

Planning Department
Neath Port Talbot County Borough Council
Civic Centre,
Port Talbot
SA13 1PJ

REF: PP-12838495

04 March 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER (WALES) 2012

FORMER DYFFRYN LOWER SCHOOL, TALCENNAU ROAD, PORT TALBOT, SA13 1EP

DISCHARGE OF CONDITION 6

I write on behalf of Linc Cymru, to submit an application for the approval of details reserved by conditions, following the approval of the full planning application on 4 December 2023 (Reference: PN2022/1063) and the non-material amendment on 23 February 2024 (Reference: P2024/0050). The development is for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school.

The information submitted to allow for validation is:

1. The 1APP application forms
2. Planning application fee of £115 made to Neath Port Talbot County Borough Council
3. Written scheme of investigations, prepared by Archaeology Wales

For ease, I set out the wording of the condition and the information submitted to discharge.

Condition 6:

No works to which this permission relates shall commence until an appropriate programme of historic building recording (Level 2) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason:

As the building is of architectural and cultural significance the specified records are required to mitigate impact and in accordance with policy SP21 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. Written scheme of investigation

The submitted report details the methodology for a programme of building recording (Level 2) and it has been reviewed and approved by Glamorgan-Gwent Archaeological Trust. The building recording is being carried out at the time of this application's submission and will follow.

We consider the submitted information to be acceptable and request that condition 6 are discharged.

Yours faithfully,

Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning