



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Date Dyddiad	10th October 2023
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Contact Cyswllt	Matthew Griffiths
Your ref Eich cyf	
Our ref Ein cyf	P2023/0660

Mr Matt John
Atrium Planning Consultants
12 Clarendon Road
Sketty
Swansea
SA2 0SR

Dear Sir/Madam

Town and Country Planning Act 1990

PROPOSAL: Discharge of condition 1 (biodiversity enhancement) of planning permission reference P2023/0129 for the retention of a parcel of land as garden curtilage in association with the property known as Afan Forest Cottage.

LOCATION Afan Forest Cottage Tai'r Ynys Fawr Pontrhydyfen Port Talbot Neath Port Talbot

APPLICANTS Mr Billy Doyle

NAME/ADDR: Afan Forest Cottage Tai'r Ynys Fawr Pontrhydyfen Port Talbot Neath Port Talbot

I write further to the above discharge of condition application that was imposed as condition 1 on appeal decision reference CAS-02758-R4T0W3.

This condition states the following:

*“1) The use of land as garden curtilage hereby permitted shall cease within 3 months if any one of the requirements set out in (i) to (iv) below are not achieved:
i. within 3 months of the date of this decision, a scheme for biodiversity shall be submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation;*

Amgylchedd ac Adfywio

Ceri Morris Pennaeth Cynllunio a Gwarchod y Cyhoedd

Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Ffôn 01639 686868

Environment and Regeneration

Ceri Morris Head of Planning and Public Protection

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

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Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

- ii. *if within 6 months of the date of the submission to the Local Planning Authority (LPA) under (i) the submitted scheme for biodiversity enhancement is refused or the LPA fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;*
- iii. *if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers; and*
- iv. *the approved scheme shall have been carried out and completed in accordance with the approved timetable.*

Reason:

In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.”

To discharge this condition the authority received a plan entitled DRAWING NUMBER 2380 - AL(PB) 01 on the 21 September 2023 and email of the 10 October confirming that the enhancement will be implemented within three months. This was reviewed by the Authority’s planning ecologist who advised that the information contained within is acceptable.

In light of this advice please consider this letter as the written approval of the Local Planning Authority as required by condition 1.

Should you require any further assistance please contact Matthew Griffiths on the case officer number above.

Yours faithfully

Ceri Morris

HEAD OF PLANNING & PUBLIC PROTECTION

If you require this information in larger print, or in an alternative format, please contact the above named officer.