

Our Ref: IR/RB/S25.136

Date: 2nd October 2025

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

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

Town and Country Planning Act 1990

Discharge of conditions 8 (Broadband Infrastructure) and 9 (Bin and Bicycle Storage) of planning permission P2024/0654

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

Planning Portal Reference: PP-14375931

Asbri Planning is appointed as planning agent to Tai Tarian in respect of the above planning application to discharge conditions 8 (Broadband Infrastructure) and 9 (Bin and Bicycle Storage) 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 drawings are submitted, prepared by Spring Design.

Drawing name	Drawing reference
Site Location Plan	2617-00(03)101D
Site Layout Plan	2617-00(03)100M
Bin Store Plans and Elevations	2617-00(04)300
Cycle Store Plans and Elevations	2617-01(04)301

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
Proposed Utilities Plan	SMS

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

Condition 8 (Broadband Infrastructure) states:

"No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales”.

Condition 9 (Bin and Bicycle Storage) states:

Notwithstanding any other details that may be given in the application or shown on the plans hereby approved, no construction work shall commence until a scheme for the secure storage of waste/recycling bins and bicycles has been first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided on site prior to the first occupation of any of the units and such facilities shall thereafter be retained as approved at all times.

Reason: In the interests of the amenity of future occupiers and to ensure the development complies with Policies BE1 and TR2 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