

Date: 24th January 2024
Our Ref: S23.214

Planning Department
Neath Port Talbot
Civic Centre,
Port Talbot
SA13 1PJ

Suite D, 1st Floor
220 High Street
Swansea, SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TY MAWR, YNISDERW ROAD, PONTARDAWE, SWANSEA, SA8 4EG
DISCHARGE OF CONDITION 10 (VEHICULAR ACCESS) OF PLANNING PERMISSION P2022/0515
PLANNING PORTAL REFERENCE: PP-12755109

Asbri Planning Ltd have been instructed by TAD Builders on behalf of Pobl Group to submit an application on their behalf seeking the discharge of condition 10 of planning permission P2022/0515. The permission allowed for the construction of a two-storey side extension and convert existing building to provide 12 no. self-contained flats (mix of 1 and 2 beds) including addition of solar panels on rear elevation, new access and parking arrangements.

Discharge of Condition Application

Condition 10 (Vehicular Access) states:

"Notwithstanding any other details that may be shown on the plans hereby approved, the existing vehicular access off Ynisderw Road shall be blocked up and the new vehicular access off Llys Glanrafon widened (to provide a 4.5m carriageway width and visibility splays of 2.4m by 43m each side) in accordance with details to be first submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The blocking up of the existing access and completion of the new access shall be carried out in accordance with the approved details prior to the beneficial occupation of the building and thereafter shall be retained as such.

Reason: In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan."

In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Construction Layout (ref: C2143-C-003);
- Engineering Layout (ref: C2143-C-001);

The proposed access off Llys Glanrafon is 4.5m in width and has achieved visibility splays of 2.4m x 25m visibility splay on each side. It is noted that the visibility splays are shorter than required standard stated in the condition. However, it is noted that the speed limit for Llys Glanrafon has reduced to 20mph followed by the national enforced speed limit change in September 2023. The visibility splays for the proposed access are therefore considered appropriate for a 20mph road and is unlikely to raise significant concerns on highway safety going forward.

In addition to the above, the planning application fee of £115 has been paid direct to the Council by the applicant.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Glenn Lee', with a stylized flourish at the end.

Glenn Lee - Graduate Planner
Asbri Planning Ltd