

Our Ref: S24.163
Date: 11th August 2025

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

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1st Floor,
220 High Street,
Swansea,
SA1 1NW
Tel: 01792 480535
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Dear Sir/Madam,

Town and Country Planning Act 1990

Demolition of existing public house, and construction of a residential development and associated infrastructure works

The Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

Planning Portal Reference: PP-14096229

Asbri Planning is appointed as planning agent to Swansea Developments SPV 1 Ltd in respect of the above planning application for the proposed demolition of existing public house, and construction of a residential development and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

The planning application has been submitted via Planning Portal and the submission documents are listed below. In the below tables, an asterisk (*) is used to denote any documents of file sizes that were too large to submit via the planning portal, and have been submitted via email instead.

The following drawings are submitted, prepared by RLH Architectural, DP Landscape Architecture and Phoenix Design:

Drawing name	Drawing reference
Location Plan	R590-100B
Topographic Survey	R590-101A
Constraints Plan	R590-102B
Proposed Site Plan	R590-103B
Proposed Site Elevations 1 of 2	R590-104
Proposed Site Elevations 2 of 2	R590-105
Proposed 3D Views and Map Key	R590-106B
Proposed External Finishes Sheet	R590-108B
Proposed External Finishes Site Plan	R590-109
Proposed Boundary Treatment Plan	R590-110
Proposed Domestic Lighting Plan	R590-111
Proposed Ecology Plan	R590-114
2P1B Block of Flats Ground and First Floor Plan	R590-115A
2P1B Block of Flats Second Floor Plan and Section A-A	R590-116A
2P1B Block of Flats Proposed Elevations	R590-117B

Soft Landscape Proposals	1264.01A
Engineering Layout	10420-100-01-D

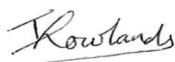
In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Covering Letter	Asbri Planning
Transport Statement	Apex Transport Planning
Green Infrastructure Statement	DP Landscape Architecture
Site Assessment Survey	Ecological Surveys
Bat Survey	Ecological Services
Market Assessment Report	BP2 Land and Property Consultants
Tier 2 Geotechnical and Geoenvironmental Assessment *	Terra Firma

In addition, the fee of £10,205.00 will be made payable to Neath Port Talbot County Borough Council.

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,



Iwan Rowlands
Planner
Asbri Planning Ltd