

11th March 2024
Our Ref: S24.118

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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT HEOL CRWYS, CWMAFAN, PORT TALBOT SA12 9NT
DISCHARGE OF CONDITIONS 7 (DEMOLITION AND CONSTRUCTION) AND 8 (BROADBAND INFRASTRUCTURE) OF PLANNING PERMISSION P2023/0369
PLANNING PORTAL REFERENCE: PP-12870120

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the discharge of conditions 7 & 8 of planning permission P2023/0369. The permission allowed for the demolition of existing structures and construction of 43 no. residential dwellings with associated infrastructure works.

Discharge of Condition Application

Condition 7 (Demolition and Construction) states:

No development shall take place, including any works of demolition until a Demolition and Construction Method Statement inclusive of construction period site layout plan to accommodate the following requirements, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement and plan shall be adhered to throughout the construction period. The Statement shall provide for:

- i. *the parking of vehicles of site operatives and visitors*
- ii. *loading and unloading of plant and materials*
- iii. *storage of plant and materials used in constructing the development*
- iv. *the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- v. *wheel washing facilities*
- vi. *measures to control the emission of dust, noise and dirt during construction*
- vii. *a scheme for recycling/disposing of waste resulting from demolition and construction works.*
- viii. *outline the phasing of the demolition, including the removal of any existing concrete foundations.*

Reason: To protect the residential amenity and in the interest of highway safety and to ensure the development complies with Policies BE1 and 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:

- Demolition and Construction Method Statement prepared by CJ Construction Wales Ltd

Condition 8 (Broadband Infrastructure) states:

No construction shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

It is confirmed that BT will deploy Fibre to the Premises (FTTP) into the proposed development and Openreach can provide FTTP to the proposed development, free of charge. In order to satisfy the requirements of the above condition, the following information has been submitted for consideration:

- Supplementary Letter from Tai Tarian
- Supplementary Letter from Openreach
- Openreach Fibre Network prepared by Openreach

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £115.

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,

Glenn Lee - Graduate Planner
Asbri Planning Ltd