



10th November 2025

Our ref: SH/18.313

Andrea Davies
Senior Planner
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Andrea,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**OUTLINE PLANNING APPLICATION FOR EIGHT PROPOSED DWELLINGS AND
ASSOCIATED WORKS, WITH ALL MATTERS EXCEPT FOR ACCESS RESERVED**

LAND EAST OF MINYRAWEL, PEN YR ALLTWEN, RHOS, PONTARDAWE

PLANNING PORTAL REFERENCE – PP-14215417

LRM Planning is instructed by Ms Dawn Davies in the submission of an outline planning application, with all matters reserved except for access, for the proposed development of eight dwellings and associated works at the above address, to the northwest of Rhos, Pontardawe.

The application has been submitted via Planning Portal. The following documents comprise the submission documents in support of this application:

DOCUMENT	PREPARED BY	REFERENCE (IF APPLICABLE)
Application Forms	LRM Planning	October 2025
Planning Statement	LRM Planning	October 2025
Site Location Plan	Westfield Architects	448 – AL 0(90)01
Topographical Survey	Westfield Architects	448 – AL 0(90)02
Proposed Site Layout	Westfield Architects	448 – AL 0(90)03
Proposed Site Layout Tree Report Overlay	Westfield Architects	448 – AL 0(90)04

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Ecology Site Assessment Survey	Ecological Services Ltd	October 2025
Tree Survey	Treescene	September 2025
Tree Constraints Plan	Treescene	September 2025
Green Infrastructure Statement	Tirlun Design Associates	May 2024
Pontardawe Speed Survey	Road Data Services Ltd	2019

The fee of £1,840, which is applicable for an outline application for a site measuring 0.33ha, on the basis of £460 per 0.1ha, will be paid separately by the applicant.

I trust the documentation submitted online enables you to register the application and I look forward to receiving confirmation of the validation of the application, reference number, and target determination date. In the meantime, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

Steffan Harries

Director

LRM Planning Ltd

Tel: 02920 349 737

Email: steffanharries@lrmpanning.com

Enc.