



17th July 2024
Our ref: RJ/24.120

Matthew Griffiths
Senior Planner
Planning Division
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Matthew,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
RESIDENTIAL DEVELOPMENT OF UP TO SIX DWELLINGS AND ASSOCIATED WORKS
LAND AT HARVEY CRESCENT, ABERAVON, PORT TALBOT, SA12 6DF
PLANNING REFERENCE P2023/0233

In respect of the above approved development, and in specific reference to the discharge of planning conditions, you will find submitted alongside this letter on Planning Portal a series of documents and drawings submitted in order to discharge condition 13 (EV charging points) and 17 (Landscape management plan). The following information is also of relevance to the conditions:

Condition 13

- Ducting with draw cords to be installed from each plot to allocated car parking bays, to allow for future installation of electric car charging points.
- Electric car charging point to be installed to spare car parking bay not allocated to a plot. Visitor car parking bay.
- Scheme to be implemented within 12 months of first occupation of residential unit.

See Appendix A of the supporting letter for site plan drawing showing plot numbers and allocated car parking bays.

Condition 17

Regarding condition 17, Coastal Housing Association will be maintaining the project following the construction phase and will do so in line with the information provided in the operating & maintenance manuals.

For ease of understanding and organisation of the submitted information, this letter sets out all of the information submitted in order to ensure that the information for consideration is clear, which is listed as follows:

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
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DRAWING TITLE	REFERENCE	PREPARED BY	CONDITION
Electric Vehicle Development Scheme	2 nd July 2024	Coastal Housing Group	No. 13
Estates Maintenance Calendar	v.3	Coastal Housing Group	No. 17

Aside from the submitted information, the applicable application fee of £115 will be paid separately by the client.

I trust the above and the enclosed are clear and enable you to register and process the application. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Rhys Gwilym Jones

Principal Planner

LRM Planning Ltd

Tel: 02920 349 737

Email: rhysjones@lrmpanning.com