

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 30/11/2022

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

RE: Land to the north of Maes Ty Canol Baglan

1 Detached Self-build dwelling (Plot 5)

Dear Sir,

Please find attached a planning application in respect of the above proposal. The submitted information is as follows.

1. Application Forms

2. Plans and documents as follows

3. Fee – In January 2022 an application for 9 plots was submitted (P2022/0078) and a fee of £4140 paid (9 x£460). The £4140 was transferred across to the current 8 plot scheme P2022/0557. I am advised by my client that the excess fee of £460 paid has not been refunded. It is therefore requested to transfer that excess fee to this application

1	Bat Report K069 V1.2 31st May 2022	Sylvan Ecology
2	Tree Survey K069 Oct 19 v1.3	Sylvan Ecology
3	Bat Lighting Mitigation	Sylvan Ecology
4	Phase 1 Ecological Survey K069 V2.2 April 2022	Sylvan Ecology
5	Coal Mining Risk Assessment	Coal Authority
6	Block Plan PL0 A300	IM Design Studio

PHONE

MOB PHONE

EMAIL

7	3D Views PL0 A301	IM Design Studio
8	Site Sections PL0 A302	IM Design Studio
9	Location Plan/Existing site plan PL0 A304	IM Design Studio
10	Floor Plans and Elevation PL5 A141 Rev D	IM Design Studio
11	Existing site Drainage J070/103	Tulip Engineering
12	Proposed Foul Drainage J070/100	Tulip Engineering
13	Proposed Surface Water Drainage J070/104	Tulip Engineering
14	Letter	RB Planning & Dev
15	Statement of Ecological Enhancement	RB Planning & Dev
16	Drawing Issue sheet	IM Design Studio

The application site is within settlement limits and therefore the principle of development is generally accepted. There appears to be no ecological or highways issues and no issues in respect of residential amenity.

The application is for one dwelling (plot 5) within a site the subject of an application for eight dwellings planning reference number P2022/0557 and a single dwelling on plot 4 which has not been registered to date.

The applicant is not seeking to “*threshold dodge*” and avoid section 106 obligations nor is he seeking to avoid the nominal additional cost of going through the PAC process by developing the site in two or more phases.

Where financial viability permits the applicant is prepared to pay section 106 obligations based on the final developed number of 10 dwellings.

Yours faithfully,

Robert Bowen.