

Our Ref: IR/RB/S25.136

Date: 20th 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
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Dear Sir or Madam,

Town and Country Planning Act 1990

Discharge of condition 10 (Off-site highway works) and 11 (New estate road) of planning permission P2024/0654

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

Planning Portal Reference: PP-14415867

Asbri Planning is appointed as planning agent to Tai Tarian in respect of the above planning application to discharge condition 10 (Off-site highway works) and 11 (New estate road) 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, Tobermore and DW Windsor.

Drawing name	Drawing reference
Site Location Plan	2617-00(03)101D
Engineering Layout	2617-520-F
Section 38 Plan	2617-530-E
S278 General Arrangement Plan	2617-550-B
S278 Signage and Markings	2617-551-A
S278 Surface Finishes Plan	2617-552-B
S278 Proposed Levels	2617-553-A
S278 Highway Construction Details (1 of 2)	2617-554-1
S278 Highway Construction Details (2 of 2)	2617-554-2
Proposed TRO Plan	2617-558-A
Road Longitudinal Sections	2617-600-C
Highway Cross Sections	2617-605
Highway Construction Details	2617-730
Adoptable Permeable Paving Details	2617-731
Street Lighting Design	25-360-1A

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

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

Condition 10 (Off-site highway works) states:

"Prior to any works commencing on site, a detailed scheme for the off-site highway works on Beacons View shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- a) New footways / footway connections.*
- b) Tactile crossing points.*
- c) Radii junction details*
- d) Long and Cross section*
- e) A schematic street lighting design*
- f) Highway Construction details*
- g) Traffic Regulation Order Scheme.*
- h) Relocation of any existing street furniture / signage to facilitate the development.*
- i) Full Traffic Management Scheme.*

The TRO element must include consideration for any displaced existing on-street parking and where this can be alternatively accommodated. The scheme as approved shall be implemented in its entirety prior to the first beneficial occupation of any of the units.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 of the Adopted Neath Port Talbot Local Development Plan".

Condition 11 (New estate road) states:

Prior to any works commencing on site, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority for the proposed new estate road, detailing a minimum 5.5 metre wide carriageway with 2 metre wide footways on either side together with the following details:

- a) Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150*
- b) Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located*
- c) Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)*
- d) Highway Construction details*
- e) A schematic street lighting design*
- f) Highway Retaining Walls (if any), along with full structural and design calculations*
- g) Tactile crossing points*
- h) Informal on-street parking areas.*

The scheme as approved shall be implemented in its entirety prior to the first beneficial occupation of any of the units.

Reason: In the interest of highway safety and to ensure the development complies with Policy 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