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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 CONDITION 10 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 10 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;
- Materials Samples – palette of materials

The full wording of the conditions is set out below.

Condition 10 – Materials Samples

"Prior to their use in the construction of the development hereby permitted, details and samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details."

Reason: In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan."

Response: The submitted documentation addresses the requirements of Conditions 10 (Materials Samples). On this basis, it is considered the submission should allow for the discharge of the aforementioned planning condition.

Closure

In summary, it is considered the submitted documentation outlined above is sufficient to discharge planning condition 10. 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