

Our Ref: S25.110

Date: 25th September 2025

Development Control Section,
Neath Port Talbot County Borough Council,
The Quays, Brunel Way,
Neath,
SA11 2HZ

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW
Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir or Madam,

Town and Country Planning Act 1990

Partial-Discharge of Conditions 6 (Road Safety Audit), Full Discharge of Condition 11 (Broadband Infrastructure), 12 (Boundary Treatments), 16 (Verification Report), and 18 (Noise), of Planning Permission P2024/0435.

Nant Y Cafn Business Park, Seven Sisters, Neath, SA10 9ES.

Planning Portal Reference: PP-14326287

Asbri Planning is appointed as planning agent to Neath Port Talbot County Borough Council to submit an application on their behalf to seek partial discharge of Condition 6 (Road Safety Audit), full discharge of Condition 11 (Broadband Infrastructure), 12 (Boundary Treatments), 16 (Verification Report), 18 (Noise) of reserved matters permission P2024/0435. The permission, granted on the 9th January 2025, allowed for the proposed development of 6 no. industrial workshop units (use class B2), highways arrangements, parking, drainage, landscaping and all associated works at Nant Y Cafn Business Park, Seven Sisters, Neath, SA10 9ES.

Discharge of Condition Application

Condition 6 (RSA) states:

"No works within the public highway shall commence until they have first been subject to Road safety Audits, stages 1 to 4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road safety Audit shall be submitted for the prior written approval of the Local Planning Authority and any issues highlighted shall be addressed within 3 months of that stage of the Road safety Audit having been given the written approval of the Local Planning Authority."

Reason: In the interests of highway safety and the well-being of future occupiers of the site and to ensure the development complies with Future Wales Policy 12 and Policies SP20, BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan."

This application seeks a partial discharge for condition 6 in relation to Stage 1 & 2 of the Road Safety Audit. Stage 3 will be carried out post construction and Stage 4 will be carried out 12 months after construction. Further discharge of condition application will be submitted in due course. In this regard, the following information has been submitted for considerations to seek partial discharge of the condition above:

- Road Safety Audit – Stage 1/2 prepared by Lime Transport (ref: 25033d1)

Condition 11 (Broadband Infrastructure) states:

"Prior to occupation of any of the units, gigabit capable broadband infrastructure from the site boundary to the units hereby permitted shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority."

Reason: To support the roll-out of digital communications infrastructure and to comply with Policy 13 of Future Wales: The National Plan 2040."

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

- Openreach Fibre Network (ref: SSQ_SSQ/00K)

Condition 12 (Boundary Treatments) states:

"Notwithstanding any other details which may be given in the plans hereby approved, prior to installation, a scheme indicating the positions, height, design, materials and type of all boundary treatment(s) to be erected around the application site shall be submitted to and approved in writing by the Local Planning Authority. Any gates fronting onto the highway shall be of a type which open inwards only and can be seen through. The boundary treatment(s) shall be completed, as approved, prior to the first beneficial occupation of the units and thereafter retained as such in perpetuity.

Reason: In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan."

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

- Boundary Treatment Information Sheet (ref: C-Pro55 ECO)
- Proposed Site Plan (ref: ISU-EPT-XX-XX-DR-A-6301- C03)

Condition 16 (Verification Report) states:

"Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 4 shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan."

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

- Verification Report (ref: GEO105283_Andrew Scott Ltd, Nant-y-cafn, Seven Sisters R01 Flat)
- Verification Plan (ref: GEO105283_Andrew Scott Ltd, Nant-y-cafn, Seven Sisters_PV Plan Flat)

Condition 18 (Noise) states:

"The combined noise rating level emitted from the use of the new industrial units, both individually and cumulatively, together with the operation of any associated external fixed plant/machinery, shall not exceed the predicted levels as set out in Table 4 of the noise reports dated 2nd July 2024 hereby approved and shall remain below background noise levels as modelled, being 48 dB(A) LA90,1hr during the daytime period at façade level at the nearest affected receiver.

Measurements and assessments shall be made in accordance with 'BS 4142:2014 Method for rating and assessing industrial and commercial sound'.

To ensure there is sufficient attenuation to comply with the noise modelling, the building construction must comply with the specifications set out within the approved noise reports and prior to first operation of the approved heating

and ventilation plant, a further Noise Impact Assessment demonstrating compliance with the target noise rating level shall be first submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the amenities of occupiers of residential properties in the vicinity are protected, and to ensure compliance with Policies SP16, EN8 and BE1 of the Adopted Neath Port Talbot Local Development Plan."

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

- Mechanical Engineering Services Specification (ref: HTP-3332_Rev_0)
- Proposed Ventilation Plan Letter (ref: L1662.4 V1)
- Proposed External Services Site Plan Rev C (ref: ISU-HTP3332-SS-00-DR-ME110)
- Proposed Ventilation Services Layout Rev B Sheet 1 (ref: ISU-HTP3332-SS-00-DR-M901)
- Proposed Ventilation Services Layout Rev B Sheet 2 (ref: ISU-HTP3332-SS-00-DR-M902)

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 £115 to be paid via internal transfer.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to receiving the 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 sincerely,



Ella Davies
Graduate Planner