

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Rhian

Surname

Hennah

Company Name

Rapid IT (Outsourcing Services) ltd

Address

Address line 1

63 Heol Cae Gurwen

Address line 2

Address line 3

Neath Port Talbot

Town/City

Gwaun Cae Gurwen

Country

Postcode

SA18 1HG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

2 The development shall be carried out in accordance with the following approved plans and documents:
PP-01 - PROPOSED PLAN LAYOUT
PROPOSED ELEVATIONS
PROPOSED GROUND FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
Green Infrastructure Statement
Biodiversity Enhancement Strategy
Preliminary Roost Assessment Survey Report
Bat Activity Survey Report
Welsh Impact Assessment
Reason:
In the interests of clarity.

Reference number

RE : Condition 3, Gigabit-Capable Broadband Infrastructure
Planning : Application No: P2024/0535
Address : 63 Heol Cae Gurwen, Gwaun Cae Gurwen, SA18 1HG

Date of decision (date must be pre-application submission)

22/05/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Pre-Commencement Conditions
3 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the flats hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason:
To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

Has the development already started?

- ☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

3 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the flats hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The existing fibre broadband at the property delivers speeds exceeding 1600 Mbps (megabits per second), which is well above 1 Gbps (gigabit per second), as 1 Gbps equals 1000 Mbps, confirming the infrastructure meets and surpasses gigabit-level capability.

The property is already served by existing hardpoints connected from a multi-user pole to the building, with multiple dedicated fibre lines installed to individual units; the infrastructure supports a maximum capacity of up to 9 separate connections at the site.

No material changes are required, and there are no proposed or necessary alterations to any existing hardpoints or entry points to the building, as the current infrastructure is fully sufficient and operational.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Planning Documents - P2024/0535

Date (must be pre-application submission)

23/05/2025

Details of the pre-application advice received

Hi Mathew, this all looks fine except there's a little bit of extra bureaucracy around formally discharging conditions attached to planning permissions – you will need to fill in an application form and pay an application fee of £115 for us to process the information. I attach a copy of the relevant application form for your use but you can also apply online here: <https://www.npt.gov.uk/planning-and-building-control/planning-applications/apply-for-planning-permission/>

Please append all the information that you've set out within this email with your application and include a red-edged site location plan (you can re-use the one you submitted with the planning application). Please make sure you quote the correct planning permission reference and condition number in response to question 5 of the application form. We can usually turn these applications around within 3 weeks of receipt of a valid submission. Please either apply online or email your completed application to planning@npt.gov.uk

I hope this helps.

Kind regards

Claire Hall

Senior Planner – Uwch Cynllunydd

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/Ffôn: 01639 686727

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mathew Hennah

Date

29/05/2025