

22nd September 2022
Our Ref: S21.156

Planning Department
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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND NORTH OF BEVIN AVENUE SANDFIELDS PORT TALBOT SA12 6JU
DISCHARGE OF CONDITIONS 13, 15, 16 AND 19 OF PLANNING PERMISSION P2020/0992
PLANNING PORTAL REFERENCE: PP-11545246

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of conditions 13, 15, 16 and 19 of planning permission P2020/0992.

The permission allowed for the Refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Discharge of Condition Application

Condition 13 (Footway/Cycle Route) states:

Prior to the first beneficial use of any new dwelling unit within blocks 5, 6 and 7 blocks, the combined footway/cycle route through the site linking Moorland Road and Bevin Avenue shown on 175-DHA-ZZ-00-DR-A-0002 Site Masterplan shall be constructed and lit in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority, with such route thereafter retained open and maintained and free for public use.

Reason: To promote Active Travel Routes and in the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan"

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- External Lighting and EV Charger Plan (ref: 3624-ES02).

Condition 15 (Electric Vehicle Charging Points) states:

"Prior to the first beneficial use of the development a scheme shall be submitted to and approved in writing detailing the feasibility and provision of Electric Vehicle Charging Points to serve the development. The scheme shall include a minimum of 5 spaces and shall also include details how future electric charging points can be delivered. The scheme as agreed shall be fully implemented prior to the first beneficial use of the development and shall be retained for such use thereafter.

Reason: In the interest of highway and pedestrian safety and to ensure compliance with Planning Policy Wales 10, and policies BE1 and TR1 of the Neath Port Talbot Local Development Plan"

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- External Lighting and EV Charger Plan (ref: 3624-ES02).

Condition 16 (Lighting Scheme) states:

"Prior to the installation of any permanent external lighting on the site, a detailed lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority detailing the location of all proposed lights, the specification, intensity of illumination, predicted lighting contours (lux plots), together with proposed hours of operation and any mitigation measures required (including measures to reduce as far as practicable light spillage onto the adjoining residential properties) . The approved lighting shall be implemented on site in accordance with the approved scheme only, and retained as such thereafter.

Reason: In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- External Lighting and EV Charger Plan (ref: 3624-ES02).

Condition 19 (Verification Report) states:

Prior to first beneficial use of the proposed development, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 7 shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Contamination Statement (prepared by Quad Consult).

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £115.

It is considered the information comprehensively addresses the requirement of the conditions 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,

Glenn Lee - Graduate Planner
Asbri Planning Ltd