

1st July 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 35 (PHASING PLAN) OF PLANNING PERMISSION P2023/0369
PLANNING PORTAL REFERENCE: PP-13187805

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the discharge of conditions 35 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 35 (Phasing Plan) states:

Prior to the commencement of development on site, full details of a development phasing plan sub-dividing the overall site area into phased development areas shall be submitted to and approved in writing by the Local Planning Authority. This phasing plan shall include details of any temporary access arrangements and/ or other temporary works required in connection with site investigation, together with details of the timings of delivery of the development. The development shall be carried out in accordance with these approved details.

Reason:

To allow the sub division of the overall site into coherent areas of land area and 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 conditions, the following information has been submitted for consideration:

- Site Phasing Plan prepared by CJ Construction Wales Ltd
- Work Programme prepared by CJ Construction Wales Ltd

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 - Planner
Asbri Planning Ltd