

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 26/06/2025

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

**RE: Demolition of existing building and the construction of 8 Nos. Residential Units –
6 Nos. 1 bed flats & 2 Nos. 2 bed Bungalows.**

Former Changing Room Rhodes Avenue Aberavon Neath Port

Talbot SA12 6UT

Dear Sir,

Please find attached a planning application in respect of the above proposal.

This application seeks consent for the demolition of the existing building and the construction of 8 Nos. residential units consisting of 6 Nos. 1 bed flats & 2 Nos. 2 bed bungalows.

The proposed development will include car parking to the front, dry areas, rear amenity space, together with bin and bicycle storage. In order to address flooding issues, site levels will be raised by approximately 650mm with finished floor levels at 6.250m AOD.

The proposed flats will be 'assisted living' with a single live in support worker who will occupy one of the 6 flats. The development will provide 100% affordable accommodation.

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplaning.co.uk

The submitted information is as follows.

1. Application Forms
2. Planning Fee £3680
2. Plans and documents as follows

Plans

1	Location Plan	LT.2504.00.01	Le Trucco Design
2	Existing Site Layout	LT.2504.00.02	Le Trucco Design
3	Proposed plans Plots 1-6	LT.2504.04.100 Rev B	Le Trucco Design
4	Proposed Elevation Plots 1-6	LT.2504.04.101 Rev B	Le Trucco Design
5	Proposed Plans & elevations Plots 7-8	LT.2504.04.200 Rev C	Le Trucco Design
6	Proposed Site Layout	LT.2504.04.01 Rev A	Le Trucco Design
7	Proposed site Layout and topo	LT.2504.04.02	Le Trucco Design
8	External bike store	LT.2504.04.03	Le Trucco Design
9	External bin store	LT.2504.04.04	Le Trucco Design

Documents

1	Cover Letter	24 th June 2025	RB Planning & Dev
2	Planning Statement	24 th June 2025	RB Planning & Dev
3	GIA	24 th June 2025	RB Planning & Dev
4	Ecology Report	13 th March 2025	Ecology Services Ltd
5	CMRA/ Land Contamination Q1785PRA May 2025(By email)		Spencer Quantum
6	FCA 21698-FCA-02	6 th June 2025	Vale Consult

Yours faithfully,

Robert Bowen.