

Our Ref: S25.119

Planning Portal ref: PP-14315089

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8th September 2025

Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of Planning Conditions 15 (Revised soft landscaping) & 17 (Staff amenity space) Attached to Planning Permission P2024/0597 (as amended by NMA application P2025/0367 dated 23/05/2025).

Stationery House, Acacia Avenue, Sandfields, Port Talbot, SA12 7DP

Asbri Planning Ltd have been instructed by Fresenius Medical Care Renal Services Ltd to submit an application on their behalf seeking the discharge of conditions 15 (revised soft landscaping) & 17 (staff amenity space) of planning permission P2024/0597 (as amended by NMA application P2025/0367 dated 23/05/2025). The permission allowed for the substantial demolition of existing factory building and construction of satellite dialysis unit (use class D1), including associated car parking, landscaping, refuse storage and engineering works.

In order to discharge the aforementioned planning conditions, this application comprises the following documents:

- Covering Letter
- Site Location Plan (Scale 1:1250);
- Decision Notice P2024/0597;
- 1223.01 Soft Landscape Proposals Rev B
- 1223 Green Infrastructure Statement R01B
- 2407 AL 32 Staff Amenity Area

The full wording of conditions 15 & 17 is set out below.

Condition 15 (Revised soft landscaping)

Prior to the first beneficial use of the building hereby approved, a revised soft landscaping plan, detailing alternative fastigate tree species to the south east of the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree, shrub and hedge planting, seeding or turfing shall then be carried out in the first planting and seeding seasons following the first beneficial use of the building hereby approved and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

Condition 17 (Staff amenity space)

Prior to the first beneficial use of the development hereby approved, a scheme detailing the provision of external staff amenity space within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail an area of the external space close to the building that would be maintained for staff. The approved amenity space provision shall be provided prior to the first beneficial use of the building and retained as such thereafter.

Reason:

To ensure appropriate amenity space is provided for staff and to ensure that the development accords with Policy OS1 of the Local Development Plan.

Response: In summary, the submitted revised soft landscaping proposals, updated green infrastructure statement and staff amenity area plan fully addresses the requirements of Conditions 15 & 17 respectively. It is therefore considered the submission should allow for the full discharge of the aforementioned planning conditions.

Closure

To conclude, it is considered the submitted documentation outlined above is sufficient to fully discharge planning conditions 15 & 17. Please note payment of the application fee has been made directly via the Planning Portal.

We trust the above information is helpful to your consideration of the submitted details and look forward to receiving confirmation of registration of the application in due course. In the meantime, please contact us should you require any additional information regarding the application.

Yours faithfully,

Oliver Hanney – Senior Planner
Asbri Planning