

11th November 2024

Our Ref: S23.103

Planning Department,
Neath Port Talbot,
Civic Centre,
Port Talbot,
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Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Full planning permission for proposed demolition of no.s 23 and 25 Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works

Land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot

LPA Reference: P2024/0654

This planning application has been prepared on behalf of Tai Tarian in order to accompany an application for full planning permission for proposed demolition of no.s 23 and 25 Beacons View, creation of vehicular access to facilitate development of 22 no. dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

The following drawings and documents have been submitted as part of this application.

Drawing name	Drawing reference
Site Location Plan	2617-(03)101C
Site Layout	2617-(03)100L
HT 211 Floor Plans	2617-211(03)200B
HT 211 Elevations	2617-211(03)300
HT 212 Ground Floor Plan	2617-212(03)201
HT 212 First Floor Plan	2617-212(03)202
HT 212 Elevations	2617-212(03)301
HT 421 Floor Plans	2617-421(03)200B
HT 421 Elevations	2617-421(03)300
HT 422 Floor Plans	2617-422(03)200B
HT 422 Elevations	2617-422(03)300
HT 531 Floor Plans	2617-531(03)200C
HT 531 Elevations	2617-531(03)300A
HT 641 Floor Plans	2617-641(03)200B
HT 641 Elevations	2617-641(03)300
Drainage Strategy Plan	2617-501H
Engineering Appraisal	2617-505I
Site Sections	2617-630A
Soft Landscape Proposals	1222.01.D
Tree Constraints Plan	N/A
Arboricultural Impact Assessment Plan	N/A
Topo Survey Sheet 1	SS-1229A_2DA
Topo Survey Sheet 2	SS-1229A_2DA
Topo Survey Sheet 3	SS-1229A_2DA

Topo Survey Sheet 4	SS-1229A_2DA
Proposed Spine Road Change In Priority General Arrangement	PD04-E
Proposed Masterplan General Arrangement	PD05-D
Proposed Masterplan General Arrangement - TRO	PD06-D
Proposed Spine Road Swept Path Analysis Refuse Servicing And Two Way Working	AT_C01-E
Proposed Priority Arrangement Swept Path Analysis Single Deck Bus - Northbound	AT_C02-D
Proposed Priority Junction Swept Path Analysis Refuse Serving And Two Way Working	AT_C03-A
Proposed Priority Arrangement Swept Path Analysis Single Deck Bus – Southbound	AT_C04-A

In addition, the following supporting documents have been submitted:

Document name (reference where appropriate)	Prepared by
Application Form	Asbri Planning
Cover Letter	Asbri Planning
Planning, Design and Access Statement	Asbri Planning
PAC Report	Asbri Planning
Protected Species Survey	Hawkeswood Ecology
Grassland Assessment	Hawkeswood Ecology
Preliminary Roost Assessment at Numbers 23/25 Beacons View	Hawkeswood Ecology
Potential Tree Bat Roost Surveys	Hawkeswood Ecology
Reptile Translocation Methodology	Hawkeswood Ecology
Green Infrastructure Statement	DP Landscapes
Landscape Management Plan	DP Landscapes
Tree Survey	Treescene
Arboricultural Impact Assessment	Treescene
Transport Statement	SLR Consulting
Travel Plan	SLR Consulting
Energy Statement	Spring Design
Geotechnical and Geo-environmental Assessment	Earth Science Partnership
Geotechnical and Geo-environmental Assessment Figures and Appendices	Earth Science Partnership
Coal Mining Risk Assessment	Earth Science Partnership
Coal Mining Risk Assessment Figures	Earth Science Partnership
Coal Mining Risk Assessment Appendices	Earth Science Partnership
Construction Environmental Management Plan	Tai Tarian
Historic Environment Desk Based Assessment	Dyfed Archaeological Services

Also, payment of the statutory application fee of £10,120.00 will be made to the Council via internal transfer.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of

the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Rowlands', with a horizontal line underneath.

Iwan Rowlands
Planner
Asbri Planning Ltd