

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2022/0146

Date: 26/02/2024

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

RE: Min yr Afon Nursing Home, London Row, Cwmavon.

NMA application to vary condition 12 of planning permission P2022/0146

Dear Sir,

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

1. Application Forms
2. Fee – Previously paid
3. Location Plan

NMA Application Condition 12

Condition 12 states

*Prior to the first beneficial use of the development, as recommended in the Bat Survey Report (I&G Ecological Consulting, Jan 2023), plans showing the final locations of the 2 Harlech Woodstone (or similar) bat boxes and 1 improved Maternity (or similar) bat boxes to be affixed to **mature trees** within the curtilage of the property (along southern boundary) and the 2 **intra -soffit bat boxes** to be installed on each elevation of the property (8 in total) shall be submitted to and approved in writing by the Local Planning Authority.*

At the date of submitting the application there were no mature trees on the site and the lack of soffit on the building prevents the installation of intra-soffit bat boxes.

The proposed condition, set out below, will provide the equivalent number of boxes but different types and in alternative locations as shown on plan A1-A102 Rev E which will be submitted under a further application to agree condition 12.

Proposed condition

Prior to the first beneficial use of the development plans showing the final locations of the 2 Harlech Woodstone (or similar) bat boxes and 1 improved Maternity (or similar) bat boxes to be affixed within the curtilage of the property and to 2 Harlech Woodstone (or similar) bat boxes be installed on each elevation of the property (8 in total) shall be submitted to and approved in writing by the Local Planning Authority.

Yours faithfully,