11th March 2025
Our ref: RJ/24.117

Rhodri Griffiths
Planning Officer - Development Management
Planning Division
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Rhodri,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSED NEW DWELLING AND ASSOCIATED WORKS

LAND OFF GRAIG ROAD, GELLINUDD, NEATH

PLANNING PORTAL REFERENCE – PP-13845434

LRM Planning is instructed by Abigail Jones & Iwan Temblett in the submission of a full planning application for the proposed development outlined above on land off Graig Road in Gellinudd.

The application has been submitted via Planning Portal. The following documents comprise the submission documents in support of this application:

DOCUMENT	PREPARED BY	REFERENCE (IF APPLICABLE)
Site Location Plan	Stiwdio C3 Architects	240302 - P01
Existing Site Plan	Stiwdio C3 Architects	240302 - P02 (rev.2)
Proposed Site Plan	Stiwdio C3 Architects	240302 - P03 (rev.4)
Proposed Ground Floor Plan	Stiwdio C3 Architects	240302 - P04 (rev.2)
Proposed First Floor Plan	Stiwdio C3 Architects	240302 - P05 (rev.2)
Proposed Roof Plan	Stiwdio C3 Architects	240302 - P06 (rev.2)
Proposed Elevations 1-2	Stiwdio C3 Architects	240302 - P07 (rev.4)
Proposed Elevations 2-2	Stiwdio C3 Architects	240302 - P08 (rev.3)

Proposed Sections	Stiwdio C3 Architects	240302 - P09 (rev.1)
Proposed Boundary Treatments Plan	Stiwdio C3 Architects	240302 – P11 (rev.3)
Proposed Site Plan with Visibility Splays	Stiwdio C3 Architects	240302 – P12 (rev.3)
Site Sections Plan	Vale Consultancy	20215_200 (rev.1)
Proposed Site Sections Sh1	Vale Consultancy	20215_201 (rev.1)
Proposed Site Sections Sh2	Vale Consultancy	20215_202 (rev.1)
Proposed Site Sections Sh3	Vale Consultancy	20215_203 (rev.1)
Planning Application Forms	LRM Planning	PP-13535297
Planning Statement	LRM Planning	24.117/6 – Mar 2025
Tree Survey	Treescene	06.08.24
Tree Constraints Plan	Treescene	08.2024
Preliminary Ecological Assessment	Ecological Services Ltd	July 2024
Coal Mining Risk Assessment Report	Terra Firma	CMRA-TF-24-364-CA
Drainage Plan	Vale Consultancy	20215_500_r04
Drainage Details	Vale Consultancy	20215_501_r03
Proposed Catchment Area and Flow Exceedance Plan	Vale Consultancy	20215_502_r04
Green Infrastructure Statement	Applicant	'Land off Graig Road, Gellinudd'
Topographical Survey	GDI Design Ltd	GDI-TOPO-CRA-001

The fee of £460 which is applicable for the erection of a new dwelling, has been paid separately by the applicant.

I trust the documentation submitted online enables you to register the application and I look forward to receiving confirmation of the validation of the application, reference number, and target determination date. In the meantime, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Rhys Gwilym Jones
Principal Planner
LRM Planning Ltd
Tel: 02920 349 737
Email: rhysjones@lrmplanning.com

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