

3rd May 2024
Our Ref: S24.118

Planning Department
Neath Port Talbot
Civic Centre
Port Talbot
SA13 1PJ

Suite D, 1st Floor
Urban Village
220 High Street
Swansea, SA1 1NW

Tel : 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT HEOL CRWYS, CWMAFAN, PORT TALBOT SA12 9NT
DISCHARGE OF CONDITIONS 12 (MATERIALS) AND 21 (LANDSCAPE MANAGEMENT PLAN) OF PLANNING PERMISSION P2023/0369
PLANNING PORTAL REFERENCE: PP-13032788

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the discharge of conditions 12 & 21 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 12 (Materials) states:

Notwithstanding the submitted details, prior to their use in the construction of the development hereby permitted, a scheme of materials and samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interest of the visual amenity of the area to ensure the development complies with Policy BE1 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:

- Materials Plan (ref: 2575-00(03)103-C)

Condition 21 (Landscape Management Plan) states:

Prior to the first beneficial occupation of the dwellings hereby approved, a landscaping management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and retained as such thereafter.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of Neath Port Talbot Local Development Plan.

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

- Soft Landscape Proposal 1 of 2 (West) (ref: 1157.01 Rev A)
- Soft Landscape Proposal 2 of 2 (East) (ref: 1157.02 Rev A)
- Open and Communal Land Maintenance Service Standard prepared by Tai Tarian

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