

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
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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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Markey

Company Name

Bluefield Land Ltd

Address

Address line 1

Ty To Maen Farm

Address line 2

Newton Road

Address line 3

Rumney

Town/City

Cardiff

Country

Postcode

CF3 2EJ

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

Damian Barry

Surname

RPS Consulting Services

Company Name

RPS Consulting Services

Address

Address line 1

2 Callaghan Square

Address line 2

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 5AZ

Contact Details

Primary number

Secondary number

Email address

Description of the Proposal

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

Construction of 15 no. light industrial/commercial units (Use Class B1,B2, B8) with associated parking, servicing, hard and soft landscaping and drainage works

Reference number

P2023/0265

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)

6, 7, 9 and 20.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Partial discharge of 6 in respect of being able to undertake site clearance to inform a detailed scheme and method statement for the treatment and disposal of soils affected by any invasive non-native plant species. The current overgrown nature of the site means that clearance is required to gain the most up to date context of extent of the site affected, without any ambiguity.

Discharge of Conditions

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

For the part discharge of condition 6: Invasive Non-Native Method Statement - preliminary submission to enable site clearance.

For the discharge of conditions 7, 9 and 20: 'Soft Landscape Proposals' plan, 'Landscape Management Plan' document and 'Site Features' plan.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

That in order to part discharge condition 6 to enable the site clearance to the point of being able to inform a Knotweed Management Strategy with certainty, that conditions 7 and 9 which do not allow for site clearance prior to discharge, accordingly need to be submitted for discharge.

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

Date

22/01/2024