



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

15th September 2025

Ref: SP22-1173

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Sun Fields, Dream Fields, Llandarcy, Neath, SA10 6JU
Discharge of Planning Conditions 7 and 14 of Planning Reference P2023/0356

Simply Planning Limited (SPL) are instructed on behalf of our client, Mr Jonathan Hale (*'the Applicant'*), to seek discharge of conditions 7 and 14 pursuant to planning approval ref: P2023/0356, dated 22nd April 2025. The consent awarded planning permission for:

"Proposed ground mounted solar PV array with a generating capacity of up to 1.3MW, including development of ancillary structures, fencing and landscaping works"

The consent was subject to a total of 27no. planning conditions. This application seeks to discharge condition nos. 7 and 14. Both conditions, and the works undertaken to discharge, are summarised below.

Condition 7

Condition 7 of the decision notice states:

"No development shall commence on site, including any enablement works, until a condition survey of the existing highway from the site entrances along the access road leading to the junction with Prettyman Drive, Llandarcy has been undertaken, and the survey results submitted to and approved in writing by the Local Planning Authority. This survey shall include an assessment of the condition of the existing carriageways, footways and soft verges. A further, second survey shall be undertaken within two months of removal of all temporary works at the site. Any damage to the highway identified in the survey as being due to the increased volume of construction vehicles shall be repaired and made good by the developer. The required repairs/making good shall be identified in a scheme accompanying the second survey, with full details including the timing of repairs which shall be agreed in writing with the Local Planning Authority. The pre and post construction condition survey shall include but not be limited to, the following:-

- i. Photographic survey of all trees overhanging the highway carriageway.*
- ii. Photographic survey of all related structures (e.g.) headwalls and gullies.*
- iii. Drainage channels/ditches running alongside the lane access(es).*

- iv. *Survey of existing street furniture, lighting and overhead cables.*
- v. *All structures abutting and retaining the public highway, together with any widening of bends and highway pinch points that may require additional or new structural support.*
- vi. *Proposed structural movement gages/tools to be implemented on all relevant structures, so that assessments can be made on any potential movements during operation.*
- vii. *All surfacing of highway material including bitumen, antiskid surface and lining.*
- viii. *All removals of projected fixtures (e.g.) overhanging tree branches, hanging baskets, boundary treatments, external light fixtures.”*

Accompanying this application is a Road Condition Survey, prepared by JG Hale Construction Ltd. This catalogued the existing damage on the access lanes with photos for each stretch of the from the edge of Llandarcy to the site entrance. Whilst overhanging trees were observed, none were low enough to require removal prior to vehicles accessing the site. In addition, no road widening works are considered necessary to facilitate the construction trips.

As such, the material submitted is considered sufficient to discharge condition 7 of the decision notice.

Condition 14

Condition 14 of the decision notice states:

“No part of the development shall commence until a Waste Management Plan for the control, management, storage and disposal of any waste material generated by the development during the construction and operational phases has been submitted to and approved in writing by the Local Planning Authority.

No decommissioning shall commence until an additional Waste Management Plan for the control, management, storage and disposal of any waste material generated by the development during the decommissioning phase has been submitted to and approved in writing by the Local Planning Authority.

All waste shall be treated in accordance with the agreed Waste Management Plan and the development shall thereafter be implemented in accordance with the approved plan.”

Accompanying this discharge of conditions application is a Site Waste Management Plan, prepared by JG Hale Construction Ltd. This sets out that a designated Project Manager, Site Manager and Technical Manager will jointly manage the Plan, through coordination of the implementation of the plan, the tracking of waste, the collating of data and assessing against targets.

The Plan details how waste will be managed and remediated, whilst also estimating the expected waste resulting from the works.

The information submitted as part of the Waste Management Plan provides the detail necessary to discharge the condition.

Please see the accompanying Site Waste Management Plan for further details.



Conclusion

This covering letter provides a summary of the information provided which is considered to be sufficient to discharge conditions 7 and 14 of planning permission reference P2023/0356. For further information, please see the accompanying Road Condition Survey and Site Waste Management Plan.

I trust that the enclosed information can be duly registered, and I look forward to formal discharge of the conditions in due course.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Downey'.

Josh Downey

Senior Planner

Encs.