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Date 14/03/2022
Our Ref: 20.8028

Ms. Helen Bowen
Planning Officer
Neath Port Talbot County Borough Council

Dear Ms Bowen

Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS RESERVED BY A CONDITION FOR CONSENT P2021/0428
LAND OFF MEADOW ROAD, EAGLESBUSH VALLEY, NEATH, SA11 2AF

On behalf of our clients, Jones Brothers (Henllan) Ltd and Tai Tarian, Boyer is pleased to submit this Application for Approval of Conditions attached to a Planning Permission.

The application relates to Consent No. P2021/0428, which was for the development of 52 affordable dwellings and associated access, landscaping and site infrastructure. The application was granted on 21 December 2021.

This submission seeks to provide the necessary information to discharge Conditions 11 and 12 of the permission.

Pre-commencement conditions

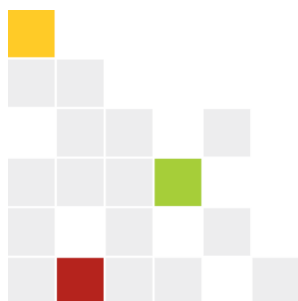
Condition 11 relates to the Traffic Management Scheme and is worded as follows:

“Prior to the commencement of development a Traffic Management Scheme in the form of a Traffic Regulation Order for Meadow Road and the site access road shall be submitted to and approved in writing by the Local Planning Authority. No dwellings hereby permitted shall be occupied until such time as the Traffic Regulation Order has been approved and implemented on site, and retained as such thereafter.”

Accordingly, a Proposed Traffic Regulation Order Plan (drawing ref: 2430/558 Rev A) which demonstrates the proposed scheme is provided in this submission. The scheme has been informed by discussions with the Highways Authority as part of the separate Section 278 process. We therefore trust this scheme is acceptable to discharge the pre-commencement condition.

Meanwhile the Traffic Regulation Order will be approved by the Highways Authority as part of the Section 278 application, to be implemented prior to occupation, as agreed.

Condition 12 relates to the off-site highways works and is worded as follows:



“Notwithstanding the submitted details and prior to any work commencing on site a 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:

-all construction details of the road widening/narrowing of Meadow Road-white lining diagrams,

-associated signage and advanced warning signage along Meadow Road,

-road narrowing amendments

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.”

The off-site highways scheme is detailed within the enclosed package of drawings, comprising: General Arrangement plan (ref: 2430/550 Rev D); Signage and Marking Schedule plan (ref: 2430/551 Rev D); Surfaces Finishes plan (ref: 2430/552 Rev D); Levels and Section plan (ref: 2430/553 Rev B); Highway Construction Details plan (ref: 2430/554); 2 no. Swept Path Assessment plans (refs: 2430/555-1 Rev A and 2430/555-2 Rev A).

Again, this scheme has been informed by discussions with the Highways Authority as part of the Section 278 process.

The planning application fee is £115 and has been paid online via the Planning Portal.

We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow Conditions 11 and 12 of the permission to be approved by the Local Authority.

We look forward to receiving notification that the application has been registered and we would be happy to assist the Authority in any way during the determination process.

Yours sincerely



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