



Date: 21st January 2026
Our Ref: RJ/25.187

Rhodri Griffiths
Development Control Section
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Neath
SA11 2GG

Dear Rhodri,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION APPLICATION PURSUANT TO APPROVAL OF
APPLICATION REFERENCE P2025/0157
TWO STOREY DETACHED DWELLING AND ASSOCIATED WORKS
LAND OFF GRAIG ROAD, GELLINUDD, NEATH PORT TALBOT, SA8 3DG
PLANNING PORTAL REFERENCE: PP-14638458

LRM Planning has been instructed to submit an application to discharge conditions 6 and 14 of planning consent reference P2025/0157 in relation to the approved development at land off Graig Road, Gellinudd, Rhos, Pontardawe. These conditions require the submission of details relating to gigabit-capable broadband infrastructure and the external materials proposed, respectively.

The application has been submitted today via Planning Portal. The application is accompanied by the following information.

DRAWING / DOCUMENT TITLE	REFERENCE	PREPARED BY	SUBMITTED IN SUPPORT OF
Discharge of condition application forms	January 2026	LRM Planning	-
Site location plan	240302 – P01	Stiwdio C3 Architects	-
Openreach fibre network	PDU/000	Openreach	Condition 6
Proposed elevations 1-2 Materials Mark Up	240302 – P07 Rev. 5	Stiwdio C3 Architects	Condition 14

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The applicable fee of £242 for this discharge of condition is to be paid by the applicant separately.

I trust the documentation submitted enables you to register the application and I look forward to receiving confirmation of its validation, including the appointed case officer, reference number, and a target determination date. In the meantime, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Rhys Jones

Principal Planner

LRM Planning

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