

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

UKPI Group LTD

Company Name

UKPI Group LTD

Address

Address line 1

Ivy Court

Address line 2

Stonehall Common

Address line 3

Kempsey

Town/City

Worcester

Country

Worcestershire

Postcode

WR5 3QQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Amy

Surname

Cawley

Company Name

Hickman & Smith Architects

Address

Address line 1

LCB Depot

Address line 2

31 Rutland Street

Address line 3

Town/City

Leicester

Country

Postcode

LE1 1RE

Contact Details

Primary number

Secondary number

Email address

amy@hickmanandsmith.co.uk

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Construction of 6 Dwellings and Associated Works

Reference number

P2023/0646

Date of decision (date must be pre-application submission)

14/03/2024

Please provide a description of the reserved matters for which you are seeking consent

Approval of the following reserved matter by condition number:

Conditions 1 - plans and particulars of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping of the site

Condition 4 - Landscaping details

Condition 5- finished floor, ground and ridge levels of the development

Condition 6: Site investigations

Condition 8: Lighting Scheme

Condition 9: Sample Materials

Condition 10: Retaining Wall Details

Condition 12: Ground Works and contamination

Condition 14: Boundary Enclosure

Condition 15: Remediation Scheme

Has the work already started?

- ☒ Yes
- ☐ No

If Yes, please state when the work was started (date must be pre-application submission)

23/04/2021

Has the work already been completed?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

-0346-PL-100 Revision A (Proposed site and landscaping plan)

-APPROVED DRAWING- TMMDC02- Rev A Site Plan and Highways Details-HSA REVISION

- 1711-(00)01-Rev A - Site location plan

- 1.0346-A-PL-100-B-Proposed Site Plan
- 2.TMM/DC/14 - Highway cross sections Additional drawing REV B HSA REVISION
- 3.TMMDC02- Rev B Site Plan and Highways Details-HSA REVISION- Highways construction details, proposed site plan, longitudinal section through access road, existing site plan, highway layout details and street scene
- 4.TMM/DC/01 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 1 - plots 1, 5, 6)
- 5.Drawing number: TMM/DC/03 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 2 - plots 2,3, 4)
- 6.Main Road, Neath - FRA & Drainage Strategy - Issue 3
- 7.C001-P4 - Drainage Layout
- 8.TMMDC09 Rev B - HSA REVISION Longitudinal Section (continuation of section GG)
- 9.Drawing number: (00) 01 Rev A - Site location plan
- 10.TMM/DC/04 - existing site plan Rev A HSA REVISION
- 11.TMMDC06 - Highway cross sections AA BB- Rev B HSA REVISION
- 12.TMMDC07 - Highway cross sections CC DD - Rev B HSA REVISION
- 13.TMMDC08 - Highway cross sections EE FF - Rev B HSA REVISION
- 14.TMMDC09 - Longitudinal Section (continuation of section GG) REV B - HSA REVISION
- 15.C005 - Proposed Highways Plan - Rev P02
- 16.C006 - P1 - Proposed Road Longsections
- 17.D50767/AE/A - Lighting Design
- 18.0346-A-RP-001-Planning Comparison CD
- 19.0346-A-RP-001-Planning Statement-REV B
- 20.0346-A-RP-001-Tree Surveys Summary
21. Geotechnical and Geoenvironmental Report
22. Proposed Materials
23. 2232-S001-Retaining wall GA and Details
24. 1205.01 Rev A SOFT LANDSCAPE PROPOSALS

If applicable, please state the reasons for any changes to the original drawings

Site plan updated to show kerb on the western kerb line of the entrance to match original approvals as discussed with the planning officer.
Tree and hedge line move minimally on north boundary to allow space for rain garden required for SAB approval. No other changes.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent

☐ The applicant

☒ Other person

If Other has been selected, please provide contact details:

Title

Mr

First name

Mark

Surname

Iliffe

Phone Number

07783449862

Email

mark.iliffe@qdtproperties.com

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Rhodri

Surname

Griffiths

Reference

P/2017/0025, P/2020/0703, P2023/0646

Date (must be pre-application submission)

17/11/2022

Details of the pre-application advice received

Various emails and teams calls to discuss the applications.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No