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

REF: PP-13917790

02 April 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 19 (BIN STORE)

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. 10429-RL-XX-XX-DR-A-4750_P1 Bin Store A Plan, prepared by Roberts Limbrick
5. 10429-RL-XX-XX-DR-A-4751_P1 Bin Store A Elevations, prepared by Roberts Limbrick
6. 10429-RL-XX-XX-DR-A-4752_P1 Bin Store B Plan, prepared by Roberts Limbrick
7. 10429-RL-XX-XX-DR-A-4753_P1 Bin Store B Elevations, prepared by Roberts Limbrick
8. 10429-RL-XX-XX-DR-A-4754_P1 Bin Store C Plan, prepared by Roberts Limbrick
9. 10429-RL-XX-XX-DR-A-4755_P1 Bin Store C Elevations, prepared by Roberts Limbrick
10. 10429-RL-XX-XX-DR-A-4756_P1 Bin Store C Section, prepared by Roberts Limbrick
11. 10429-RL-XX-XX-DR-A-4760_P1 Sprinkler & Bike Plan, prepared by Roberts Limbrick
12. 10429-RL-XX-XX-DR-A-4761_P1 Sprinkler & Bike Elevations, prepared by Roberts Limbrick
13. 10429-RL-ZZ-ZZ-DR-A-1100 - Technical Site Plan, prepared by Roberts Limbrick
14. 10429-RL-ZZ-ZZ-DR-A-1110 - External Works Site Plan, prepared by Roberts Limbrick

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

Condition 19:

Notwithstanding the submitted plan and prior to the first beneficial use of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the siting, design and internal layouts of bin storage areas, cycle / mobility scooter storage and domestic sheds shown on plan 10429 PL03M Proposed Site Plan. The bin stores, shed / cycle storage and mobility scooter storage as agreed shall be provided in accordance with the approved scheme prior to the first beneficial use of the development and retained as such thereafter.

Reason:

In the interest of visual amenity, residential amenity and to ensure adequate bin storage, cycle storage and mobility storage is provided for future residents and to ensure compliance with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. 10429-RL-XX-XX-DR-A-4750_P1 Bin Store A Plan, prepared by Roberts Limbrick
2. 10429-RL-XX-XX-DR-A-4751_P1 Bin Store A Elevations, prepared by Roberts Limbrick
3. 10429-RL-XX-XX-DR-A-4752_P1 Bin Store B Plan, prepared by Roberts Limbrick
4. 10429-RL-XX-XX-DR-A-4753_P1 Bin Store B Elevations, prepared by Roberts Limbrick
5. 10429-RL-XX-XX-DR-A-4754_P1 Bin Store C Plan, prepared by Roberts Limbrick
6. 10429-RL-XX-XX-DR-A-4755_P1 Bin Store C Elevations, prepared by Roberts Limbrick
7. 10429-RL-XX-XX-DR-A-4756_P1 Bin Store C Section, prepared by Roberts Limbrick
8. 10429-RL-XX-XX-DR-A-4760_P1 Sprinkler & Bike Plan, prepared by Roberts Limbrick
9. 10429-RL-XX-XX-DR-A-4761_P1 Sprinkler & Bike Elevations, prepared by Roberts Limbrick
10. 10429-RL-ZZ-ZZ-DR-A-1100 - Technical Site Plan, prepared by Roberts Limbrick
11. 10429-RL-ZZ-ZZ-DR-A-1110 - External Works Site Plan, prepared by Roberts Limbrick

The submitted plans provide details on the sitting, design and internal layout of bin storage areas, cycle/mobility scooter storage and domestic sheds.

We consider the submitted information to be acceptable and request that condition 19 be discharged.

Yours faithfully,



Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning