

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

REF: PP-13772805

19 February 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 18

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. Materials Site Plan (Schedule), drawing ref: 10429-RL_ZZ_ZZ-DR-A-1120_P2 - Material Site Plan, produced by Roberts Limbrick

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

Condition 18:

Prior to their use in the construction of the development hereby permitted, details and where requested 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.

Information submitted:

1. Materials Site Plan (Schedule), drawing ref: 10429-RL_ZZ_ZZ-DR-A-1120_P2 - Material Site Plan, produced by Roberts Limbrick

The submitted plans provide samples of materials to be used in the construction of external surfaces of the development. The annotated plan details the location of materials to be used in construction, referring to the manufacturer, colour and product reference.

We consider the submitted information to be acceptable and request that condition 18 be discharged.

Yours faithfully,



Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning