

Corporate Director of Environment & Regeneration
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Neath
Neath Port Talbot
SA11 2GG

10th January 2020

Dear Sir/Madam,

Re; Proposed Re-Development of former office building at 26 Alfred Street, Neath, SA11 1EF into New Build of 6 no. Affordable Dwellings.

We have pleasure in submitting herewith a full planning application on behalf of our clients – Alfred Street Ltd & Linc Cymru Housing Association for the re-development of this redundant former office building into 6 no. affordable dwellings comprising 3no. 1 bed 2 Person self-contained flats and 3no. 1 Person Bedsits.

We confirm that we have submitted this application via your planning portal and have arranged for an electronic transfer of the planning fee for the sum of £2280 to be made to your authority.

The proposed development has been designed to achieve the Welsh Government DQR design standards and our clients have received WG approval 'in-principle' to this scheme together with a commitment to provide Social Housing Grant funding during financial year 2020/21.

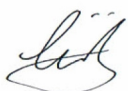
This site is located in the centre of Neath and is within 150 metres walking distance of both local and national bus & rail services together with all Health and associated amenities.

Our clients are of the opinion that these proposals will deliver a very sustainable development of affordable housing within the town centre and which (subject to planning approval) will provide social, community and regeneration benefits in accordance with Policy R2/1 Para. 2 (c) of the adopted LDP and could be delivered and completed during the next financial year.

As such, we trust that this application will satisfy the planning policy requirements of your Council and we shall look forward to receiving a favourable recommendation in due course.

If in the meantime, you require any further details then please do not hesitate to contact us.

Yours Faithfully



Tom Philips
Darkin Architects Ltd.