



2nd April 2024
Our ref: RJ/24.120

Planning Division
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
RESIDENTIAL DEVELOPMENT OF UP TO SIX DWELLINGS AND ASSOCIATED WORKS
LAND AT HARVEY CRESCENT, ABERAVON, PORT TALBOT, SA12 6DF
PLANNING REFERENCE P2023/0233

In respect of the above approved development, and in specific reference to the discharge of planning conditions, you will find submitted alongside this letter on Planning Portal a series of drawings and documents submitted in order to discharge condition 3 (Drainage scheme), 4 (Construction method statement) and 7 (Construction details).

For ease of understanding and organisation of the submitted information, this letter sets out all of the information submitted in order to ensure that the information for consideration is clear, which is listed as follows:

DRAWING / DOCUMENT TITLE	REFERENCE	PREPARED BY	SUBMITTED IN SUPPORT OF
Maintenance Plan	2336-February 2024	PHG Consulting	Condition 3
Engineering Layout	2336-100-E	PHG Consulting	Condition 3
Section 104 Construction Details	2336-101-A	PHG Consulting	Condition 3
SAB Construction Details	2336-105-A	PHG Consulting	Condition 3
Adoptable Permeable Paving Details	2336-110-B	PHG Consulting	Condition 3

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Section 104 Agreement	2336-S104-1-D	PHG Consulting	Condition 3
Hydraulic Calculations	2336-18/05/2023	PHG Consulting	Condition 3
Construction Method Statement	-	CJ Construction (Wales) Ltd	Condition 4
Site Arrangement Traffic Management Plan	-	CJ Construction (Wales) Ltd	Condition 4
1.2m Cavity Fill Retaining Wall	2336-25.03.24	PHG Consulting	Condition 7
Masonry Retaining Walls	2336-015	PHG Consulting	Condition 7
Standard Retaining Wall Calculations	2336-Mar 24	PHG Consulting	Condition 7

Regarding condition 7, specifically highway retaining walls, there are no highway retaining walls on this scheme. Under the provision of the Highways Act, 1980, the approval of the Highway Authority must be obtained for the construction of any highway retaining wall, any part of which is higher than 1.37m (4 ft 6 ins) and closer than 3.66m (4 yards) to the existing or proposed highway boundary. Retaining walls on this scheme are a maximum of 1.2m and do not retain the highway.

Aside from the submitted information, the applicable application fee of £115 will be paid separately by the client.

I trust the above and the enclosed are clear and enable you to register and process the application. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Rhys Gwilym Jones

Senior Planner

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