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

REF: PP-13917843

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 20 (SUBSTATION)

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-ZZ-ZZ-DR-A-1100 - Technical Site Plan, prepared by Roberts Limbrick
5. 10429-RL-ZZ-ZZ-DR-A-1110 - External Works Site Plan, prepared by Roberts Limbrick
6. 5244013.overlay-Default-000, prepared by National Grid
7. Rebar Earth, prepared by National Grid
8. Standard Plinth Design, prepared by National Grid

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

Condition 20:

Prior to its installation within the site details shall be supplied of the proposed new electricity substation together with any proposed boundary treatment to its compound. Installation shall be in accordance with the approved details prior to the first use of the substation.

Reason:

In the interest of visual amenity, to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Information submitted:

1. 10429-RL-ZZ-ZZ-DR-A-1100 - Technical Site Plan, prepared by Roberts Limbrick
2. 10429-RL-ZZ-ZZ-DR-A-1110 - External Works Site Plan, prepared by Roberts Limbrick
3. 5244013.overlay-Default-000, prepared by National Grid
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5. Standard Plinth Design, prepared by National Grid

The submitted plans provide details of the proposed new electricity substation together with proposed boundary treatment to its compound

We consider the submitted information to be acceptable and request that condition 20 be discharged.

Yours faithfully,



Kathryn Williams BSc (Hons) MA MRTPI

Managing Director

KEW Planning