

Date 10/10/2022
Our Ref: 20.8028

Third Floor, Park House
Greyfriars Road
Cardiff
CF10 3AF

T 029 2073 6747
F 029 2073 6631

Ms. Helen Bowen
Planning Officer
Neath Port Talbot County Borough Council

Dear Ms Bowen

**Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPROVAL OF DETAILS RESERVED BY A CONDITION FOR CONSENT P2021/0428
LAND OFF MEADOW ROAD, EAGLESBUSH VALLEY, NEATH, SA11 2AF**

On behalf of our clients, Jones Brothers (Henllan) Ltd and Tai Tarian, Boyer is pleased to submit this Application for Approval of Conditions attached to a Planning Permission.

The application relates to Consent No. P2021/0428, which was for the development of 52 affordable dwellings and associated access, landscaping and site infrastructure. The application was granted on 21 December 2021.

This submission seeks to provide the necessary information to discharge Condition 23 of the permission.

Pre-commencement conditions

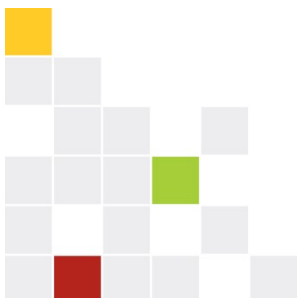
Condition 23 relates to the Electric Vehicle Charging Points and is worded as follows:

"Prior to the first beneficial use of the development a scheme shall be submitted to an approved in writing detailing the provision of Electric Vehicle Charging Points. 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."

Accordingly, a Proposed EV Charging Layout Plan (drawing ref: 2330-01(04)101) which demonstrates the proposed scheme is provided in this submission. We therefore trust this scheme is acceptable to discharge the pre-commencement condition.

The planning application fee is £115 and has been paid online via the Planning Portal.

We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow Condition 23 of the permission to be approved by the Local Authority.



We look forward to receiving notification that the application has been registered and we would be happy to assist the Authority in any way during the determination process.

Yours sincerely

A handwritten signature in black ink that reads "D. Halford". The script is cursive and fluid.

Danielle Halford

Graduate Planner

Tel: 07514733135

Email: daniellehalford@boyerplanning.co.uk

Boyer