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24th February 2025

Dear Sir/Madam,

**DISCHARGE OF PLANNING CONDITIONS 4 & 5 ATTACHED TO PLANNING PERMISSION
P2024/0597
STATIONERY HOUSE, ACACIA AVENUE, SANDFIELDS, PORT TALBOT, SA12 7DP**

On behalf of our client, Fresenius Medical Care Renal Services Ltd, we write in relation to the above referenced planning conditions 4 & 5 attached to planning permission P2024/0597, for the proposed substantial demolition of existing factory building and construction of satellite dialysis unit (use class D1), including associated car parking, landscaping, refuse storage and engineering works at Stationery House, Acacia Avenue, Sandfields, Port Talbot.

In order to discharge the aforementioned planning conditions, this application comprises the following documents:

- Completed Application Form;
- Covering Letter (Asbri Planning);
- Site Location Plan;
- Decision Notice P2024/0597;
- Condition 4
- Demolition and Construction Method Statement (Safe Demolition and Dismantling Services Ltd); and
- Condition 5
- Arboricultural Report (ArbTS)

The full wording of conditions 4 & 5 is set out below.

Pre-Commencement Conditions

Condition 4

"No development shall commence, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The

approved statement shall be adhered to throughout the demolition and construction period. The statement shall provide for:

- a) the parking of vehicles of site operatives and visitors;*
- b) loading and unloading of plant and materials;*
- c) storage of plant and materials used in constructing the development;*
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- e) wheel washing facilities;*
- f) measures to control the emission of dust and dirt during demolition and construction; and*
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works.*
- h) method of demolition.*

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan."

Response: A Demolition and Construction Method Statement has been prepared by Safe Demolition and Dismantling Services Ltd in support of the application in order to address the requirements of condition 4. Details of the necessary information required to discharge Condition 4 can be found in the following sections of the enclosed Statement:

Requirement		Section
A	The parking of vehicles of site operatives and visitors	Page 5 and Appendix B
B	Loading and unloading of plant and materials	Page 5
C	Storage of plant and materials used in constructing the development	Pages 4, 5 and 14.
D	The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate	Page 4
E	Wheel washing facilities	Pages 8 and 11.
F	Measures to control the emission of dust and dirt during demolition and construction	Pages 5, 11, 17, 18, and 19.
G	A scheme for recycling/disposing of waste resulting from demolition and construction works	Pages 2, 6, 15 and 19
H	Method of demolition	Pages 16-19.

In summary, the submitted documentation fully addresses the requirements of Condition 4. On this basis, it is considered the submission should allow for the discharge of the aforementioned planning condition.

Condition 5

"No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme detailing measures to protect the trees on site and along

the boundaries of the site. The agreed protection measures shall be erected in accordance with the approved details prior to the commencement of development and before any equipment, machinery or materials are brought onto the site for the purposes of the development and retained for the duration of construction.

Reason: In the interests of maintaining the visual amenity of the area, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan."

Response: An Arboricultural Report has been prepared by ArbTS in support of the application. The Report indicates that the existing site boundary fencing is to be retained as part of the proposals, in relation to the established trees which immediately border the site. By retaining the existing boundary fencing, this will ensure the protection of the retained trees.

Justification for this solution is provided in Sections 5 and 6 of the enclosed Report, most notably paragraph 5.3. In this respect, paragraph 5.3 states: "*Root Protection Area (RPA) – AIA – LOW - RPA potential damage can all be managed through the retention of existing surfacing and boundary fencing, which will ensure no significant long-term adverse impact will occur to any of the retained trees.*" Details of the retained boundary fence line are demonstrated in Appendix 4, which provides a Tree Protection Plan of the site.

In summary, the submitted documentation fully addresses the requirements of Condition 5. On this basis, it is considered the submission should allow for the discharge of the aforementioned planning condition.

Closure

To conclude, it is considered the submitted documentation outlined above is sufficient to fully discharge planning conditions 4 & 5. A BACS payment of £115.00 has been made to Neath Port Talbot County Borough Council under separate cover 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