

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2022/1021

Date: 22/12/2023

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: Plot 4 land North of Maes Ty Canol, Baglan, SA12 8US

Erection of a dwelling (Plot 4) with associated landscaping, drainage and access.

Section 73 Application to vary and agree conditions 3,4,5,6,7, and agree 9 and 16,
of planning permission P2022/1021

Dear Sir,

Please find attached a planning application in respect of the above proposal. The submitted information is as follows.

Prior to agreeing conditions three, four, five, six and seven the applicant commenced work on the highway. In order to address the technical breach this application seeks consent to vary the afore mentioned conditions to read as follows.

Existing wording - "No development shall"

Proposed wording – No **further** development shall

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1. Application Forms

2. Plans and documents as follows

Condition	Plans and Documents	Author
Condition 3 Coal Mining Risk	Q1195/IR Dec 2023	Quantum Goetech
Condition 4 Mine Gas	Q1195/IR Dec 2023	Quantum Goetech
Condition 5 CEMP	CEMP 17.08.2023	RB Planning
Condition 6 Landscaping	Plan 2302-ARB-Z1-XX-DR-L-10001-S1-P01 Landscaping Specification	The Arb Team
Condition 7 Broadband Provision	See detail Below	RB Planning
Condition 9 Mine Gas Remediation	Q1195/IR Dec 2023 Plans and specification(<i>by email</i>)	Quantum Goetech Vale Consult
Condition 16 Materials	See details below- samples to be provided	RB Planning

Condition 7 Broadband Provision

Openreach have confirmed that one gigabyte of broadband provision is not available within the area and is not likely to be available until at least 2025. Notwithstanding this condition seven requires that provision is made within the site to facilitate a future one gigabyte connection.

In order to comply with condition 7, the developer will provide a 75mm diameter plastic ducting beneath the pedestrian footway. This will contain a single mode Fibre optic cable type OS2, designed for outdoor use, with an ability to provide a maximum speed of 100 gigabytes. In the dwellings is single mode Fibre optic cable type OS1 designed for indoor use, with an ability to provide a maximum speed of 10 gigabytes.

Condition 16 Materials

Roof	Natural slate or good quality composite such as Redland Cambrian or equivalent
Walls	Feature stone walling - Blue Pennant Face brickwork - colour buff, stock or handmade rustic colour multi, stock or handmade rustic finish White render
Windows/Doors	Windows and doors in PVC / aluminium, composite - colour grey
Fascia/Soffit	White UPVC
Rainwater goods	Black UPVC

Yours faithfully,

Robert Bowen.