

Our ref: 1112c/RAB

5th July 2020

Head of Planning
Neath-Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath-Port Talbot SA11 2NG

For the Attention of Mrs Helen Bowen

Dear Mrs Bowen

**Proposed Formation of a Truck Stop, with Change of Use of Existing Dwellinghouse & Annexe to Guest Room Accommodation, with Café and erection of rear single-storey extension to accommodate spa facilities, together with formation of a HGV Parking Area, Internal Access Road & Associated Infrastructure
at Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot**

We are instructed by Recycling Plant and Machinery Limited to seek full planning permission for the above proposed development.

The above proposals were subject to a formal Pre-Application Consultation (PAC) exercise conducted between 20th May and 17th June 2020, as directed by The Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2016.

Formal statutory consultee responses to that exercise were largely positive and assisted in the completion of a formal planning application, which we now present before the Local Planning Authority for consideration.

The application particulars comprise the following documents:

Completed application forms
Location plan
Site Layout plan
Design & Access Statement
Phase 1 Ecological Survey Report
Tree Survey
Topographic Survey
Existing House Elevations
Existing House floor plans
Proposed House Elevations
Proposed House floor plans
Existing Annexe Elevations
Existing Annexe floor plans
Proposed Annexe Elevations

Proposed Annexe floor plans
Drainage Report
Drainage Strategy Plan
Drainage Engineering details (1 of 3)
Drainage Engineering details (2 of 3)
Drainage Engineering details (3 of 3)
Drainage Notes
Drainage SUDS Details
Coal Mining Risk Assessment
Highway Access Improvement Plan
HGV Swept Path Analysis Plan

Your attention is respectfully directed to the enclosed Design & Access Statement which outlines the setting of the Tyn-y-Caeau property in the context of being surrounded on three sides by an Employment Allocation in the adopted Local Development Plan.

You will note that the works proposed merely amount to the conversion of the two existing residential properties on the site for use as guest room facilities, together with the replacement of a rear conservatory with a new side single-storey extension to accommodate a café and in-house spa for overnight guests.

Externally within the grounds, parking areas are to be formed off the immediate curtilage of the house to accommodate HGV and lighter vehicles, with the existing long surfaced driveway widened to allow for HGV access.

The existing vehicular access onto the A48 is to be partially widened and improved with 20 metres wide radii. Consultation with your Highways colleagues during PAC has established the need for a deceleration lane to enable vehicles to reduce speed upon entering the site. Visibility splays of 4.5m x 160m can be achieved through proper maintenance of the existing highway verge along the A48, where vegetation has been noted as obstructing drivers views under and about traffic signage.

The proposals also include a complete surface water drainage scheme, including the provision of an on-site attenuation basin, and individual soakaways to parking areas.

Throughout the submission, you will note that the emphasis has been to ensure that the mature trees which form a continuous perimeter to the site have been fully retained and can be protected during construction. Their retention also serves to maintain the ecological value of the site, preserving any habitats of protected species.

We look forward to receiving your confirmation of formal registration in due course.
Should you require any further details or clarification, please contact me.

Yours sincerely

R A Banks

Richard A. Banks
Director

Enc.

Cc clients