

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 th 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 an Emergency route
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:

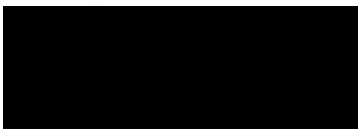
- P21-050-0601-01-C – Location Plan
 - P21-050-0601-02-A – Block Pla
 - P21-050-0 Existing Sit
 - P21-050-0601-05-C – Existing and Proposed Elevations
 - P21-050-0601-06-D - Internal Alterations
 - P21-050-0601-300-C – Propose
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- Bollard Specification (Rb101_bollard)
 - Existing Welsh Water Sewer Location (M/601/Sketch/Position of Sewers in Demis
 - Green Infrastructure Statement.
 - Breakdown of the areas included within the extensions.
 - Construction Phasing Plan
 - Set Up and Emergency Rou
 - Internal Set Up and emergency routes

During the preparation of this application, it is noted that there is an area of coal high risk to the south of the site. The development included within the parameters of this applications falls outside this area and thus will have no impact on this area and thus it has been concluded that a Coal Mining Risk Assessment is not required.

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

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

Yours faithfull



Sarah Carpent

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