



Addison Planning Consultants Ltd



Date: 26th of July 2023

Our Ref: APC00218

Ms C Hall,
Senior Planner,
Neath Port Talbot County Borough Council,
Development Control Section,
The Quays,
Brunel Way,
Neath,
SA11 2HZ

Dear Claire,

RE: DEMOLITION OF EXISTING DERELICT 3 STOREY BUILDING AND REPLACEMENT WITH 3 STOREY APARTMENT BUILDING (COMPRISING 4 NO. 2-BED ON GROUND AND FIRST FLOOR AND 2 NO 1-BED AT TOP FLOOR) TOGETHER WITH A DETACHED DWELLING ALL WITH ASSOCIATED WORKS AND CAR PARKING.

RE: 121 HEOL CAE GURWEN, GWAUN CAE GURWEN, SA18 1PD

PLANNING PORTAL REFERENCE: PP-12339001

I act on behalf of Simcorp Properties Ltd, owner of the above referenced property. A full Planning Application for the above referenced development has today been submitted via the Planning Portal.

BACKGROUND

A previous application for the re-development of this site (reference P2022/0912) was submitted to the Council in November 2022. The application proposal was deemed as satisfactory in all respects by Council Officers with the exception that the applicant had failed to respond to a request for a commuted sum for off-site public open space provision. Planning Permission was therefore refused on the 13th of July 2023 for the following reason:

“1 The application site is located in an area with a quantitative deficiency in outdoor sport, children's play, and allotments. The proposal does not include the required on or offsite contribution to mitigate this deficiency and ensure satisfactory provision for the health and well-being of future residential occupiers of the proposed development. Accordingly, the proposed fails to comply with Policies SP4, SP10, I1 and OS1 of the Neath Port Talbot Local Development Plan and the supporting Planning Obligations SPG.”

The applicant agrees that the requested commuted sum meets the statutory tests for planning obligations and has therefore re-submitted the same proposal as was submitted under Planning



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Application P2022/0912, along with a draft Unilateral Undertaking for the requested commuted sum payment. The draft Undertaking will be completed once this Application has been validated by the Council.

I hope the re-submitted Application, along with the Unilateral Undertaking, will now allow the Council to grant Planning Permission to facilitate the regeneration of this site.

The Application submission comprises the following drawings and documents:

G1a: APC Covering Ltr to NPT CBC 26-07-2023.
G1b: Application Form 26-07-2023.
G1c: Dwg 1791_P4-1C Location Plan
G2: Drawings
Dwg 1791_P 0-2B Existing photographic Elevations.
Dwg 1791_P0-1B Proposed 3D.
Dwg 1791_P1-1B Existing Plans.
Dwg 1791_P1-2C Roof Plan.
Dwg 1791_P1C Proposed Floor Plans
Dwg 1791_P2-1B Existing Elevations
Dwg 1791_P2C Proposed Elevations in Context
Dwg 1791_P4-2B Existing Block Plan
Dwg 1791_P4-3C Proposed Block Plan
Dwg 1791_P4-4B Active Travel Methods

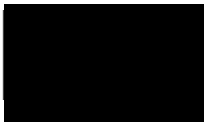
G3 - Design and Access Statement 1791_DAS

G4 - Bat Survey - Oct 2022

G5 - Unilateral Planning Obligation - Draft 26-07-2023

I trust you'll find the Application submission in order and can confirm validation in due course.

Kind Regards



JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD