



Geraint John Planning

Geraint John
E: Geraint@gjplanning.co.uk
T : 02920 105365
Office 16 (House 1, 2nd Floor)
The Maltings
East Tyndall Street
Cardiff
CF24 5EA
www.geraintjohnplanning.co.uk

PP-11593845

4th January 2023

Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

PP-11593845

DISCHARGE OF CONDITIONS APPLICATION - THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE

Planning Application Reference: P2011/0486 'Residential development 10 detached dwellings and associated works'

The following application, submitted on behalf of Manning Construction Limited, sets out the justification in respect of Condition 23 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE, which has been submitted via the Planning Portal under reference PP-11593845 for the following proposal:

"Discharge of Condition 23 of planning consent P2011/0486."

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 23 (Open Space and Footpaths Management Scheme);

Condition 23: Open Space and Footpaths Management Scheme

Condition 23 of the approval states:

"Prior to first beneficial occupation of any dwelling hereby approved, an Open Space and Footpaths Management Scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A plan identifying all parts of the site which will be subject to ongoing management under the scheme;*

- ii. *A timetable for its implementation, and*
- iii. *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body, or any other arrangements to ensure all identified areas of open space and footpaths are managed throughout its lifetime."*

Reason

In the interest of visual and residential amenity

Summary of Submission Information

The Open Space and Footpaths Management Scheme provided by Gerald Davies Limited can be broken down into 3 key sections (ongoing management, timetable, and maintenance). The key points relating to each section are provided below:

I. Parts of the site subject to ongoing management:

- Trees
- Shrubs
- Wildflower Grassed Areas
- Planting beds
- Mulch
- Edges of paths and bed edges
- Grassed areas and grass

II. Timetable:

- Wildflower Grassed Areas shall be cut once per year in the autumn period;
- All planting beds are to be hand-weeded and spot weeding at monthly intervals during the growing season;
- All growth around obstructions in grassed areas and grass overhanging edges of lampposts, bollards, fence lines and the like shall be cut on each occasion that the grass is cut;
- All grass cuttings shall be collected and disposed of at the Contractor's tip on the same day mowing is undertaken;
- Half mooning of the edges of paths to be carried out once a year
- Rake over the mulch each autumn;
- Allow for pruning twice a year

III. Maintenance:

- Ensure all shrubs remain firmly bedded in the ground after strong winds, frost and other disturbances.
- All planting beds are to be hand-weeded.
- Whole grass areas shall be cut evenly and cleanly and completed without delay.
- All arisings from grass cutting scattered over roads, paths and planting beds should be swept up.
- All growth around obstructions in grassed areas and grass overhanging edges of lampposts, bollards, fence lines and the like shall be cut on each occasion.
- Grass that abuts horizontal hard surfaces, these grass edges shall be trimmed back to the edge of the hard surface.
- Each autumn rake over the mulch to provide a neat and tidy appearance.
- Care shall be taken to ensure that the bed edges against grass areas are well defined unless otherwise.
- All pruning is to be carried out in accordance with the correct horticultural practice for the type of shrub.

- Ensure that all trees remain firmly bedded in the ground, with any 'collars' that form at the base of the trees being broken up and then backfilled with topsoil.

The key maintenance points extracted from the scheme (shown above) such as, "whole grass areas shall be cut evenly and cleanly", and "grass that abuts horizontal hard surfaces, the grass edges shall be trimmed back to the edge of the hard surface", highlights how open spaces and footpaths will remain managed, clear, clean and obvious to identify.

Sticking to the key points in the timetable provided by the scheme for each part of the site being managed will ensure that this maintenance is kept up to date, ensuring that open spaces and footpaths will remain managed, clear, clean and obvious to identify.

This will therefore result in no issues being regarding visual and residential amenity.

Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the condition referenced, and as such, the Applicant respectfully contends that the application is acceptable, and the condition ought to be discharged.

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-11593845) and we will pay the planning application fee of £115 by debit card via Neath Port Talbot's website.

We look forward to receiving confirmation that the application has been received and validated. Should you require further information, please do not hesitate to contact me.

Yours faithfully,



Geraint John
Director
Geraint John Planning Ltd.