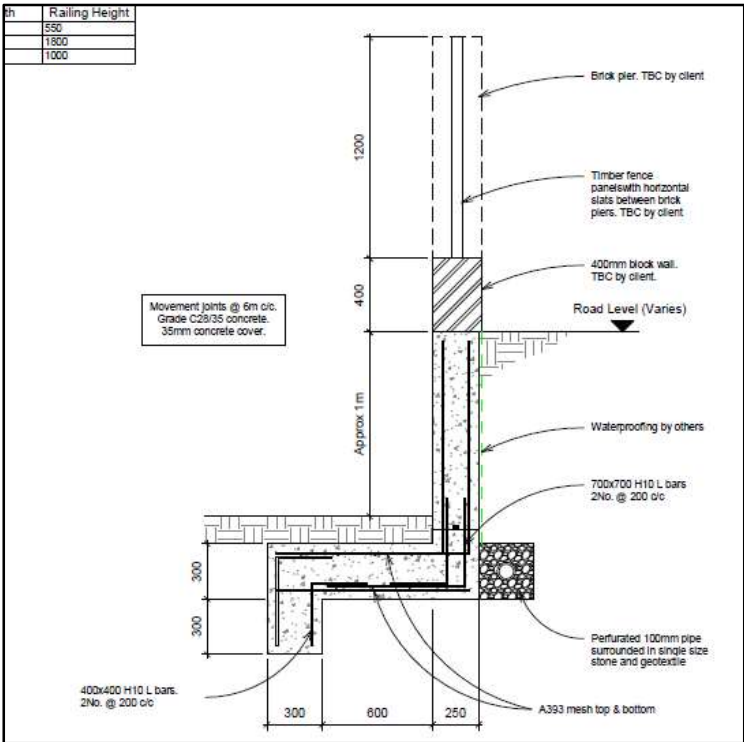
Retaining Wall Analysis



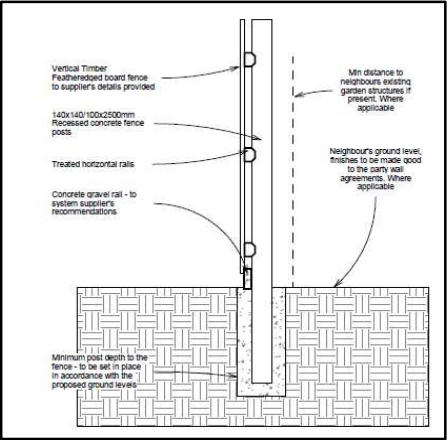
Indicative retaining wall reinforcement diagram

Proposed Retaining Wall Details

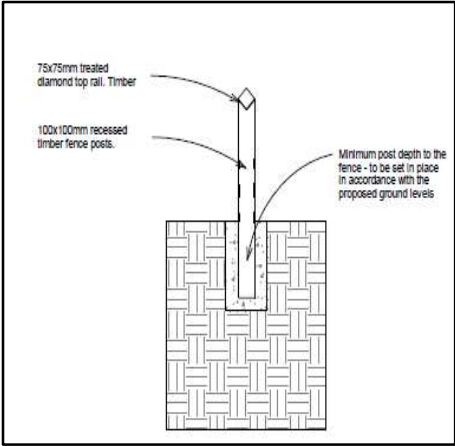
The proposed retaining boundary wall, fence detail and internal fence detail are shown below:



Boundary Retaining Wall Detail

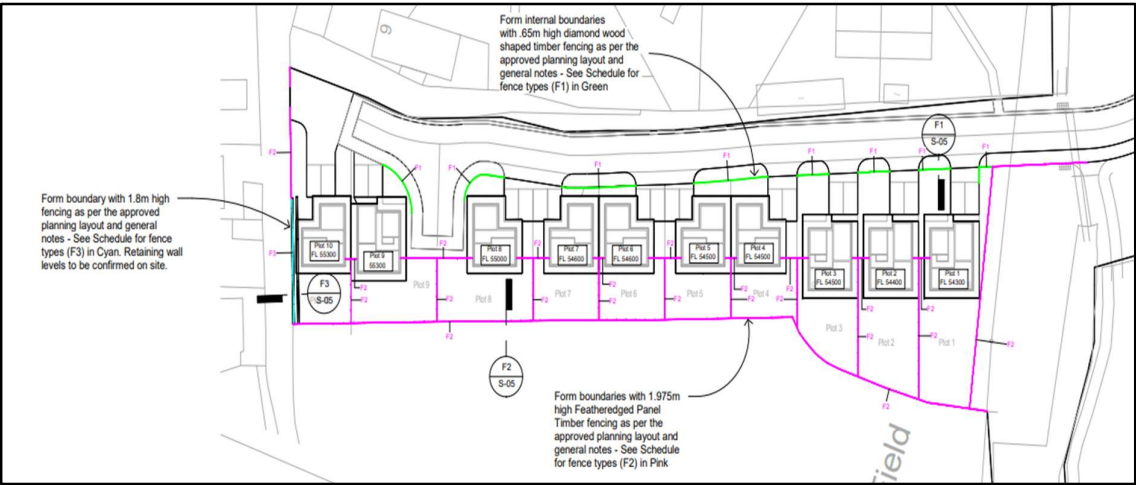


Boundary Fence Detail



Internal Fence Detail

Proposed Revised Plan (drawing ref S-05)



Updated plans showing the new proposed timber panelling (dwg. no. S-05).

Boundary Type	Key
F1 (650 Low Timber Fence)	—
F2 (Fencing – Vertical FeatherLap)	—
F3 (Fencing – Timber Fencing & Retaining Wall)	—

For illustration purposes only, the below picture provides an example illustration of the type of finished product proposed:



Block wall with piers and solid fence panel fixed between – picture above for illustration purposes only

The boundary treatment proposed to replace the deteriorating wall can be summarised as follows:

- Block retaining wall with piers and a 1.8m high; and
- Solid timber fence panelling fixed in between.

The retaining wall is necessary due to the current wall becoming more unsafe from long term weathering and erosion. The proposal incorporates a style that is more appropriate to its surroundings in terms of its scale, type and quality of materials used. For example, the timber fencing is of the same style timber as the north, east and south boundary of the approved plans (F1 and F2). The introduction of more timber would therefore be complementary to the surroundings and maintain the character of the area which is in line with design criteria set out in local policy.

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 (PP-10260283) and the planning application fee has been paid by debit card via Neath Port Talbot's 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.