

## Planning Statement

Hours of opening will be 8-3.30 Monday to Friday and possibly 9-12 on a Saturday

Depending on feedback from local businesses, my target customer base will be people working in the immediate area and the customers that visit these local businesses.

There is ample parking all around so my customers will not need to park or wait on the through road.

The reason for moving unit into a new position rather than use existing position is that the now cleared old Remploy site will be hopefully redeveloped very soon, and the owner has indicated that the current position will not be feasible, hence the new proposed unit will sit within the boundary flush with kerb, so my customers do not have to stand in the road to be served.

The serving hatch opening will face the access road to LBS off Neath Abbey Road, and no parts of the unit proposed including the serving hatch when opened, will overhang the through road, and will be confined within the red lines on site application.

Helen Elias