

Planning Department
Neath Port Talbot County Borough Council
Civic Centre,
Port Talbot
SA13 1PJ

REF: PP-13105676

10 June 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER (WALES)
2012**

FORMER DYFFRYN LOWER SCHOOL, TALCENNAU ROAD, PORT TALBOT, SA13 1EP

DISCHARGE OF CONDITIONS 7, 8, 12

I write on behalf of Linc Cymru, to submit an application for the approval of details reserved by conditions, following the approval of the full planning application on 4 December 2023 (Reference: PN2022/1063) and the non-material amendment on 23 February 2024 (Reference: P2024/0050). The development is for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school.

The information submitted to allow for validation is:

1. The 1APP application forms
2. Planning application fee of £115 made to Neath Port Talbot County Borough Council
3. Landscape General Arrangement (Reference number: 222006-ASL-XX-XX-DR-L-0001-P4), prepared by Austin-Smith: Lord Ltd
4. Proposed Surfaces & Furniture Plan (Reference number: 222006-ASL-XX-XX-DR-L-0002-P1) Austin-Smith: Lord Ltd
5. Planting Plan & Schedule (Reference number: 222006-ASL-XX-XX-DR-L-0904-P2), prepared by Austin-Smith: Lord Ltd
6. Landscape Construction Details (Reference number: 222006-ASL-XX-XX-DR-L-0930-P1), prepared by Austin-Smith: Lord Ltd
7. Landscape Design Specification Document (Reference number: 222006-ASL-XX-XX-SP-L-0200), prepared by Austin-Smith: Lord Ltd
8. Landscape Drawing Issue Sheet-Tender (Reference number: 222006-ASL-ZZ-ZZ-SH-L-0001), prepared by Austin-Smith: Lord Ltd
9. TRT Via Bollard PowerSet Datasheet V3 190423 (Reference number: 01-VIA-BOL-2023), prepared by TRT Lighting
10. Devonshire Place, Port Talbot (Drawing) R0, prepared by TRT Lighting
11. Devonshire Place, Port Talbot (Report) R0, prepared by TRT Lighting

12. External Lighting (Reference number: ZG-DWG-0002333238-EX1-R00-120224), prepared by ZG Lighting (UK) Ltd
13. Outdoor Lighting Report (Reference number: ZG-LRE-0002333238-EX1-R00-120224), prepared by Thorn Lighting
14. Waste Management Plan (Reference number: 10429 PL08D), prepared by Roberts Limbrick

For ease, I set out the wording of the condition and the information submitted to discharge.

Condition 7:

Prior to commencement notwithstanding works of demolition and site clearance, full details of the refuse/recycling proposals for the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include whether the service will be provided by a private contractor or Neath Port Talbot County Borough Council's Kerbside Refuse and Recycling Scheme, together with details of the proposed collection arrangements including bin storage areas, collection arrangements and where requested details of swept path analysis of the contractors' vehicle accessing the site. The approved details shall be fully implement on site prior to the first beneficial use of the hereby approved development.

Reason:

In the interests of highway and pedestrian safety while also ensuring the provision of adequate waste collection services and in accordance with policy TR2 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. Waste Management Plan (Reference number: 10429 PL08D), prepared by Roberts Limbrick

The submitted Waste Management Plan contains full details of the refuse/recycling proposals for the development and includes details of bin storage areas, collection arrangements and details for analysis of contractor's vehicles accessing the site. These plans contain necessary information which allows condition 7 to be discharged.

Condition 8:

No development shall commence, notwithstanding works of demolition and site clearance, until full details of soft and hard landscape treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall, reflect the detail provided on approved drawing 222006-FDL-ASL-XX-XX-DR-L-0001-P2 - Landscape General Arrangement; 222006-FDL-ASL-XX-XX-DR-L-0002-P1 - Proposed Hard Standing; and 222006-FDL-ASL-XX-XX-DR-L-0003-P1 - Soft landscaping. Soft landscape details shall include planting plans and specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats, together with implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable approved by the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, to be approved in writing by the Local Planning Authority.

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 the Neath Port Talbot Local Development Plan.

Information submitted:

1. Landscape General Arrangement (Reference number: 222006-ASL-XX-XX-DR-L-0001-P4), prepared by Austin-Smith: Lord Ltd
2. Proposed Surfaces & Furniture Plan (Reference number: 222006-ASL-XX-XX-DR-L-0002-P1) Austin-Smith: Lord Ltd
3. Planting Plan & Schedule (Reference number: 222006-ASL-XX-XX-DR-L-0904-P2), prepared by Austin-Smith: Lord Ltd
4. Landscape Construction Details (Reference number: 222006-ASL-XX-XX-DR-L-0930-P1), prepared by Austin-Smith: Lord Ltd
5. Landscape Design Specification Document (Reference number: 222006-ASL-XX-XX-SP-L-0200), prepared by Austin-Smith: Lord Ltd
6. Landscape Drawing Issue Sheet-Tender (Reference number: 222006-ASL-ZZ-ZZ-SH-L-0001), prepared by Austin-Smith: Lord Ltd

The submitted documents provide landscaping details including planting plans and specification, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats, together with implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping. These plans contain all the necessary information which allows condition 8 to be discharged.

Condition 12:

Prior to the commencement of development, notwithstanding works of demolition and site clearance, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include any lighting proposed within the public open space and a schematic street lighting scheme. Lighting shall avoid conflict with bat mitigation/enhancement measures, flight lines and woodland habitats and shall be implemented as approved. The lighting scheme shall be fully implemented prior to the beneficial use of the development.

Reason:

In the interest of residential amenity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP16, EN8 and BE1 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. TRT Via Bollard PowerSet Datasheet V3 190423 (Reference number: 01-VIA-BOL-2023), prepared by TRT Lighting
2. Devonshire Place, Port Talbot (Drawing) R0, prepared by TRT Lighting
3. Devonshire Place, Port Talbot (Report) R0, prepared by TRT Lighting
4. External Lighting (Reference number: ZG-DWG-0002333238-EX1-R00-120224), prepared by ZG Lighting (UK) Ltd
5. Outdoor Lighting Report (Reference number: ZG-LRE-0002333238-EX1-R00-120224), prepared by Thorn Lighting

The submitted plans include an external lighting plan and includes details on any lighting proposed within the public open space and a schematic street lighting scheme. These plans contain necessary information which allows condition 12 to be discharged.

We consider the submitted information to be acceptable and request that conditions 7, 8 and 12 are discharged.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'K. Williams', is positioned above the printed name.

Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning