

Date: 5th December 2023

Our Ref: FG/S23.197

Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Dear Sir or Madam,

Tel: 01792 480535

Town and Country Planning Permission Act 1990 (as amended)
Discharge of Conditions 2, 3 and 4 relating to planning permission P2020/0214
Land adjacent to Bryncoed Farm, Starvin Hill, Crynant, SA10 8PP
Planning Portal Reference: PP-12654948

Asbri Planning Ltd is appointed as planning agent to Mr E. Davies and Mrs A. Davies in respect of the above discharge of conditions 2, 3 and 4 application. This application seeks approval of details reserved by condition relating to planning permission P2020/0214.

Condition 2 states as follows:

"Notwithstanding the submitted information, unless a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority within six months of the date of this planning permission, the use of the site shall cease until such time as it has been. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development and provide details of any hard surfacing. All planting, seeding or turfing and surfacing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following its approval or the completion of the development, whichever is the sooner; and any trees or plants 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 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."

Condition 3 notes that:

"Within six months of the date of this planning permission, a scheme shall be submitted to and agreed in writing by the local planning authority detailing how vehicular access to the area of track shaded brown (drawing PLA1 attached to this decision notice) will be prevented. The scheme shall be implemented as agreed within 3 months of the date of the approval of details by the Local Planning Authority and retained as such thereafter.

Reason: In the interest of highway and pedestrian safety and residential amenity as this section of access is not suitable for use by vehicles having regard for its design and layout as well as its location adjacent to existing residential properties and to ensure the development complies with Policy TR2 and BE1 of the Neath Port Talbot Local Development Plan."

Finally, Condition 4 states:

"Unless a scheme of Ecological Enhancement Measures and an Implementation Timetable has been submitted to and approved in writing by the Local Planning Authority within six months of the date of this planning permission, the use of the access shall cease until such time as it has been. The

Ecological Enhancement Measures shall be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide Ecological Enhancement Measures on site in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan."

The application has been submitted via Planning Portal and the submission documents are listed below. The following details are submitted:

Document name	Provided by
Application Form	Asbri Planning
Cover Letter	Asbri Planning
Site Location Plan	Dimension Drawing
Condition 3	
Track Realignment and Improvement Condition	Dimension Drawing
Conditions 2 and 4	
Landscaping and Ecological Enhancement Plan	Catherine Etchell Associates

The application fee of £115.00 will be paid online.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours Sincerely,



Ffion Goodland
Graduate Planner