

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 09/03/2023

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

RE: Change of use of existing nursing home (Class C2) into a mixed use of Cafe (Class A3), 5/6 Nos shops (Class A1), 10 Nos Industrial units, (Class A1, B1& B8), managers' office, plant room, roofing over internal courtyard, solar panels, additional fenestration, parking and associated works

Min yr Afon Nursing Home Cwmavon

Dear sir,

I write in respect of the above application.

The bold type show revised, or additional documents, other plans remain unchanged.

I have also revised the description of the proposed development to reflect the changes.

The Changes include

1. Solar Panels to roof
2. Subdivision of shop 1 to provide 2 potential units (1a/1b)
3. Revisions to fenestration
4. Gated access to roof area
5. Flue to kitchen

PHONE

MOB PHONE

EMAIL

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1	A1-A100 – Proposed Ground Floor Rev C	Revision	IM Design Studio
2	A1-A101 – Proposed first floor Rev B	Revision	IM Design Studio
3	A1-A102 – Proposed elevations Rev B	Revision	IM Design Studio
4	A1-A103 – Proposed site plan Rev D	Revision	IM Design Studio
5	A1-A104 – Existing elevations	Previously submitted	IM Design Studio
6	A1-A105 – Existing ground floor and location plan	Previously submitted	IM Design Studio
7	A1-106 – Existing first floor	Previously submitted	IM Design Studio
8	A1-A107 AUTO RACK	Previously submitted	IM Design Studio
9	Letter	Revision	RB Planning
10	Preliminary Roost Assessment 188 17/8/2022	First Submission	Koru Ecology Associates
11	Emergence Survey IG2023Minyrafon 11/1/2023	First Submission	I & G Ecological Consulting

Proposed hours of trading/employees

	Employees	Hour Mon-Fri	Hours Sat & Sunday
Shops	5/6	07:00-22:00	07:00-22:00
Units	10	07:00-19:00	08:00-12:00
Cafe	2	07:00-19:00	07:00-19:00
Managers Office	1	08:00-17:00	Closed

Yours faithfully,

Robert Bowen.