

16th April 2021
Our Ref: 20.8028

Third Floor, Park House
Greyfriars Road
Cardiff
CF10 3AF

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

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Dear Ms Bowen,

**Full Planning Application for development of 52 affordable dwellings and associated access, landscaping and site infrastructure at Land off Meadow Road, Neath
Submitted on behalf of Jones Brothers (Henllan) Ltd and Tai Tarian**

On behalf of our clients, Jones Brothers (Henllan) Ltd and Tai Tarian, Boyer is pleased to submit an application for '*development of 52 affordable dwellings and associated access, landscaping and site infrastructure*' at Land off Meadow Road, Neath, to Neath Port Talbot Council.

The site is allocated for residential development in the adopted Local Development Plan (LDP). The proposed scheme is 100% affordable, far exceeding the allocation requirement and therefore substantially contributing to affordable housing provision in Neath Port Talbot. Tai Tarian Housing Association will be delivering the scheme.

Application Submission

This application has been submitted via 'Planning Applications Wales' (ref: PP-09307827). The planning application fee is £23,240 and is to be paid by our client.

The submission is accompanied by the application form and a full suite of drawings and technical reports – see submitted Document Schedule enclosed.

We look forward to receiving notification that the application has been registered and we would be happy to assist the Authority in any way during the determination process.

Yours sincerely,



**John-Rhys Davies BSc (Hons) MCD MRTPI
Principal Planner**

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Enc.

Full Planning Application Submission – Documents and Drawings Schedule

Version 1 – (12/04/2021)

Land off Meadow Road, Neath

Documents Schedule

Document Name	Prepared by	Revision
Application Form	Boyer	April 2021
Pre-application (PAC) Report	Boyer	March 2021
Section 106 Heads of Terms	Boyer	March 2021
Planning, Design and Access Statement	Boyer	March 2021
Arboricultural Report	ArbTS	April 2021
Landscape Specification and Management Plan	TDA	December 2020
Preliminary Ecology Appraisal	Hawkeswood Ecology	April 2021 (HE/26/2020 – Issue 5)
Tree Climbing Bat Roost Assessment	Hawkeswood Ecology	February 2021 (HE/26/2020/Climb – Issue 1)
Construction Environmental Management Plan (inc. Site Waste Management Plan)	Jones Brothers	March 2021
Written Scheme of Investigation	Cardiff Archaeological Consultants	February 2021 (WSI 2021-02)
Site Investigation Report	Integral Geotechnique	March 2021 (12722/LW/20/SI Rev C)
Transport Statement	Vectos	April 2021 (V5)
Travel Plan	Vectos	April 2021 (V4)

See drawings schedule overleaf.

Drawings Schedule

Drawing Number	Revision	Drawing
2430-00(02)100	N	Sketch Layout
2430-01(02)101	C	Site Location Plan
2430-05(02)105	-	Housing Finishes Layout
2430-(02)335	-	HT 211 Elevations Plots 12-15
2430-(02)334	A	HT 642 Detached Elevations
2430-(02)333	A	HT 641 Detached Elevations

2430-(02)332	A	HT 421 and 531 Terrace Elevations – Plots 50 to 52
2430-(02)331	A	HT 421 and 531 Semi Elevations – Plots 2 and 3
2430-(02)330	A	HT 531 Semi Elevations
2430-(02)329	A	HT 421 Terrace Elevations – Plots 43 to 46
2430-(02)328	A	HT 421 Terrace Elevations – Plots 25 to 27
2430-(02)326	A	HT 421 Semi Elevations
2430-(02)325	A	HT 322 Elevations
2430-(02)324	A	HT 321 Elevations – Plots 16 to 18
2430-(02)323	A	HT 321 Semi Elevations
2430-(02)322	A	HT 211 Elevations – Plots 19 to 24
2430-(02)320	A	HT 211 Semi Elevations
2430-(02)235	-	HT 211 Floor Plans Plots 12-15
2430-(02)234	-	HT 642 Detached Floor Plans
2430-(02)233	-	HT 641 Detached Floor Plans – Plot 01
2430-(02)232	-	HT 421 and 531 Terrace Floor Plans – Plots 50 to 52
2430-(02)231	-	HT 421 and 531 Semi Floor Plans – Plots 2 and 3
2430-(02)230	-	HT 531 Semi Floor Plans – Plots 30 to 33
2430-(02)229	-	HT 421 Terrace Floor Plans – Plots 43 to 46
2430-(02)228	-	HT 421 Terrace Floor Plans – Plots 25 to 27
2430-(02)226	-	HT 421 Semi Floor Plans
2430-(02)225	-	HT 322 Floor Plans
2430-(02)224	A	HT 321 Floor Plans – Plots 16 to 18
2430-(02)223	-	HT 321 Semi Floor Plans – Plots 14 and 15
2430-(02)222	-	HT 211 Floor Plans – Plots 19 to 24
2430-(02)220	-	HT 211 Semi Floor Plans – Plots 39 to 42
2430-630	A	Site Sections
2430-500	C	Drainage Strategy Plan
2430-526	B	External Engineering Works

2430-631	-	Site Access Cross Section
TDA.2582.01	B	Detailed Soft Landscape Proposals
205496A_A03c	A	Proposed Site Access Option 3 General Arrangement
205496A_AT03c	A	Proposed Site Access Option 3 11.2m Refuse Vehicle SPA
205496A_AT03d	-	One Way Swept Path Analysis
205496A_A01	D	Proposed Site Appraisal General Arrangement
205496A_ATB01	C	Swept Path Analysis Refuse Collection
205496A_ATB02	B	Swept Path Analysis Fire Tender