

Date 19/01/23
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 4 of the permission.

Pre-commencement conditions

Condition 4 relates to implementation of a programme of archaeological work and is worded as follows:

“No development shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of archaeological work in accordance with that outlined in Land at Eaglesbush Valley, Neath, Neath Port Talbot - Written Scheme of Investigation (Cardiff Archaeological Consultants Report Wintertree Software Inc. 2021-02 dated February 2021)”

Accordingly, an Archaeological Watching Brief at Land at Eaglesbush Valley ('Part 1 Neath-EV-Report-Full-V01' and 'Part 2 Neath-EV-Report-Full-V01') prepared by Cardiff Archaeological Consultants is provided in this submission. We therefore trust this watching brief 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 4 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