

Our Ref: S23.148
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Neath Port Talbot County Borough Council
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17 November 2023

Dear Sir/Madam,

FULL APPLICATION FOR THE PROPOSED DEVELOPMENT OF A SINGLE STOREY CHILDCARE CENTRE (USE CLASS D1), INCLUDING ACCESS, PARKING, DRAINAGE AND LANDSCAPING ARRANGEMENTS AND ALL ASSOCIATED WORKS AT LAND TO THE EAST OF HIGH STREET, SEVEN SISTERS, NEATH PORT TALBOT, SA10 9DH

On behalf of the applicant, Mr N. Richards, we write in relation to the enclosed full application for the proposed development of a single storey childcare centre (use class D1), including access, parking, drainage and landscaping arrangements and all associated works at land to the east of High Street, Seven Sisters, Neath Port Talbot, SA10 9DH.

In addition to this covering letter, the application submission comprises the following documents.

- Completed Application Forms;
- Site Location Plan and Block Plan drawing (Ref: 2454-001A)
- Application Plans & Drawings;
 - Proposed Site Plan (Ref: 2454-002 Rev E)
 - Proposed Plans Section and Elevations (Ref: 2454-003 Rev B)
 - Existing Site Plan (Ref: 2454-004)
 - Existing Site Sections (Ref: 2454-005)
 - Proposed Block Plan (Ref: 2454-006)
 - Proposed Site Sections (Ref: 2454-007)
- Planning Statement (Asbri Planning, September 2023);
- Preliminary Ecological Appraisal (Koru Ecology Associates, July 2023);
- BRUKL Output Document (May 2023);
- Arboricultural Report (ArbTS, May 2023)
- Landscape Planting Plan Ref: 708.02 (Haire Landscaping Consultant, August 2023)
- Planting Schedules & Specification Ref: 708.03 (Haire Landscaping Consultant, August 2023);

A payment of £920 has been made to Neath Port Talbot County Borough Council under separate cover in payment of the requisite planning application fee.

We trust the above information is helpful to your consideration of the submitted details and look forward to receiving confirmation of registration of the application in due course. In the meantime, please contact us should you require any additional information regarding the application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'O Hanney', with a stylized flourish at the end.

Oliver Hanney

Senior Planner

Asbri Planning Ltd