

Our Ref: S25.214
Date: 13th October 2025

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

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Dear Sir or Madam,

Town and Country Planning Act 1990
Re-Discharge of Condition 23 (Materials) of Planning Permission P2016/0657.
Former Glanafan Comprehensive School, Station Road, Port Talbot, SA13 1LZ
Planning Portal Reference: PP-14363926

Asbri Planning is appointed as planning agent to Beacon Cymru to submit an application on their behalf to seek the re-discharge of Condition 23 (Materials) of permission P2024/0435 in relation to the fenestration of Block E of the completed development.

The permission, granted on the 3rd March 2017, allowed for the demolition of former school buildings with exception of Station Road frontage building which will retain its front elevation and the construction of 1 commercial unit (Use Class A1/A3) with a ground floor front extension and 12 flats (Block E); construction of a three storey block to create 1 commercial unit with 5 flats, with solar panels on roof (Block B); 3 storey block of 6 flats (Block A); a two storey block of 4 flats (Block C); a two storey block of 2 flats (Block D) and erection of 18 semi-detached houses and two detached houses and associated access, car parking and landscaping works. (Development Totals: 2 commercial units; 29 flats and 20 houses.) Bat Roost Method Statement Rec 12-8-16 (Amended Plans in respect of change of house types received 13/9/16 (Revised Flood Consequences Assessment Received 8-11-16) (Amended Plans received 14/11/16 and description) Revised Flood Consequences Assessment Rec 2-12-16 at the former Glanafan Comprehensive School, Station Road, Port Talbot, SA13 1LZ.

Discharge of Condition Application

Condition 23 (Materials) states:

"Notwithstanding the submitted details and prior to their use in the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the proposed details.

Reason: In the interests of visual amenity of the area."

Details in respect of the above condition were approved by planning permission P2017/1068 on 6th April 2018, however, the client now seeks to re-discharge the condition in relation to the fenestration materials, particularly the replacement windows of Block E. The location of Block E can be seen below, in Figure 1.

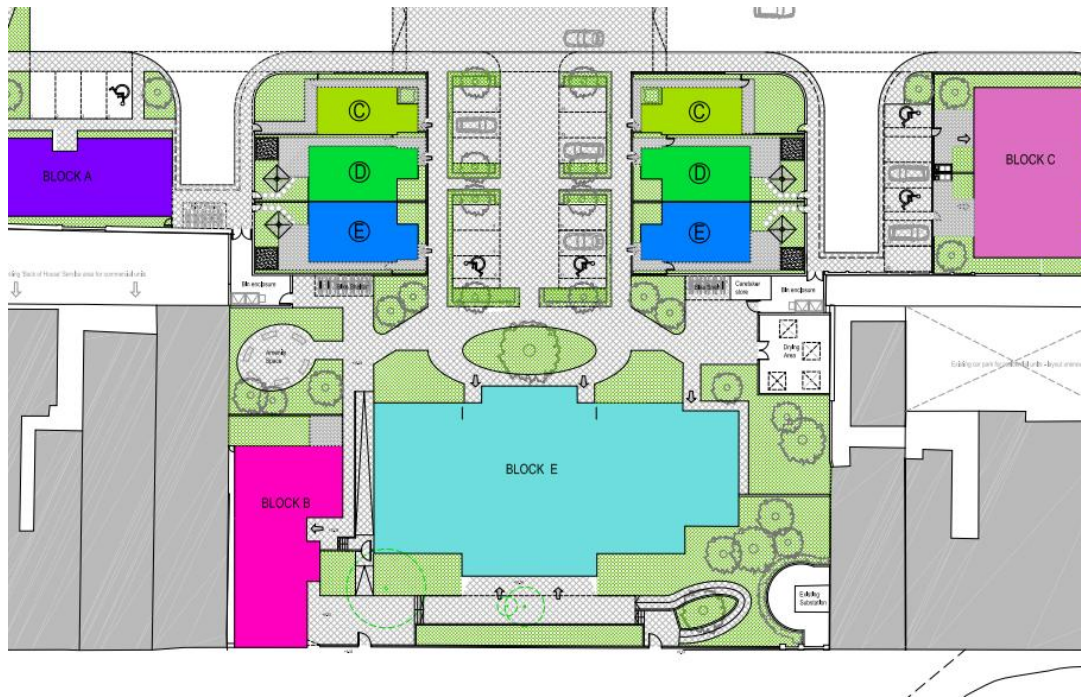


Figure 1: Site plan (Holder Mathias Architects)

In this regard, the following information has been submitted for considerations to seek discharge of the condition above:

- Logik Trade Brochure
- Image (ref: IMG_9370)
- Image (ref: IMG_9371)
- Image (ref: IMG_9372)
- Image (ref: IMG_9373)
- Image (ref: IMG_9374)
- Image (ref: IMG_9375)
- Image (ref: IMG_9376)
- Image (ref: IMG_9377)
- Image (ref: IMG_9378)
- Image (ref: IMG_9379)

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Site Location Plan (ref: A-90-00)
- Covering Letter
- Planning Application Fee of £200

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