

**Our Ref:** S25.110  
**Date:** 25<sup>th</sup> April 2024

Development Control Section,  
Neath Port Talbot County Borough Council,  
The Quays, Brunel Way,  
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Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**NANT Y CAFN BUSINESS PARK, SEVEN SISTERS, NEATH SA10 9ES**  
**DISCHARGE OF CONDITION 17 (MATERIALS) OF PLANNING PERMISSION P2024/0435**  
**PLANNING PORTAL REFERENCE: PP-13973363**

Asbri Planning Ltd have been instructed by Neath Port Talbot County Borough Council to submit an application on their behalf seeking the discharge of condition 17 (Materials) of planning permission P2024/0435.

The permission allowed for the development of 6 no. industrial workshop units (use class B2), highways arrangements, parking, drainage, landscaping and all associated works.

**Discharge of Condition Application**

Condition 17 (Materials) states:

*Prior to their use in the construction of the development hereby permitted, details and/or 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.*

In order to satisfy the requirements of the above conditions, the following information has been submitted for consideration:

- Colour Scheme Seven Sisters (ref: ISU-EPT-01-XX-DR-A-9302 Rev C02)
- Solar PV Layout Sheet 1 (ref: ISU-HTP3332-SS-00-DR-E202 REV C)
- Solar PV Layout Sheet 2 (ref: ISU-HTP3332-SS-00-DR-E203 REV C)

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £200 (including the administration fee for the Planning Portal).

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,



**Glenn Lee - Planner**  
**Asbri Planning Ltd**