



**ALPHA PLANNING
& DEVELOPMENT**

Development & Building Control
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Private Stables, Ménege & Storage Building with Associated Access & Parking
Land South of Rhiwfawr Road, Cwmtwrch SA9 2QZ

I write this letter to accompany a full planning application to Neath Port Talbot County Borough Council's (NPTCBC) Planning and Building Control Department. The application seeks to establish a private stable, ménege and storage building with associated access and parking on the land south of Rhiwfawr Road, Cwmtwrch, SA9 2QZ.

The following documentation has been submitted to the Council via Planning Applications Wales:

1. 2019012DA Cover Letter
2. 2019012DA Planning Application Forms
3. 2019012DA Planning Statement
4. 2019012DA Scaled Plans R6
5. 2019012DA CMRA
6. 2019012DA Policy Map 05

The planning application fee payment will be made to the Local Planning Authority upon submission through Planning Applications Wales.

This planning application proposes the development of a private equestrian stables, ménege and storage building with associated access and parking (see 2019012DA Scaled Plans R6). The site will be accessed by an existing track south of the site, leading due north into the paddock. Two parking spaces will be provided along with four stables, storage building and ménege arena. It is believed that the material considerations to be assessed under this planning application are:

- Principle of Development
- Mineral Safeguarding
- Visual Amenity
- Highway Safety
- Residential Amenity
- Sustainable Drainage

On receipt of this submission, I would welcome a direct call from the planning officer to explain the development further and answer any questions they may have.

Alpha Planning & Development
33 James Street
Neath Port Talbot
Wales
SA13 1AW

07810 810910

james@alphapd.co.uk

www.alphapd.co.uk

Date: 10/03/2020

Our Ref: 2019012DA

LPA Ref: N/A

Thank you for your time and consideration.

Yours sincerely,

James Banks BSc (Hons) AssocRTPI
Town & Country Planning Consultant
Alpha Planning & Development

