

Our Ref: S25.171
Date: 19th August 2025

Planning Department
Neath Port Talbot
Civic Centre
Port Talbot
SA13 1PJ

Suite D
1st Floor, 220 High St
Swansea
SA1 1NW
Tel: 01792 480535
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Dear Sir or Madam,

Town and Country Planning Act 1990

Development of 9 No. affordable apartments, highways arrangements, access, parking, landscaping, drainage and all other associated works

Land off Heol-Y-Glo, Tonna, Neath SA11 3NJ

Planning Portal ref: PP-14176883

Asbri Planning is appointed as planning agent to Tai Tarian Ltd in respect of the above planning application for development of 9 No. affordable apartments, highways arrangements, access, parking, landscaping, drainage and all other associated works

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

The following drawings are submitted, prepared by Spring Design

Drawing name	Drawing reference
Location Plan	2641-00(03)101A Location Plan
Proposed Site Layout	2641-00(03)100D Site Layout
Ground Floor Plan	2641-211(03)200A 211 GF Plan
First Floor Plan	2641-211(03)201A 211 FF Plan
Second Floor Plan	2641-211(03)202A 211 SF Plan
Side Elevations	2641-211(03)300A 211 Side Elevations
Front Elevations	2641-211(03)301A 211 Front Elevations
SuDS Strategy Plan	2641-500-1-A - SUDS Strategy Plan
Engineering Levels Plan	2641-501-1-A - Engineering Appraisal Plan
Proposed Site Access	2641-SK550-A Proposed Site Access
Swept Path Assessment (1 of 3)	2641-SK555-01-A - Swept Path Assessment (1 of 3)
	2641-SK555-02-A - Swept Path Assessment (2 of 3)
	2641-SK555-03-A - Swept Path Assessment (3 of 3)
Soft Landscape Proposals	1217.01 Rev B_SOFT LANDSCAPE PROPOSALS

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning

Covering Letter	Asbri Planning
Tree Survey	Treescene Arboricultural consultants
Tree Constraints Plan	Treescene Arboricultural consultants
Preliminary Ecological Assessment	Ecological Services Ltd
Updated Site Assess	Ecological Services Ltd
Geo-environmental/technical appraisal	Integral Geotechnique
Green Infrastructure Statement	DP Landscape Architecture
Energy Strategy Statement	Spring Design

In addition, payment of the £4,225 application fee will be made via Planning Portal to Neath Port Talbot County Borough Council. This is on the basis of £460 per residential unit plus Planning Portal's service charge.

A Planning Statement has been submitted alongside this covering letter, highlighting the proposal in relation to the site and the related policies.

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,



Chris Thompson
Graduate Planner