

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2022/0146

Date: 26/02/2024

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

RE: Min yr Afon Nursing Home, London Row, Cwmavon.

Application to agree conditions 4,5,6,7,8,10, 11 and 12, of planning permission
P2022/0146

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
3. Location Plan
4. Plans and documents as follows

Condition	Plans and Documents	Author
Condition 4 CEMP	CEMP REV00 17.08.2023	RB Planning
Condition 5 Broadband Provision	See detail Below	RB Planning
Condition 6 Landscaping	Plan 2301-ARB-Z1-XX-DR-Y-10001-S1-P01 Landscaping Specification	Arb Team

Condition 7 Noise Management Plan	Noise Management Plan 28.08.2023	RB Planning
Condition 8 Traffic Management	Plan A1-A103 Rev H	IM Design Studio
Condition 10 Means of enclosure	Plan A1-A103 Rev H	IM Design Studio
Condition 11 Refuse and recycling Plan	Plan A1-A103 Rev H Waste Management Plan August 2023	IM Design Studio RB Planning
Condition 12 Bird Box location	Plan A1-A102 Rev E	IM Design Studio

Condition 5 Broadband Provision

Openreach have confirmed that one gigabyte of broadband provision is not available within the area and is not likely to be available until at least 2025. Notwithstanding this condition seven requires that provision is made within the site to facilitate a future one gigabyte connection.

In order to comply with condition 5, the developer will provide a 75mm diameter plastic ducting beneath the pedestrian footway. This will contain a single mode Fibre optic cable type OS2, designed for outdoor use, with an ability to provide a maximum speed of 100 gigabytes. In the dwellings is single mode Fibre optic cable type OS1 designed for indoor use, with an ability to provide a maximum speed of 10 gigabytes.

Yours faithfully,