



Planning Services
Neath Port Talbot County Borough Council
The Quay
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

11th June 2025

Ref. SP21-1099

Dear Sirs,

Town and Country Planning Act 1990 (As Amended)
Dream Fields, Llandarcy, Neath, SA10 6JU
Application to Discharge Condition Nos. 2 and 5 of Planning Application Ref. P2023/0550

On behalf of our client, Mr Jonathan Hale (*‘the Applicant’*), Simply Planning Limited (*‘SPL’*) are instructed to submit the enclosed application which seeks to discharge 2 No. planning conditions pursuant to planning approval Ref. P2023/0550, dated 22nd April 2025 (*‘the Decision’*). That application granted Planning Permission for the following development:

“Widening and resurfacing of existing access and construction of new security gates, adjoining walls, piers and proposed bin storage area (part retrospective)”

The permission was subject to a total of 8 no. conditions. This application seeks to discharge condition No.2 (Construction Method Statement) and No. 5 (Materials), for which details are duly submitted, as outlined, in turn, below.

Condition 2 (Construction Method Statement)

Condition 2 of the Decision reads as follows:

No further construction work shall commence, until a Construction Method Statement has been first submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the 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) wheel washing facilities;*
- e) measures to control the emission of dust and dirt during construction;*
- f) a scheme for recycling/disposing of waste resulting from construction works; and*
- g) tree protection measures. ‘*

It is noted that the detail required by the condition relates more to the working arrangements whilst the development is being undertaken, rather than a method statement for how the development is constructed. As such, a Construction and Environmental Management Plan ('CEMP') has been prepared and is submitted in support of the discharge of condition application.

The CEMP outlines how the site will be managed during the construction phase and includes the requirements outlined in criteria a) to g) above.

Therefore, we consider that condition 2 can be discharged accordingly.

Condition 5 (Materials)

Condition 5 of the Decision states as follows:

'Notwithstanding any other details which may be given in the application and drawings hereby approved, and prior to their use in the construction of the development hereby permitted, details including samples of the following materials/finishes 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:

(a) all stonework and any proposed facing bricks;

(b) coursing pattern;

(c) coping stones/details;

(d) all gates; and

(e) any hard surfacing area(s).

Development shall thereafter only be carried out in accordance with the approved details.'

The materials to be used in the development are as follows:

Stonework , Coping Stone and Coursing Pattern – Gwrhyd Specialist Stone Quarry – Artisan Stone – Random Cropped Walling



[Artisan Stone - Walling](#)

Pillars – Aztec Stone and Reclamation – Ashlar Stone



[Ashlar stone - Aztec Stone](#)

We have considered the use of yellow engineering brick as a coping stone and / or for the pillars, but are yet to see any examples of where this has been used as an external boundary treatment to the frontage of a farm or rural site. Whilst it is acknowledged that one wall within the site has used this, it is also an anomaly within the site and so isn't in keeping with the traditional approach to external pillars used within the wider rural area of Neath. Sample materials or sample stone panel can be provided at the Council's request.

Hard surfacing – Black Porous Tarmacadam

[ULTIPOROUS – Tarmac](#)



Condition 6 of the Decision Notice states as follows:

6. Unless otherwise first agreed in writing to any variation, the new access shall be surfaced in a porous material, or provision made to direct run-off water from the hard surface, to a permeable or porous area or surface within the

curtilage of the application site, to a maximum gradient of 1 in 9, drained so that no surface water is allowed to flow out onto the public highway and retained as such thereafter.

The proposed tarmac would be porous in material and so would meet the requirements of condition 6. Furthermore, the approved plan reference '2104-31 Site Entrance Proposed Plan' shows that an acodrain would be located adjoining the highway to ensure any excess run off would discharge into the adjoining drainage ditch which falls within the applicant's land.

As the proposed materials will be porous and will drain to an acodrain which leads to a porous surface, the requirements of condition 6 will be met. The applicant have also prepared a SAB application for this detail to be approved, given that the hardstanding area will cover more than 100 sqm.

Gates – Black Galvanized Steel – Custom Made by Cimla Forge



Given the width of the opening the gates will need to be custom made and the applicant will be using Cimla Forge, based in Neath for the design of the gates.

<https://cimlaforgeltd.co.uk/>

The applicant has reviewed the examples of gates and selected what we consider to be a modest design. Whilst it included some minor decorative detailing and curved upper bar, it does not include for any finials, intricate metalwork or goldleaf.

Whilst we acknowledge the Council have expressed reservations on this design during pre-validation discussions, the examples Cimla Forge's website shows that much more intricate and detailed gate designs have been developed throughout Neath Port Talbot. Therefore, we would welcome further engagement and discussion on the proposed design, ahead of the detailed drawings being prepared for approval.

Given the above, we consider that sufficient detail has been provided to allow for the discharge of condition 5, subject to the final plans for the gate design.



Conclusions

In addition to the completed planning application forms and copies of the above supporting documents, the requisite planning fee of £115 has been made through the Planning Portal upon submission. I trust that the enclosed information can be duly registered, and I look forward to formal discharge of the conditions in due course.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Alex Smith', with a stylized flourish at the end.

Alex Smith

Director

Enc.