

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Unit D

Address Line 1

North Bank Rd

Address Line 2

Town/city

Port Talbot

Postcode

SA13 1RE

Description of site location (must be completed if postcode is not known)

Easting (x)

275929

Northing (y)

189566

Description

Currently vacant. Previously used for HGV/Lorry Storage

Applicant Details

Name/Company

Title

Mr

First name

Desmond

Surname

Bevan

Company Name

Address

Address line 1

Unit D North Bank Rd

Address line 2

Address line 3

Town/City

Port Talbot

Country

Postcode

SA13 1RE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Geraint

Surname

John

Company Name

Geraint John Planning Ltd

Address

Address line 1

Office 2 (House 3, 1st Floor)

Address line 2

The Maltings

Address line 3

East Tyndall Street

Town/City

Cardiff

Country

Postcode

CF24 5EA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed construction of industrial building to site class 7 test centre for vans and cars and lease remaining units for B2 and B8 use

Reference number

P2024/0212

Date of decision (date must be pre-application submission)

03/04/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 3, 4, 6, 8, 14, 11, 12 and 13

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Construction Method Statement (prepared by GJP);
Construction Environmental Management Plan (prepared by GJP);
Tier 2 Geotechnical and Geoenvironmental Report (prepared by Terra Firma);
Detailed Soft Landscape Proposals;
Landscape Specification & Management Plan;
Proposed Block Plan 03 Rev D (prepared by GBA); and
Pre-commencement Otter Survey (prepared by Wyndrush Wild).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Geraint John

Date

26/05/2026