

Date: 10th November 2020

Our Ref: PB/LG: S20.174

Unit 9 Oak Tree Court
Mulberry Drive
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Cardiff
CF23 8RS

Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2HZ

Tel: 02920 732 652
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Dear Sir or Madam,

Town and County Planning Act 1990 (As Amended)
Full planning application for the development of 200 residential dwellings and associated works
Land at Leiros Park, Bryncoch, Neath
PP-09088021

Asbri Planning is appointed as planning agent to Hale Construction in respect of the above planning application for the development of 200 residential dwellings and associated works.

The planning application has been submitted via Planning Portal and the submission documents are listed below. Following discussions with the planning team at NPT it was confirmed that as a number of the documents are too large to upload onto the portal issuing all on a dropbox link would be easiest.

The following drawings are submitted, prepared by Hammonds and engineers CB3:

Drawing name	Drawing reference
Site Location Plan	LP-01
External Works Layout	EW-01 Rev A
Finishes Layout	FL-01 Rev A
Planning Application Layout	PL-01 Rev. C
Public Open Space Layout	POS-01 Rev. A
Proposed Street Scene	PST-01
Proposed Site Sections	PSS-01
1 bed affordable walkup flat	A1BF
2 bed house	A2B
2 bed affordable walkup flat	A2BF
2 bed bungalow	A2BU
3 bed house	A3B
car parking layout	CPL-01 Rev A
1800 close board	EN01
1800 brick screen wall	EN02
0480 timber knee rail	EN03

close board fence gate	EN04
existing site sections	ESS-01
garages	GD-01
garages	GD-02
6 bed split level house	HT1
5 bed split level house	HT2
4 bed split level house	HT3
4 bed split level house	HT4
4 bed split level house	HT5
5 bed house	HTA
4 bed house	HTB
4 bed house	HTC
3 bed house	HTD
3 bed house	THE
3 bed house	HTF
3 bed house	HTG
3 bed house	HTH
Retaining Walls	C004
Proposed Levels	C005
Highway Longsections 1 of 2	C006
Highway Longsections 2 of 2	C007
Vehicle Tracking Analysis	C009
Existing Site Plan	SAB02
Proposed Drainage Strategy	SAB03

In addition, the supporting documents submitted comprise the following:

Document	Prepared by
Planning application forms	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Archaeological Desk-Based Assessment	Archaeology Wales
EclA and Appendices	Bay Ecology
Bat Survey Report (See Appendix of Updated PEA)	Phlorum
Reptile Presence Absence Survey (See Appendix of Updated PEA)	Hawkeswood Ecology
Preliminary Ecological Assessment (See Appendix of Updated PEA)	Hawkeswood Ecology
Transport Assessment	Asbri Transport

Travel Plan	Asbri Transport
Arboricultural Report	ArbTs – Arboricultural Technician Services
Landscape Character and Visual Impact Assessment	TDA
Desk Based Coal Mining Risk Assessment (April 2017)	Terrafirma
Site Investigation (June 2017)	Terrafirma
Intrusive Coal Mining Risk Assessment (August 2017)	Terrafirma
Intrusive Coal Mining Risk Assessment (September 2020)	Terrafirma
Human Health Risk Assessment (September 2020)	Terrafirma
Geotechnical Appraisal (August 2020)	Quantum Geotech
Environmental Plan	Hale Construction
Construction and Environmental Method Statement	Hale Construction

The planning application fee has been calculated by the number of dwellings created which is 200. As such this totals £41,000.00 and will be payed by BACS transfer 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,



Phil Baxter

Director