

Terry Gardiner & Co

Building Surveyors . Estate Agents . Valuers

Our Ref: TG/MC/P589

Your Ref: Q2021/0033

**2a Alfred Street
Neath, West Glamorgan.
SA11 1EE
Telephone (01639) 636462**

March 26th. 2021
Planning Department,
Neath Port Talbot CBC.,
The Quays,
Brunel Way,
Briton Ferry.

Dear Sirs,

**Re: Mr. S. Thomas
Proposed Change-of-Use of
No 1A, Alfred Street, Neath from Former Tax Office
to Hot Food Takeaway.**

With reference to the above we enclose the following in application for Planning Permission;

1. Two copies of "Application For Planning Permission".
2. Two copies of Drawing No P589.
3. Certificate of Ownership – Certificate B.
4. Agricultural Holding Certificate.
5. Cheque in the sum of £460. 00 in respect of fees.

The applicant considers the location/size of the property advantageous to him insofar as there are already two well established takeaways and two restaurants/takeaways in Alfred Street and rental values are not as high as the town centre properties.

Over many years retail units in Alfred Street have closed and have been replaced/converted to provide Offices, Flats, Restaurants, Takeaways and a Surgery.

no on site parking there is

Whereas it is appreciated that there is on street parking provided in Alfred Street, Allister Street, The Ropewalk, Creswell Road and Greenway Road all within easy walking distance. To our knowledge customers who visit takeaways during daytime are normally local residents or people working in the locality who walk to the premises whereas evening trade is mostly either by a delivery service or by car at which time parking does not cause a problem.

As regards the extraction of the cooking fumes, this will be by means of an extraction unit fixed to discharge via a stainless steel flue, fitted with a silencer if required, through the main roof and will be installed by a Specialist Contractor.

We hope the above are adequate for your purposes but if you require any further information or assistance then please do not hesitate to contact us.

Thanking you for your assistance in this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'T. Gardiner', written in a cursive style.

Terry Gardiner.
Building Surveyor.