

03rd October 2022
Our Ref: S21.156

Planning Department
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Dear Matthew,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND NORTH OF BEVIN AVENUE SANDFIELDS PORT TALBOT SA12 6JU
DISCHARGE OF CONDITION 17 OF PLANNING PERMISSION P2020/0992
PLANNING PORTAL REFERENCE: PP-11590208

Asbri Planning Ltd have been instructed by Tai Tarian to submit an application on their behalf seeking the discharge of Condition 18 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 17 (Refuse and Recycling Strategy) states:

"Prior to first beneficial use of the development, a scheme detailing a refuse and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme, as approved, shall be implemented prior to the first beneficial use of the development, and retained as such thereafter.

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan."

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

- Covering Letter;
- Site Location Plan (Scale 1:1250); and,
- Refuse Strategy Plan (ref: N297-A124).

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,



Daniel Lemon – Planner
Asbri Planning Ltd