

Neath Port Talbot County Borough Council

Via Email – Planning Portal

Our Reference: 257/601/202406/IRLX

10/07/2024

Dear Mr Griffiths.

McDonald's Restaurant, Skewen

Further to our recent application (Reference: P2024/0273), various additional information and amendments to the proposal were required to ensure acceptability. This led to the withdrawal of that application and this revised submission includes the following information to address the various consultation comments.

1. **Sewer positioning in relation to the build** – Sketch showing the positioning of the manholes and the connecting sewers, which demonstrate that there will be no impact by the development, as per the previous approval with Welsh Water (June 2024).
2. **Revised drawings with the crew room removed** – Drawing Refs: P21-050-0601-05-C, P21-050-0601-06-D and P21-050-0601-300-C have included the removal of the crew room and the retention of the existing parking configuration adjacent to the building.
3. **Green Infrastructure** – Green-infrastructure-statement-_Skewen has been submitted with this application.
4. **Construction Management Plan** – including details of Set Up and Emergency routes.
5. **Breakdown of the extensions** – In relation to the comments received from a Cllr during the previous application, a breakdown to demonstrate that the extension relate to the operation and include a reduction in the dining area and covers.

For clarity, I have included a full list of the supporting documents:

- P21-050-0601-01-C – Location Plan
 - P21-050-0601-02-A – Block Plan
 - P21-050-0601-03-A – Existing Site Plan
 - P21-050-0601-05-C – Existing and Proposed Elevations
 - P21-050-0601-06-D - Internal Alterations
 - P21-050-0601-300-C – Proposed Site Plan.
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- Bollard Specification (Rb101_bollard)
 - Existing Welsh Water Sewer Location (CDM/601/Sketch/Position of Sewers in Demise)
 - Green Infrastructure Statement.
 - Breakdown of the areas included within the extensions.
 - Construction Phasing Plan
 - Set Up and Emergency Routes
 - Internal Set Up and emergency routes

I trust that this addresses all previous lines of discussion and we can proceed to a favourable recommendation.

If you require any further details, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'SC pA', with a stylized flourish at the end.

Sarah Carpenter

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