

Our Ref: PAC/RAB/1112c

Date: 20th May 2020

Councillor R G. Jones
Richmond House
Richmond Place
Taibach
Port Talbot SA13 1TR

Dear Councillor,

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.

Evans Banks Planning Limited has been instructed by Recycling Plant and Machinery Limited to submit an application for full planning permission in respect of the above development. The site area of the proposed development exceeds one hectare, and therefore constitutes a “major” development, whereby the Welsh Government pre-application consultation procedures (PAC) apply (*The Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016*)(‘the Order’).

Members of the public, statutory bodies, and other third parties, have a minimum period of 28 days within which to make representations in respect of the proposed development, in this instance, **by not later than 17th June 2020**.

At the end of this period, all representations will be carefully considered by Evans Banks Planning prior to finalising the formal planning application. All representations received will be included within the pre-application consultation report that will accompany the submitted planning application. Any representations that you may wish to make within the stipulated time period, should be submitted in writing to –

Evans Banks Planning Ltd., 2 Llandeilo Road, Cross Hands, Carmarthenshire, SA14 6NA,
or preferably, by e-mail to info@evansbanks.com

Copies of the proposed application documentation are available for inspection upon our website at www.evansbanks.com/consultations If you do not have access to the Internet, please telephone us on **01269 400410** to arrange to receive hard copies of any of the application plans and documents.

It is hoped that you will be in a position to forward comments in respect of this proposal in order to inform the final content of the planning application to be submitted.

The document and plan details in respect of the application are as follows: -

Proposed development: 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

Location: Land at Tyn-y-Caeau, Margam Road, Margam, Port Talbot

Applicant: Recycling Plant and Machinery Limited

Application Content:

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

Finally, you are reminded that this exercise is simply a precursor to the submission of a formal planning application in respect of this proposal. Any constructive comments that you are prepared to offer at this stage would be gratefully received, however, you will also have opportunity to comment directly to the Local Planning Authority, Neath-Port Talbot County Borough Council, at the appropriate stage.

Yours faithfully,

R A Banks

Richard A. Banks
Director