

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

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

65

Suffix

Property Name

Address Line 1

Main Road

Address Line 2

Town/city

Bryncoch

Postcode

SA10 7TA

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

Easting (x)

274510

Northing (y)

199284

Description

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Stanton

Company Name

Address

Address line 1

2 Derwen Deg

Address line 2

Bryncoch

Address line 3

Neath Port Talbot

Town/City

Bryncoch

Country

United Kingdom

Postcode

SA10 7FP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Description of the Proposal

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

Demolition of two existing dwellings and erection of one no. two storey dwelling (with attic storage) together with associated works.

Reference number

P2023/0801

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

19/10/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3. Construction Noise and Vibration Management Plan

4. Construction Method Statement.

5. Gigabyte Capable Broadband Infrastructure

Has the development already started?

- ☒ Yes
- ☐ No

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

08/04/2024

Has the development been completed?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

3. Construction Noise and Vibration Management Plan

4. Construction Method Statement.

5. Gigabyte Capable Broadband Infrastructure

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

P2023/0801

Date (must be pre-application submission)

11/04/2024

Details of the pre-application advice received

Please find below some advice on each of the conditions which need to be discharged:

Condition 3 (Construction Noise and Vibration Management Plan)

Reducing noise and vibration’;

The applicant should consider and identify all significant noise sources specific to each stage of the project. The applicant should then consider what physical and operational controls are required to mitigate noise emissions from these noise sources with consideration of the nearest receptors.

As the condition states consideration should also be given to hours of working on site, and specified hours for deliveries

Any elements of operation that could lead to noise disturbance to surrounding properties.

Include details of how any noise complaints would be dealt with if received

Condition 4 (Construction Method Statement)

emphasise that all of the points raised within the condition must be considered and detailed within the construction method statement, this includes:

- (a) the parking of vehicles of site operatives and visitors;
- (B) loading and unloading of plant and materials;
- (c) routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings;
- (d) storage of plant and materials used in constructing the development;
- (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (f) wheel washing facilities to prevent deposition of material onto any hard surface road;
- (g) measures to control the emission of dust and dirt during construction;
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (i) scheme for the erection of temporary/semi-temporary signage warning drivers of speed restrictions;
- (j) the frequency and size of vehicles used to transport the waste material arising from the demolition works;
- (k) measures to prevent stacking of vehicles onto the public highway;
- (l) identification of the significant construction and demolition noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures;
- (m)Hours of working on site, and specified hours for deliveries and any elements of the demolition or construction that could lead to amenity issues from noise and disturbance to adjoining properties

5 (Gigabit capable broadband)

For Clarity Condition 5 Reads:

No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lisa Stanton

Date

20/05/2024