

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 29 /03/2022

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: Widening of existing access.

Pwll Yr Hwyaidd Farm, Water Street, Margam, Port Talbot

Dear Sir,

Please find attached an application in respect of the above development. In January 2020 to the Council provided pre-application advice in respect of the conversion of an existing barn to tourist accommodation and the improvements to the existing access, reference Q2021/0254.

The applicant is proposing to proceed with the application for tourist accommodation, when funds permit, but in the meantime he wishes to improve the access for his own benefit in line with the consultation reply provided namely

“Option 1 (Upgrade Existing Access) – No objection, in principle, subject to the following:

- 1. The driveway shall be a minimum of 5.5metres width for the first 12metres due to the access coming from a Type 1 Road. ^[L1] _[SEP]*
- 2. Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access within which*

PHONE

MOB PHONE

EMAIL

nothing over 600mm in height should be erected or allowed to grow. ^[L]_[SEP]

3. *Any gates shall be of a type which open inwards only, can be seen through and shall be maintained as such thereafter and must be positioned a minimum of 6 metres from the edge of the highway.* ^[L]_[SEP]

1. Application Forms

2. Plans and documents as follows

1	Letter	RB Planning & Dev
2	Location Plan 2215	Atrium Architecture
3	Existing Block 2215-01	Atrium Architecture
4	Proposed Block 2215-02	Atrium Architecture

The proposed drive will be hard surfaced with Tarmac.

Yours faithfully,

Robert Bowen.