

Our Ref: S22.226
Date: 16th June 2025

Planning Department
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Civic Centre
Port Talbot

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Dear Sir/Madam,

Town and Country Planning Act 1990
7 Ten Acre Wood, Margam, Port Talbot, Neath Port Talbot SA13 2SU
Discharge of Condition 7 (Bird Boxes) and 12 (Broadband Infrastructure) of Planning Permission
P2023/0958
Planning Portal Reference: PP-14102269

Asbri Planning Ltd have been instructed by Mr Andrew Hall to submit an application on his behalf seeking the discharge of condition 7 and 12 of planning permission P2023/0958. The permission allowed for the demolition of the existing dwellinghouse and the development of a replacement dwellinghouse, with new vehicular access.

Discharge of Condition Application

Condition 7 (Bird Boxes) states:

Prior to the start of construction of the replacement dwelling, plans shall be submitted to and approved in writing by the Local Planning Authority to confirm the locations of the proposed integrated bird boxes to the proposed dwelling and the locations of bird boxes within the existing trees. The agreed bird boxes shall then be installed on site prior to the first beneficial use of the dwelling and retained as such thereafter.

Reason: In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan

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

- Supporting Letter prepared by Hawkeswood Ecology

Condition 12 (Broadband Infrastructure) states:

"No development shall take place (excluding demolition) until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwelling hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall 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."

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

- Annotated Site Layout Plan prepared by Spring Design

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 noted that a Minor Material Amendment (S73) application (ref: P2025/0297) has been submitted on 29.04.2025 to vary condition 2 (listed approved plans) and is being considered by the LPA. In the interest of clarity, this discharge of condition application has been discussed with the case officer, Lewis Byng, and we are advised that we can submit the discharge of condition application alongside the current S73 application.

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,

A handwritten signature in black ink, appearing to read 'Glenn Lee', with a stylized flourish at the end.

Glenn Lee - Planner
Asbri Planning Ltd