

Our Ref: S23.149
Planning Portal Ref: PP-13211417

Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

Suite D
Urban Village
220 High Street
Swansea
SA1 1NW

Tel: 01792 480 535
Fax: 02920 732 670
www.asbriplanning.co.uk

03 July 2024

Dear Sir/Madam,

**DISCHARGE OF CONDITIONS 3 & 7 ATTACHED TO PLANNING PERMISSION P2023/0679
CAR PARK AT WAUN WEN, CWMAFAN, PORT TALBOT, SA12 9ED**

On behalf of our client, Mr Nicholas Richards of Neath Port Talbot County Borough Council, we write in relation to the above referenced planning conditions 3 & 7 attached to planning permission P2023/0679, for the proposed development of a single storey childcare centre (Use Class D1), including access, parking, drainage and landscaping arrangements and all associated works at car park at Waun Wen, Cwmafan, Port Talbot, SA12 9ED.

In order to discharge the aforementioned planning conditions, this application comprises the following documents:

- Completed Application Form;
- Decision Notice PL/01196;
- Drainage Data Calculation – Roger Casey Associates
- Existing Site Survey Plan - Roger Casey Associates
- Engineering Site Plan - Roger Casey Associates
- Drainage Construction Details (03) - Roger Casey Associates
- Drainage Construction Details (04) - Roger Casey Associates
- Drainage Construction Details (05) - Roger Casey Associates
- External Works Construction Details - Roger Casey Associates
- Drainage Chamber Schedule - Roger Casey Associates

The full wording of the conditions is set out below.

Condition 3 – Drainage

"No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water

by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the use of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment."

Condition 7 - Car Park Construction Details

"No development shall take place until details of the construction of the car park shown on Drawing Number 2455-002 Rev G, including levels, drainage and details of the finished surface have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details prior to prior to the first beneficial use of any part of the development, and the car parking spaces shall remain available for their designated use in perpetuity.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan."

Response: The submitted documentation addresses the requirements of Conditions 3 (drainage) & 7 (car park construction details). On this basis, it is considered the submission should allow for the discharge of the aforementioned planning conditions.

Closure

In summary, it is considered the submitted documentation outlined above is sufficient to discharge planning condition 3 & 7. A BACS payment of £115.00 has been arranged to Neath Port Talbot County Borough Council for this discharge of condition application.

We trust the above information is helpful to your consideration of the submitted details and look forward to receiving confirmation of registration of the application in due course. In the meantime, please contact us should you require any additional information regarding the application.

Yours sincerely,

Oliver Hanney

Senior Planner

Asbri Planning Ltd