

24th April 2024
Our Ref: S24.118

Planning Department
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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 4 (PUBLIC SEWER) OF PLANNING PERMISSION P2023/0369
PLANNING PORTAL REFERENCE: PP-13001776

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the discharge of conditions 4 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 4 (Public Sewer) states:

No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No development pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The protection measures shall be retained as such thereafter.

Reason: To protect the integrity of the public sewer and avoid damage thereto

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

- Combined Sewer Diversion Works (1 of 2) (ref: 2575-570-1)
- Combined Sewer Diversion Works (2 of 2) (ref: 2575-570-2)
- Method Statement – Drainage Works
- Risk Assessment – Drainage Works

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