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

16th December 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 6 and 10 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 6 and 10 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. 6 and 10. The conditions, and the works undertaken to discharge them, are summarised below.

Condition 6

Condition 6 of the decision notice for planning reference P2023/0356 states:

"Notwithstanding any other details which may be given in the application hereby approved, prior to commencement of any works on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing the safe access and egress arrangements for the separate Construction/Decommissioning Phase and Operational Phase access points with the existing highway. The submitted scheme shall provide for the following:

a. *The implementation of vehicular visibility splays in accordance with approved drawing numbers: N395 - A16 OPERATIONAL ACCESS - VISIBILITY SPLAY (A) and N395 - A17 CONSTRUCTION ACCESS - VISIBILITY SPLAY (A) within which nothing over 600mm in height shall be erected or allowed to grow and maintained as such for its duration;*

b. *surfacing and drainage arrangements;*

c. *the tie in of the access to the existing adopted highway fronting the site; and*

d. *a timetable for its removal at the decommissioning stage.*

The scheme as approved shall be implemented in its entirety prior to works commencing on site and retained for the lifetime of the development. The approved works shall be removed and reinstated to its existing profile within 3 months of the completion of its decommissioning."

Separate drawings and documents have been prepared to discharge this condition. Drawing references: C1853-C-SK07 (Visibility Splay) and C1853-C-SK08 (Long Section), prepared by CB3 Consult, show the proposed visibility splays at both the construction access and the operational access the scheme.

For the construction access, the drawings show that the visibility splays of 120m can be achieved in both directions.

The operational access is already existing and utilised by farm vehicles for the agricultural operation on the land. At present, visibility to the west is impaired by an existing, low value tree and an embankment. Accompanying this discharge of conditions application is drawing reference: N395-A20 (Boundary Details), prepared by Chamberlain Moss King Architecture. This shows the removal of the tree which is hindering visibility to the west of the access. As discussed under section for Condition 10 below, the removed tree will be replaced by 3x others elsewhere on the Applicant's land.

As shown in the Visibility Splay drawing that accompanies this discharge of conditions application, to the northeast of the operational access visibility of 94m at over 600mm in height is achievable. This is greatly in excess of the 43m visibility splay set out in Manual for Streets.

To the west of the operational access, the visibility splay is hindered by trees along the edge of the road when viewed from 2.4m from the junction. If the visibility is taken from 1m from the junction, then a visibility splay in excess of 120m can be achieved.

The Long Section drawing that accompanies this discharge of conditions application shows that the embankment to the west of the operation access varies in height and blocks visibility from the west at 600mm above the access. However, at 1m in height, a visibility splay of well over the required 43m can be provided to the west of the operational access.

Whilst it is accepted that the operational access is sub-standard for access onto a 30mph road when looking west, it should be noted that the access is already existing and utilised by farm vehicles. In addition, the scheme granted planning permission under the reference: P2023/0356, only seeks to utilise the operational access once per year for maintenance. An increase of one journey per year would be a negligible difference and have next to no impact on highway safety. The alternative to this is to re-grade the embankment to lower the height, however, it is our understanding that whilst the ecological impact could be mitigated, the Council would view the aesthetic impact to this rural road to be unacceptable when considering the marginal increase in the use of an existing access.

Given the scheme will only lead to one additional two-way trip per year, the measures taken to improve the visibility at the access, specifically the removal of the existing tree, is considered sufficient for the operational access to be acceptable.

It is worth noting that the eye level of those driving farm vehicles, such as tractors, and large vans, as will be used for the maintenance of the solar panels, will be at a much higher level than in a usual vehicle. As such, the eye level of the predicted traffic at the access will be much greater than 1m in height.

Also accompanying this discharge of conditions application is a Drainage Strategy Plan, prepared by CB3 Consult. This shows how the construction access will tie into the existing adopted highway. In addition, it demonstrates that

a tarmac finish will be used for surfacing, with an edging curb to act as demarcation. A Grid Force System is proposed for the access tracks from both entrances, this will be agreed the ongoing SAB application, which is running in parallel with the discharge of conditions application.

The Plan shows an infiltration swale for both accesses, with a gravel trench to capture run off from the solar array. A swale is also proposed on the eastern part of the site to collect run off from the surfaced area around the transformer.

It is considered that the Drainage Strategy provided is sufficient to discharge condition 6b of the decision notice. A SAB application has been submitted and is currently being considered by the Council's Drainage Team.

The tarmac finish and curbing will removed from the construction access within 3 months of the completion of the decommissioning of the solar array, as will any hardstanding area for the track and the gravel drainage trench. The operational access is proposed to remain in use for agricultural purposes and, as such, the works to the access are proposed to remain in-situ following the decommissioning of the solar array.

Condition 10

The decision notice lists condition 10 as:

"Notwithstanding any other details which may be given in the application hereby approved, no development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, including surfacing material, gates and/or other boundary treatment(s), for the proposed construction and operational site access points. The scheme shall include:

a) removing the existing palisade gates/heras fencing;

b) adherence with the details approved pursuant to condition 6 of this permission; and

c) indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

The development shall thereafter only proceed in accordance with the approved hard and soft landscaping details."

Accompanying this discharge of conditions application is an Arboricultural Report, prepared by ArbTS, and drawing reference: N395-A20 (Boundary Details), prepared by Chamberlain Moss King Architecture.

The Boundary Details drawing shows the existing fences / gates being removed, with new profiled mesh perimeter security fencing and gates, which will be 2m in height. In addition, the layout of the access mirrors that supplied on drawing references: C1853-C-SK07 and C1853-C-SK08, which have been provided to discharge condition 6.

The Arboricultural Report includes tree survey data, a Tree Constraints Plan, an Arboricultural Impact Assessment, a Tree Protection Plan and Arboricultural Method Statement. This identifies all trees and hedgerows that are to be retained as part of the scheme. The protection measures include Arboricultural Supervision for any excavation carried out within highlighted areas within the Tree Protection Plan and storing materials away from the root protection areas of the trees. Please see the accompanying Arboricultural Report for further details.

As a result of the tree being removed at the access, 3no. replacement trees are required, as set out in paragraph 6.4.42 of PPW12. As such, accompanying this application is drawing reference: N395-A22, prepared by Chamberlain

King Moss Architecture. This shows the replacement trees being implemented in the wider land within the Applicant's ownership, where it is designated as a conservation area.

The details provided within the Arboricultural Report and the submitted drawings are considered to provide all of the information necessary to discharge condition 10.

Conclusion

This covering letter provides a summary of the information provided, which is considered to be sufficient to discharge conditions 6 and 10 of planning permission reference P2023/0356. For further information, please see the accompanying drawing references: C1853-C-SK07 (Visibility Splay), C1853-C-SK08 (Long Section) and Drainage Strategy Plan prepared by CB3 Consult, N395-A20 (Boundary Details) and N395-A22 (Replacement Trees Location) prepared by Chamberlain Moss King Architecture, and the Arboricultural Report, prepared by ArbTS.

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,

Josh Downey

Associate

Encs.