

Our Ref: S25.110
Date: 13th October 2025

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

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Dear Sir or Madam,

Town and Country Planning Act 1990
Discharge of Condition 12 (Boundary Treatments) of Planning Permission P2024/0435.
Nant Y Cafn Business Park, Seven Sisters, Neath, SA10 9ES.
Planning Portal Reference: PP-14405196

Asbri Planning is appointed as planning agent to Neath Port Talbot County Borough Council to submit an application on their behalf to seek discharge of Condition 12 (Boundary Treatments) of planning 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 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)
- Arboricultural Report prepared by ArbTS
- Arboricultural Site Inspection Letter prepared by ArbTS

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,

A handwritten signature in black ink, appearing to read 'Glenn Lee', with a stylized, cursive script.

Glenn Lee
Planner