

Our Ref: IR/PB/S24.162

Date: 15th July 2025

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

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Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of condition 12 (Revised means of enclosure to the rear garden adjoining the footpath link) of planning permission P2021/0879 dated 20.10.2021 (which varied planning permission P2019/5698 dated 13.03.2020) to add solar photovoltaic arrays and air source heat pumps to plots 14-73 & 75-82 Heritage Gate, Coed Llandarcy, Llandarcy, Neath, SA10 6HZ
Planning Portal Reference: PP-14169797

Asbri Planning Ltd have been instructed by Pobl Group to submit an application on their behalf seeking discharge of condition 12 (Revised means of enclosure to the rear garden adjoining the footpath link) of planning permission P2021/0879 dated 20.10.2021 (which varied planning permission P2019/5698 dated 13.03.2020) to add solar photovoltaic arrays and air source heat pumps to plots 14-73 & 75-82.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawing has been submitted, prepared by Roberts Limbrick

Drawing name	Drawing reference
Site Location Plan	9117-PH2-PL01
Proposed Boundaries Plan	11341-PH2-PL04C

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Covering Letter	Asbri Planning

Condition 12 (Revised means of enclosure to the rear garden adjoining the footpath link) states:

"Notwithstanding the details submitted, and prior to the construction of Plot 22, revised means of enclosure to the rear garden adjoining the footpath link, and landscaping to the rear of the plot shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall ensure that secured by design and designing out crime principles are considered, in the alignment of the footpath, and its safe use by the public.

Reason: In the interests of designing out crime and crime prevention and to accord with Policy BE1 of the Local Development Plan".

In light of the above, it is respectfully requested that Neath Port Talbot County Borough Council grant approval of this discharge of condition application at Heritage Gate, Coed Llandarcy, Llandarcy, Neath, SA10 6HZ. £200 will be paid to cover the application fee.

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Rowlands', with a horizontal line underneath.

Iwan Rowlands
Planner
Asbri Planning Ltd