

Planning Department
Neath Port Talbot County Borough Council
Civic Centre,
Port Talbot
SA13 1PJ

REF: PP-13700946

22 January 2025

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER (WALES)
2012**

FORMER DYFFRYN LOWER SCHOOL, TALCENNAU ROAD, PORT TALBOT, SA13 1EP

DISCHARGE OF CONDITION 22

I write on behalf of Linc Cymru, to submit an application for the approval of details reserved by conditions, following the approval of the full planning application on 4 December 2023 (Reference: PN2022/1063) and the non-material amendment on 23 February 2024 (Reference: P2024/0050). The development is for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school.

The information submitted to allow for validation is:

1. The 1APP application forms
2. Planning application fee of £115 made to Neath Port Talbot County Borough Council
3. 10429 PL01A Site Location Plan
4. C2189 – Civils Application Issue Sheet, produced by CB3 Consult
5. C2189-C-278-03 Engineering Plan_REVC, produced by CB3 Consult
6. C2189-C-S278-07 Standard Details_RevB, produced by CB3 Consult

For ease, I set out the wording of the condition and the information submitted to discharge.

Condition 22:

Prior to the occupation of any residential unit a scheme shall be submitted detailing the implementation of and removal of Traffic Regulation Orders in the form of Junction Protection for the new proposed site access off York Place and the removal of School Orders on Talcennau Road. This scheme shall be implemented as approved.

Reason:

In the interests of highway and pedestrian safety while also ensuring the provision of adequate waste collection services and in accordance with policy TR2 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. C2189 – Civils Application Issue Sheet, produced by CB3 Consult
2. C2189-C-278-03 Engineering Plan_REVC, produced by CB3 Consult
3. C2189-C-S278-07 Standard Details_RevB, produced by CB3 Consult

The submitted plans detail the implementation of and removal of Traffic Regulation Orders in the form of Junction Protection. The submitted Engineering Plan details the extent of the double yellows on the S278 approved drawing. In addition to this, the Standard Details demonstrate the dimensions and specifications in relation to the carriageway lining.

We consider the submitted information to be acceptable and request that condition 22 be discharged.

Yours faithfully,



Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning