

Our Ref / Fy nghyf: 1084.a

Date / Dyddiad: 7th July 2022

Planning Department
Neath Port Talbot County Borough Council
VIA EMAIL ONLY

Dear Sir/Madam,

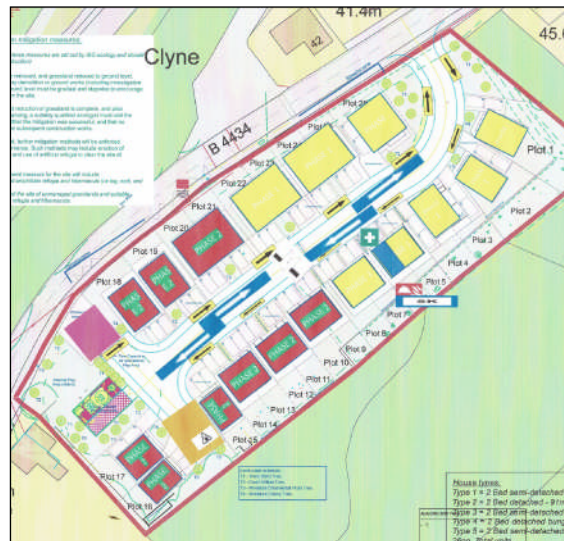
Re: Demolition of the existing school buildings and erection of 26 bungalows and houses, with associated new access road, car parking and engineering works (Planning Permission No. P2018/0301)

Further to the approval of the above development and subsequent approved Discharge of Condition and Non-Material Amendment applications, Evans Banks Planning Ltd has now been instructed to prepare a further Non-Material Amendment application relating to the provisions of Condition 17.

As it currently stands, Condition 17 reads as follows:

"Prior to the first beneficial use of any dwelling, full details of the design and layout of both the formal and informal play areas shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented on site prior to the first beneficial use of any dwelling and shall be retained as such thereafter and kept available for use by all members of the public in perpetuity."

The details of the proposed play areas have been submitted as a separate Discharge of Condition application to the Authority in tandem with the submission of this current NMA application. In addition, to date, approximately half of the approved units (shaded yellow on Plan A) are nearing completion and are ready for occupation.



Plan A

We understand that the scheme is to be delivered in two phases (as illustrated above), with units in Phase 1 being sold to release capital for Phase 2 and the completion of the development. With Phase 1 now nearing completion, the arrangements for on-site storage, welfare facilities etc. will need to be adjusted to those previously approved by the Authority and relocated to the positions indicated on Plan A.

As a result of the above, the practicalities and implications on health and safety grounds for the provision of the play areas at this point in time are extremely challenging and in essence impossible. In essence, were the play facilities to be provided prior to the occupation of dwellings in Phase 1, residents would have to traverse an active building site (Phase 2) to do so, which would conflict with health and safety requirements.

To address the above situation, this current NMA application seeks to vary the current wording of Condition 17 to still ensure the provision of on-site formal and informal play areas, but in a more practical manner in phasing terms. As a result, it is proposed that the wording of Condition 17 be amended as follows:

“Prior to the first beneficial use of any dwelling, full details of the design and layout of both the formal and informal play areas shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented on site prior to the first beneficial use of the dwellings on Plots 20 and 21 and shall be retained as such thereafter and kept available for use by all members of the public in perpetuity.”

The above therefore provides a balance between facilitating the progression of the development, as well as providing an assurance to the Authority that the play facilities will be provided prior to completion of the development.

We trust therefore that the above and attached are clear and in order. However, should you require any additional information or to meet on site to discuss the matter further, please do not hesitate to contact us.

Yours sincerely

Jason D Evans

Jason D Evans
Director