

15th September 2022
Our Ref: S21.156

Planning Department
Neath Port Talbot
Civic Centre,
Port Talbot
SA13 1PJ

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND NORTH OF BEVIN AVENUE SANDFIELDS PORT TALBOT SA12 6JU
DISCHARGE OF CONDITION 23 OF PLANNING PERMISSION P2020/0992
PLANNING PORTAL REFERENCE: PP-11544920

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of Condition 23 of planning permission P2020/0992. The permission has allowed for the refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works at land north of Bevin Avenue, Sandfields, Port Talbot, SA12 6JU.

Discharge of Condition Application

Condition 23 (Traffic Regulation Orders) states:

"No additional dwelling unit hereby approved shall be brought into beneficial use until such time as a scheme detailing the amendment of the existing orders on Bevin Avenue to facilitate the new vehicular access to the parking area adjacent to Coronation House has been submitted to and approved in writing by the Local Planning Authority, and such scheme has been implemented in full. The approved scheme shall thereafter be retained.

Reason: In the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan."

Following email/telephone correspondence between Asbri Transport and Joanna Weeks of Neath Port Talbot Highways, it was confirmed that the Authority's Traffic Management Department are content for the Traffic Regulation Orders that are currently in place surrounding the redevelopment of the flats between Bevin Avenue and Moorland Road, to be retained as existing with no amendments required. Notwithstanding this, the Traffic Management team have respectfully requested that the existing TRO is reinstated on completion of highway works, which has been shown on the S278 drawing that accompanies this application.

In accordance with the requirements of the above condition, the following documents have been submitted for approval:

- Cover Letter;
- Site Location Plan (Scale 1:1250);
- S278 Layout (ref: 19083_C-114 Rev-C); and,
- Email confirmation from Joanna Weeks (Neath Port Talbot CBC SAB & Highway Development Engineer).

It is considered the information comprehensively addresses the requirement of the condition and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance please do not hesitate to contact me.

Yours faithfully,

D Lemon

Daniel Lemon – Planner
Asbri Planning Ltd