

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Elias Road

Address Line 1

Bryncoch

Address Line 2

Neath

Town/city

Neath Port Talbot

Postcode

SA10 7TN

Description of site location (must be completed if postcode is not known)

Easting (x)

274497

Northing (y)

199692

Description

Land Adjacent to No10 Elias Road

Applicant Details

Name/Company

Title

Mr

First name

Steffan

Surname

Jenkins

Company Name

Address

Address line 1

Carreg Las

Address line 2

Cwmphil Road

Address line 3

Lower Cwmtwrch

Town/City

Swansea

Country

Postcode

SA92PX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Geraint

Surname

Phillips

Company Name

GP Architecture Studio

Address

Address line 1

Caerdaf

Address line 2

Spring Gardens

Address line 3

Town/City

Whitland

Country

United Kingdom

Postcode

SA34 0HR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Variation of Condition 3 and 4 to allow for a further 3 years to submit the reservied matters application of planning application P2017/0132 approved on 28th March 2017

Reference number

P2020/0189

Date of decision (date must be pre-application submission)

30/04/2020

Please provide a description of the reserved matters for which you are seeking consent

1 - Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

2 - Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved

3 - Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

4 - The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

7 - As part of the first reserved matters applications details of the floor level of the development including cross sections of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these agreed levels.

8 - As part of the reserve matters required by condition 1,samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

9 - As part of the first reserved matters application details of the proposed means of enclosure of the property boundaries shall be submitted to and agreed in writing with the Local Planning Authority. The agreed means of enclosure shall be erected on site prior to occupation of the associated dwelling, and retained as such thereafter.

10 - hard surface water & drainage strategy

11 - replacement parking

12 - Ecological Enhancement

13 - Vehicle Parking

14 - Surface water runoff

15 - Drainage separation

16 - Surface water runoff

Has the work already started?

☐ Yes

☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan
Block Plan (annotated)

Please list all drawing numbers submitted with this application for approval

057 - 01 Ex-Loc-Plan-a3
057 - 02 Existing Site Plan-a1
057 - 03 Existing Site Plan-SWOT Analysis-a1
057 - 04B Proposed Site Plan-a1
057 - 05C Proposed Drawings-a1
057 - 06C Proposed Renders-a1
057 - 07 Existing Site Sections-a1
057 - 08A Proposed Site Sections-a1

22-123 Drainage Strategy
22-123-01
22-123-02
22-123-100
22-123-201

If applicable, please state the reasons for any changes to the original drawings

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes

☒ No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Geraint Phillips

Date

21/06/2022