

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2025/0206

Date: 26/092025

Mr. C Morris
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: The Paddock, Access To Dyffryn Farm, Dyffryn, Neath Port
Talbot, SA10 7BQ

Application to agree conditions 2,3,5,6,10, 11 and 12, of planning permission
P2025/0206

Dear Sir,

Please find attached a planning application in respect of the above proposal. The submitted information is as follows.

1. Application Forms
2. Plans and documents as follows

Condition	Plans and Documents	Author
Condition 2 Coal Mining Risk	Q0759 March 2022 Q1813 September 2025	Spencer Quantum Goetech
Condition 3 Contamination	Q0759 March 2022 Q1813 September 2025	Spencer Quantum Goetech
Condition 5 Broad Band	See below	RB Planning
Condition 6	Q0759 March 2022	Spencer Quantum Goetech

PHONE

MOB PHONE

EMAIL

Coal Mining	Q1813 September 2025	
Condition 10 Parking	AF-700 - 01	RB Planning
Condition 11 Materials	See below	RB Planning
Condition 12 Tree Planting	See below	RB Planning

Condition 5 Broadband Provision

Openreach have confirmed that 1.6 gigabyte of broadband provision is available within the area. **Figure 1.**

In order to comply with condition 5, the developer will provide a 75mm diameter plastic ducting, with cable, beneath the drive or a single overhead cable. The cable will be a single mode Fibre optic cable type OS2, designed for outdoor use, with an ability to provide a maximum speed of 100 gigabytes. In the dwelling a single mode Fibre optic cable type OS1 designed for indoor use, with an ability to provide a maximum speed of 10 gigabytes will be provided.

Figure 1.

openreach

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Available to order now

Full Fibre Broadband

Up to 1600 Mbps
download speed

Up to 115 Mbps
upload speed

How the technology works

Fibre optic cables use light instead of electric signals – they're tough, weather-resistant, and data travels through them at almost lightspeed.

Full Fibre is a direct fibre connection from our exchange straight into

Also known as

- Fibre to the Premises
- FTTP
- Ultrafast Full Fibre

Condition 10 Parking

As the application site was previously occupied by a dwelling with associated access, parking, and garages the applicant does not propose to alter the existing on site provision or surfaces.

Condition 11 Materials

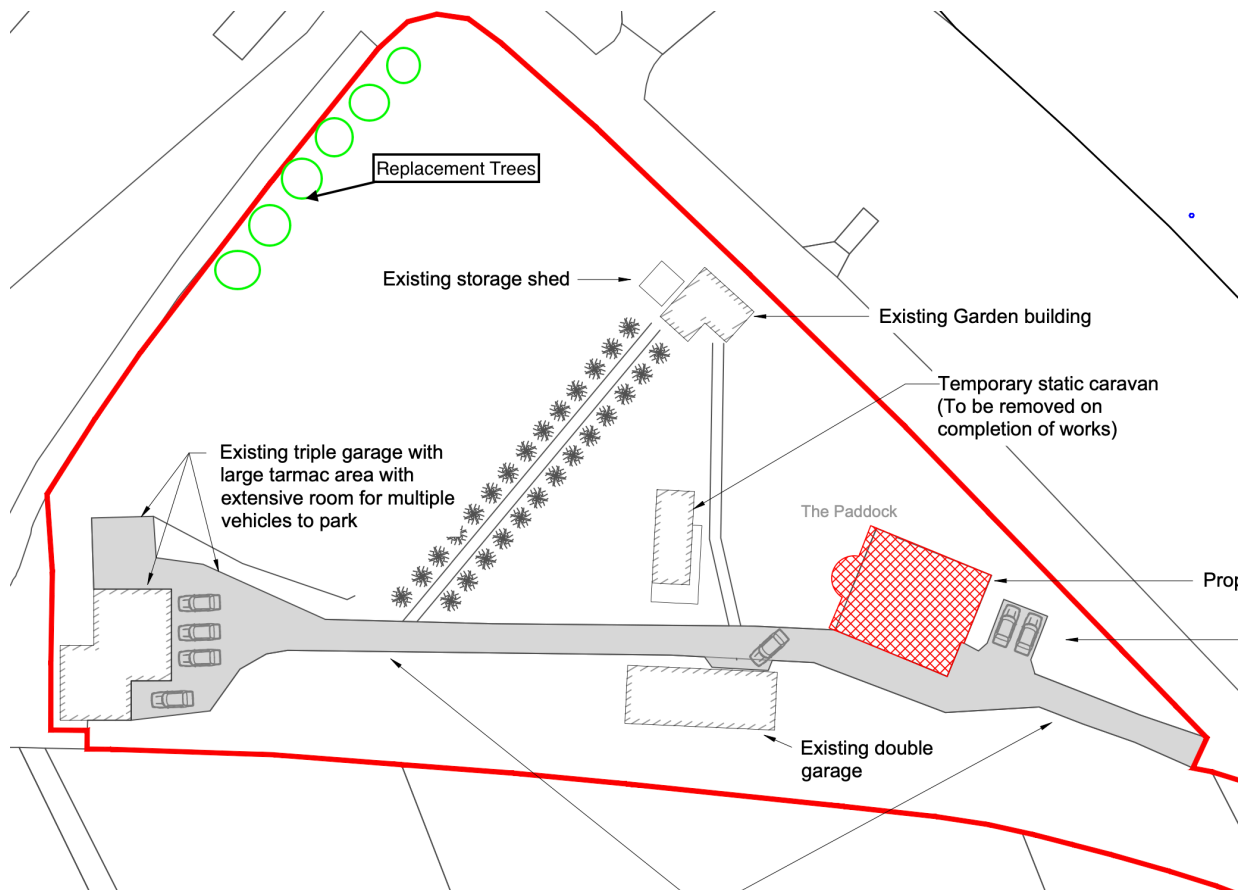
Roof	Black corrugated sheeting
Walls	White render
Windows/Doors	Windows and doors in PVC - colour Black
Fascia/Soffit	Black UPVC
Rainwater goods	Black UPVC

Condition 12 Tree replanting

The tree report submitted in support of the application recommended the removal of two trees (565 Sessile Oak and 577 Sycamore).

Tree replacement will be at a ratio of 1:3. These will be heavy standard, native species Oak and Sycamore as shown in **figure 2** below. Works will be to BS8545. The trees will be planted within the first season following the completion of the dwelling.

figure 2



Yours faithfully,

Robert Bowen.