

14th August 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 11 (REPTILES MANAGEMENT PLAN) OF PLANNING PERMISSION
P2023/0369
PLANNING PORTAL REFERENCE: PP-13333798

Asbri Planning Ltd have been instructed by CJ Construction Wales Ltd to submit an application on their behalf seeking the discharge of conditions 11 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 11 (Reptiles Management Plan) states:

Prior to the occupation of the dwellings hereby approved, a management plan shall be submitted to and agreed in writing by the Local Planning Authority that sets out the area to be enhanced and maintained for the reptiles that are moved on site. This plan should cover the management of the site for a minimum of 15 years and retained as such thereafter.

Reason: To ensure conservation of protected species and their habitats, and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan

In order to satisfy the requirements of the above conditions, the following information has been submitted for consideration:

- Safe Reptile Clearance Methodology and Management Plan prepared by Hawkeswood Ecology

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