

10th April 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 13 (HIGHWAY ENGINEERING SCHEME) AND 26 (VISION SPLAYS) OF
PLANNING PERMISSION P2023/0369
PLANNING PORTAL REFERENCE: PP-12964979

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the discharge of conditions 13 & 26 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 13 (Highway Engineering Scheme) states:

Prior to the construction of development, a highway engineering scheme shall be submitted detailing the proposed highway realignment and lay by amendment/removal works, new vehicular access points and off street car parking spaces along Heol Crwys and Heol Jiwbili. The scheme shall be compliant with Neath Port Talbot County Borough Council guidance – Parking Standards (Oct 2016), Highway Technical Design Guide for Residential, Commercial & Industrial Developments and the Specification for the Construction of Roads for Adoption and shall allow for the following:-

- (i) The provision of all new vehicular accesses to the car parking courts to facilitate the site to be accessed from the existing public highway at Heol Crwys. With a 6 metre manoeuvring area between each block of car parking spaces.*
- (ii) The tie in specification of the new highway construction to the existing carriageway and footway.*
- (iii) The provision of a 2m footway link from within the development site to tie into the existing footway where required along Heol Crwys, the upgrading of the existing footway surfacing to the frontage of the site at Heol Crwys.*
- (iv) All other existing highway access points both pedestrian and vehicular along the frontage of the site at Heol Crwys, not forming part of the means of access for the proposed development shall be reinstated to full height kerb/footway construction.*
- (v) Where necessary upgrading/alteration to the highway drainage system as a consequence of the improvement works.*
- (vi) Where necessary alterations/upgrading to the public lighting system as a consequence of the highway improvement/vehicular access works*

A S.278 Agreement between the authority and the developer will be required to facilitate these works.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan

Condition 26 (Vision Splays) states:

Notwithstanding the submitted plans, each vehicular access point and off street driveway car parking spaces shall be provided with pedestrian vision splays measured at 2.4 meters x 2.4 meters behind back of footway each side of each access, these splays shall be annotated on plan and submitted to the Local Planning Authority prior to the construction of the development and shall be retained thereafter, so that nothing over 600mm in height above back of footway level is erected or allowed to grow within these areas.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

In order to satisfy the requirements of the above conditions, the following information has been submitted for consideration:

- Highway Works Plan (ref: 2575-550-C)
- Surface Finishes & Kerbing Plan (ref: 2575-551)
- Highway Construction Details (ref: 2575-552)

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