

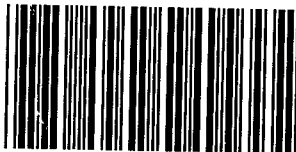
RJ/RJ/3174

04<sup>th</sup> November 2008

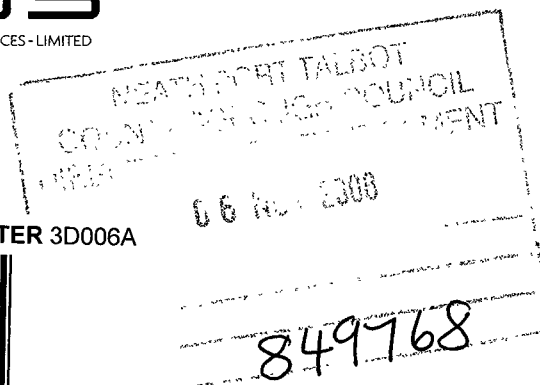
**F.A.O. Ms Nicola Lake**  
Neath Port Talbot  
County Borough Council  
The Quays  
Brunel Way  
Baglan Energy Park  
Neath  
SA11 2GG



SUPPORTING INFO LETTER 3D006A



TYPE SENDERS ADDRESS IN TITLE FIELD  
TYPE SENDERS NAME IN APPLICANT NAME FIELD



Dear Nicola,

**Re: - Discharge of Conditions – P/2003/1330 – Heol-y-Glyn, Glynneath.**

Further to previous correspondence with Neath Port Talbot's Planning Department regarding discharge of outstanding planning conditions, copies of which are enclosed for your information.

I write to request discharge/clarification of the engineering conditions pertaining to the planning approval as follows:-

**Condition 11**

Please see enclosed drawing 3174\_121 Rev.E which details the proposals for a ghost island right turn lane to be provided on Heol-y-Glyn. Please note that this layout was approved by NPT's Highway Development Control team at planning stage. Details have also been provided to your New Developments Officer, Mr David Boot, in order to progress the required S278 Agreement covering the Works.

We have requested that NPT's Street Lighting Section provide a street lighting design suitable for adoption. Details shall follow in due course.

**Condition 12**

The Condition states that '*prior to commencement of works, the site roads (or roads of any phase of the development agreed in writing by the local planning authority) shall be constructed up to and including binder course*'. However, you will note from the approved highway longitudinal sections that significant earthworks are required prior to commencement of any on-site highway works.

I would be grateful if you could therefore clarify whether this Condition should be pre-occupation as opposed to pre-commencement.

**Condition 14**

We have requested a suitable street lighting design be produced by NPT's Street Lighting Section. Details shall follow when available.

With regards road drainage, the proposals are shown on the enclosed engineering layout drawing 3174\_120 Rev.J. This layout was approved by NPT's Highway Development Control team at planning stage.

**Condition 17**

Please find enclosed the Geo-Technical and Geo-Environmental Report for the site (Report No. 10287), undertaken by Terra Firma Ltd in May 2008, which details the present ground conditions and provides engineering recommendations for proposed earthworks.

The report suggests that following the proposed earthworks and re-compaction of the made ground it is likely that a California Bearing Ratio (CBR) value of 5% may be achieved.

We would therefore suggest that the requirement for boreholes every 10 metres along the centrelines of proposed access roads is excessive. Please confirm, therefore, that CBR testing at 10 metre intervals along the highway formation would be deemed acceptable.

**Condition 18**

Details of the emergency link with Woodland Park are shown on the enclosed layout, longitudinal section and construction detail drawings which were approved by NPT's Highway Development Control team at planning stage.

**Condition 21**

Details of any retaining walls shall be submitted prior to their construction as required by the Condition. Discharge of this condition will therefore be requested in due course.

I would be grateful if you would take the opportunity to review the above and enclosed and confirm discharge of the conditions where appropriate. It would also be very helpful if you would confirm whether there are any other outstanding issues that you are aware of which would prevent commencement of works on site.

Please do not hesitate to contact me should you have any queries or require any additional information.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Richard John', written in a cursive style.

**Richard John**

C.c. John Knight @ Moore Knight Limited