

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date:23/11/2023

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

**RE: Retention and completion of a Detached Dwelling Plot 36 Forest Lodge Lane
Cwmavon.**

Dear Sir,

Please find attached a planning application in respect of the above proposal.

The submitted information is as follows.

1. Application Forms
2. Fee £460
3. Plans and documents as follows

1	Location Plan, Block Plan P01 Rev A	Thomas Parry
2	Existing Site Plan FFL/36	RB Planning
3	Proposed Site Plan P03B	Thomas Parry
4	Sections P04B	Thomas Parry
5	Service Unit P05	Thomas Parry
6	Floor Plans, Elevations,3D Rev A	Studio RHE
7	Letter	RB Planning
8	Statement of Ecological Enhancement	RB Planning
9	Structural Calculations May 2022 (22028)	FAR Structures
10	Retaining wall sections Drw 01 (22028)	FAR Structures

PHONE

MOB PHONE

EMAIL

11	Email confirming existing retaining walls built as approved	Total Building Control
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Materials

Roof – Grey riven edge tile- Cembrit Westerland¹



Walls - Tata Steel Grey Anthracite Standing Seem system (see photo1)

Brick – Ibstock Staffordshire Blue²

¹ https://www.roofingoutlet.co.uk/products/266-cembrit-westerland-slate?variant=17493674262599&gclid=CjwKCAiApvebBhAvEiwAe7mHSGE044R-KY_epCtPalujaTx_vUMjl_6DesFvpcZSvatZBpk8Wb3B1xoCcDsQAvD_BwE

² <https://www.ibstockbrick.co.uk/wp-content/uploads/2015/01/AA6606-Portfolio-Blues.pdf>



Grade A Larch Timber

Photo 1



Boundary Treatment

Boundary wall details are shown in **Figure 1** below and retaining wall details Drw 01 (22028)

Yours faithfully,

Robert Bowen.

Fwd: RE: SA22-0492 - Plot 36 Forest Lodge Lane, Cwmavon. SA13 2RX

Wed 23/11/2022 10:16

To: Robert Bowen <info@rbplanning.co.uk>; [REDACTED]

Good news

----- Original Message -----

Subject: RE: SA22-0492 - Plot 36 Forest Lodge Lane, Cwmavon. SA13 2RX

Date: 2022-11-23 10:01

From: Luke Spencer <Luke.Spencer@tbcswansea.co.uk>

To: [REDACTED]

Hi Simon,

Apologies for the delayed response and thank you for your patience.

After reviewing the design and site log / photos, I can confirm the construction of retaining wall has been built in accordance with the structural design/calculations submitted.

Kind Regards,

Luke Spencer ACABE

Building Control Surveyor

Total Building Control Ltd - Corporate Approved Inspector
Unit 8, Langdon House, Langdon Road, Swansea. SA1 8QY

01792 457 014 / 07483 093 391

www.totalbuildingcontrol.co.uk



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From: [REDACTED]

Sent: 22 November 2022 05:11 PM

To: Luke Spencer <Luke.Spencer@tbcswansea.co.uk>

Subject: Re: SA22-0492 - Plot 36 Forest Lodge Lane, Cwmavon. SA13 2RX

Hi Luke

Any news

Liam has sent some pics if that helps

Best wishes

Simon

On 2022-11-10 09:17, Luke Spencer wrote:

Good morning Simon,

Please can you forward a copy of the Structural Calculations for the retaining wall structure.

Kind Regards,

Luke Spencer ACABE

Building Control Surveyor

Total Building Control Ltd - Corporate Approved Inspector

Unit 8, Langdon House, Langdon Road, Swansea. SA1 8QY

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From: [REDACTED]
Sent: 09 November 2022 12:16 AM
To: Claire Brown <claire.brown@tbcswansea.co.uk>
Cc: Luke Spencer <Luke.Spencer@tbcswansea.co.uk>
Subject: SA22-0492 - Plot 36 Forest Lodge Lane, Cwmavon. SA13 2RX

Hi Luke

Is there any chance you can confirm the wall meets the required standards

Best wishes

Simon

On 2022-11-04 13:26, Claire Brown wrote:

Hi Luke,

Please can you help with this query when possible.

Kind regards,

Claire Brown

Total Building Control Ltd

Unit 8 Langdon House Langdon Road Swansea SA1 8QY

01792 457 014



Please consider the environment before printing this email.

From: Total B C Swansea <office@tbcswansea.co.uk>

Sent: 03 November 2022 18:11
To: Claire Brown <claire.brown@tbcswansea.co.uk>
Subject: FW: Building Control Follow Up: SA22-0492 - Plot 36

From: [REDACTED]
Sent: 03 November 2022 17:48
To: Total B C Swansea <office@tbcswansea.co.uk>
Subject: Re: Building Control Follow Up: SA22-0492 - Plot 36

Hello

is it possible to confirm that the retaining wall has been built correctly.
Liam has said he got the wall inspected by total building control, so once we get confirmation it is as designed we can move on which would be great

best wishes

Simon

On 2022-10-05 12:06, Total Building Control Ltd wrote:

Dear Mr Simon Holliday,

Re: Building Control Follow Up

This is a courtesy follow up to see if the building works have progressed with your project.

You are welcome to contact us on the number below for an update or to book a site inspection.

You may wish to liaise first with the lead person for the project to ensure there isn't a cross over in communication.

If your project has not commenced on site, no inspection will be required unless requested.
If relevant, you may wish to check with us on the progress of a plan check or a statutory consultation.

It is important to keep our records up to date.

Should you wish to contact us please call the office on 01792 457014.

Please DO NOT reply back to this email.

Yours sincerely,

Team at TBC Swansea Office

01792 457014

office@tbcswansea.co.uk



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