



DB/230084/L0004

By planning portal: PP-13440203

26th September, 2024

Neath Port Talbot County Borough Council
Planning Department
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Sir/Madam

**On behalf of United UK Real Estate Investment Industrial Holdings Ltd:
Unit 3, Kenfig Industrial Estate, SA13 2PE
LPA Ref: P2023/0816
Application to discharge Condition 3 (Biodiversity)**

Further to the grant of planning permission for the change of use of the above unit, I am pleased to enclose an application to discharge the following Condition of that permission.

The application fee has been paid via the planning portal.

Condition 3 of the permission reads:

“Within three months from the date of this permission, full details of a scheme for Biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include full details of the submitted scheme including the location, specification and number of facilities that shall be provided together with a programme of works for their implementation of site. The scheme shall be fully implemented on site as approved and in accordance with the approved programme of works”.

In discharge of this Condition we provide the following document:

1. Ecological Enhancement Plan – prepared by David Clements Ecology Ltd

We trust that the enclosed addresses the requirements of Condition 3 and will allow their timely discharge. In the interim, should you require any further information please do not hesitate to contact me.

www.mangoplanning.com

Mango Planning & Development Limited
29 Old Field Road, Bocam Park, Pencoed, Bridgend. CF35 5LJ
T: E:

Yours faithfully

Darren Brown
Associate

Encls: As detailed above