

**Our Ref:** IR/RB/S25.136

**Date:** 13<sup>th</sup> May 2025

Neath Port Talbot County Borough Council,  
Development Control Section,  
The Quays,  
Brunel Way,  
Neath,  
SA11 2HZ

Suite D,  
1<sup>st</sup> Floor,  
220 High Street,  
Swansea,  
SA1 1NW  
Tel: 01792 480535  
[www.asbriplanning.co.uk](http://www.asbriplanning.co.uk)

Dear Sir or Madam,

**Town and Country Planning Act 1990**

**Discharge of condition 24 (Noise Impact Assessment) of planning permission P2024/0654**

**Land At The Former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA**

**Planning Portal Reference: PP-14005980**

Asbri Planning is appointed as planning agent to Tai Tarian in respect of the above planning application to discharge condition 24 (Noise Impact Assessment) of planning permission P2024/0654 at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawing is submitted, prepared by Spring Design.

| Drawing name       | Drawing reference |
|--------------------|-------------------|
| Site Location Plan | 2617-00(03)101D   |

In addition, the supporting documents submitted comprise the following:

| Document name (reference where appropriate) | Prepared by    |
|---------------------------------------------|----------------|
| Planning application forms (1APP)           | Asbri Planning |
| Covering Letter                             | Asbri Planning |

In addition, payment of the £200 application fee will be made to Neath Port Talbot County Borough Council.

Condition 24 (Noise Impact Assessment) states:

*"No mechanical heating or ventilation plant, including air source heat pumps, shall be installed in any external areas of the site until a Noise Impact Assessment has been first submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS 4142:2014 Method for rating and assessing industrial and commercial sound, the plant shall be installed and commissioned in accordance with the approved scheme.*

*Prior to first operation of the approved heating and ventilation plant, a Noise Impact Assessment demonstrating compliance with the target noise rating level shall be submitted to, and approved in writing by, the Local Planning Authority.*

*Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy EN8 of the Adopted Neath Port Talbot Local Development Plan".*

In light of the above, it is respectfully requested that Neath Port Talbot County Borough Council grant approval of this discharge of condition application at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, SA11 1JA.

If you require any further information 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**