



Persimmon

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PERSIMMON HOMES WEST WALES

Dragon House

Parc Y Ddraig

Penllergaer Business Park

Swansea

SA4 9HJ

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Steve Jenkins
Planning Department
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

Reference: PP-10485832

Date: 16.12.2021

Dear Steve,

RE: Non-material amendment application - Former Afan Lido Site, Aberavon Seafront

This non-material minor amendment application relates to the amendment to the wording of planning condition 8 of permission P2021/0226 at the Former Afan Lido Site, Aberavon Seafront. The fee of £115 has been paid.

This application relates to amending the wording of condition 8 in regards to the Off-Site Highways Works which are currently required to be approved Prior to the Commencement of Development. The details in regards to condition 8 have been submitted as a discharge of condition application and amendments are currently being undertaken to address comments raised by NPT Highways Department.

Persimmon Homes West Wales are looking to start on site works from January 2022 and therefore rely on the approval of or alteration to condition 8. We are therefore submitting a Non-Material Amendment Application to amend the wording from 'Prior to any work commencing on site' to 'Prior to the commencement of construction of the first dwelling'.

Suggested wording as below:

'Prior to the commencement of construction of the first dwelling a detailed scheme for the off-site highway works shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail: -

a Construction Phasing Programme



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- b Full drainage network details inclusive of the position of any existing gullies.
- c Relocation of existing gullies / upgrading where necessary of any existing pipework.
- d New footways / footway connections.
- e Tactile crossing points.
- f Radii junction details.
- g Highway markings (white lining TRO lining).
- h Traffic Regulation Order Scheme.
- i Relocation of any existing street furniture / signage to facilitate the development.
- j Relocation of the existing bus stop on the south side of Channel View.
- k Full Traffic Management Scheme.
- l Timetable for implementation

All works shall thereafter be undertaken in accordance with the approved details prior to the occupation of the final unit of the development, or in accordance with the approved timetable for implementation'.

If you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,

Kate Harrison
Planner

Persimmon Homes West Wales

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