

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG

Tel **Ffôn** 01639 686868**Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG**Fax **Ffacs** 01639 686101

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Afan Forest Cottage

Address Line 1

Tai'r Ynys Fawr

Address Line 2

Town/city

Pontrhydyfen

Postcode

SA12 9RU

Description of site location (must be completed if postcode is not known)

Easting (x)

280192

Northing (y)

194198

Description

Applicant Details

Name/Company

Title

Mr

First name

Billy

Surname

Doyle

Company Name

Address

Address line 1

Afan Forest Cottage Tai'r Ynys Fawr

Address line 2

Address line 3

Neath Port Talbot

Town/City

Pontrhydyfen

Country

Postcode

SA12 9RU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Matt

Surname

John

Company Name

Atrium Planning Consultants

Address

Address line 1

12 Clarendon Road

Address line 2

Sketty

Address line 3

Town/City

Country

Postcode

SA20SR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Retention of parcel of land as garden curtilage in association with the property known as Afan Forest Cottage

Reference number

P2023/0129

Appeal Ref: CAS-02758-r4t0w3

Date of decision (date must be pre-application submission)

22/08/2023

Please state the condition number(s) to which this application relates

Condition number(s)

I have considered the Council's suggested conditions in light of the advice in Circular 16/14 'The Use of Planning Conditions for Development Management'. A condition requiring biodiversity enhancement is necessary to comply with Future Wales Policy 9; however, to accord with the test of enforceability I have amended that suggested by the Council.

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

I have considered the Council's suggested conditions in light of the advice in Circular 16/14 'The Use of Planning Conditions for Development Management'. A condition requiring biodiversity enhancement is necessary to comply with Future Wales Policy 9; however, to accord with the test of enforceability I have amended that suggested by the Council.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt John

Date

29/08/2023