

Date: 28th October 2020

Our Ref: S20.110

Neath Port Talbot County Borough Council
Development Control Section
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F.a.o Mr Steven Jenkins

Dear Sir,

Town and County Planning Act 1990 (As Amended)

Full Planning Application: Refurbishment of the existing 69no. 2 bed flats, conversion of 3no. 2 bed flats to 3no. new 1 bed flats and the construction of an additional 1no. 2 bed and 54no. 1 bed flats, with associated car parking, landscaping and infrastructure works - Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU.

Ref: PP-09004135

Asbri Planning is appointed as planning agent to Tai Tarian in respect of the above planning application on land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU.

As you will be fully aware, the proposed scheme has been the subject to a Non-Statutory pre application inquiry dated the 1st June 2020 (LPA Ref: Q2020/0081).

In addition to the above the scheme has also been presented to Design Commission for Wales in September 2020 and is the subject of a submission grant funding application to Welsh Government under Year 4 of the Innovative Housing Programme.

The planning application has been submitted via Planning Portal (PP-09004135) and the submission documents are listed below. Due to file size constraints, some of the documents have been submitted via We Transfer under separate cover of email. These documents have been identified within the table below.

Document name	Prepared by	Transfer
Applications Forms & Certs	Asbri Planning Ltd	
Architectural Drawing Package	Dennis Hellyar Architects	✓
Refer to Drawing Register (via Portal & We Transfer)		
CGI's	Dennis Hellyar Architects	✓
Materials Specification	Dennis Hellyar Architects	✓
Concept Landscape Plan	EDP	✓
Concept Site Layout	EDP	
Soakaway Testing Report	Integral Geotechnique	

Engineering Layout	Quad Consult	
Ecology Report	Hawkeswood Ecology	
Site Investigation Report	Integral Geotechnique	✓
Design and Access Statement	Asbri Planning Ltd	✓
PAC Report	Asbri Planning Ltd	✓
Transport Statement	Asbri Transport Ltd	✓
Travel Plan	Asbri Transport Ltd	✓
Energy Assessment	Building Energy Performance Ltd	✓

Please note that the planning application fee is to the sum of £23,600.00 which will be paid under separate cover by the Applicant.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Richard Bowen
Director