

Date: 05th May 2023
Our Ref: S21.270

Planning Department
Neath Port Talbot
Civic Centre,
Port Talbot
SA13 1PJ

Suite D, 1st Floor
220 High Street
Swansea, SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TY MAWR, YNISDERW ROAD, PONTARDAWE, SWANSEA, SA8 4EG
DISCHARGE OF CONDITION 9 OF PLANNING PERMISSION P2022/0515
PLANNING PORTAL REFERENCE: PP-12141475

Asbri Planning Ltd have been instructed by Pobl Group to submit an application on their behalf seeking the discharge of conditions 9 of planning permission P2022/0515. The permission allowed for the construction of a two-storey side extension and convert existing building to provide 12 no. self-contained flats including the addition of solar panels on rear elevation, new access and parking arrangements.

Discharge of Condition Application

Condition 9 (Hard and Soft Landscape Proposals) states:

"No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) statement setting out the design objectives and how these will be delivered;*
- b) earthworks showing existing and proposed finished levels or contours;*
- c) means of enclosure and retaining structures;*
- d) other vehicle and pedestrian access and circulation areas;*
- e) hard surfacing materials;*
- f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and*
- g) water features.*

Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant).

The landscaping scheme shall include a new hedgerow along the Ynisderw Road as part of the proposed blocking up of the existing access into the site as well as replacement trees to mitigate the loss of those trees indicated to be removed on the plans hereby approved.

The landscaping works shall be carried out in accordance with the approved details during the first planting and seeding season following occupation of the building or completion of the development, whichever is the sooner, and any planting which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 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:

- Covering Letter;

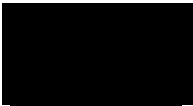
- Site Location Plan (Scale 1:1250);
- Landscape, Biodiversity & Amenity Strategy (ref: 587.01 Rev A).

In addition to the above, the planning application fee of £115 has been paid direct to the Council by the applicant.

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,



Iwan Rowlands – Graduate Planner
Asbri Planning