



Chris Diamond
Consulting

3 Brynmill Terrace
Swansea
SA2 0BA
Email: chris@cdcconsulting.co.uk

22 December 2025

Our ref: CD/2048/fullapp

Neath Port Talbot County Borough Council,
Development and Regeneration,
Planning Department,
The Quays, Brunel Way,
Baglan Energy Park,
Neath, SA11 2GG

Dear Sirs,

Re: Householder planning application for two sets of entrance gates and associated works at Erw Fair & Dan y Coed, Tirbach Road, Ystalyfera, Swansea, SA9 2HX

We are instructed by Mr & Mrs David Howes, the building owners, in respect of Erw Fair and Dan y Coed, Tirbach Road, Ystalyfera, Swansea, SA9 2HX to submit a full planning application in relation to the proposed works described above and comprising two sets of entrance gates and associated works to existing access points.

This submission is in response to Neath Port Talbot Planning Enforcement and Highway observations received by the building owners, with reference numbers [REDACTED] at Erw Fair, Tirbach Road, Ystalyfera, Swansea, SA9 2HX.

This also follows a pre-application advice submission considered under reference number [REDACTED] on 23rd May 2025, and subsequent site meeting held on 6th August 2025 with the planning case officer, Rhodri Griffiths, and highway officer Dewi Smith in attendance with Mr and Mrs Howes.

The pre-application response comments suggested the proposals could be considered broadly acceptable in principle subject to suitable amendments to the entrance gate design, height and layout.

The development comprises the introduction of new entrance gates to an existing access point off Tirbach Road, serving the existing dwelling houses at Dan y Coed and Erw Fair respectively. Both properties are under the ownership of the applicant, Mr and Mrs Howes.

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Chartered Surveyors

M: +44 (0) 7713 094 505

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The requirement for new entrance gates to this existing access arises due to ongoing and significant issues experienced on a regular basis by Mr and Mrs Howes, relating to overspill car parking and nuisance / obstruction of access caused to the dwelling houses by visitors to the adjacent GP clinic.

The pre-application process and site meeting allowed Mr and Mrs Howes to set out their experiences of nuisance and interruptions to the enjoyment of their property by virtue of the overspill car parking, and we enclose an Applicant's Statement and photographs as background and context to the proposals, as requested by the planning officer during the site meeting.

Subsequent pre-application correspondence with the planning case officer has been sought and an agreement reached with respect to the proposed gate design and height.

I would also draw your attention to the letter report enclosed by LvW Highways and their highway observations, which responds to [REDACTED] comments set out in your enquiry reference [REDACTED]

As described in the LvW Highway report and observations, the three brick piers immediately adjacent to the highway have been removed, and it is proposed to replace these with two set of double swing gates serving Dan y Coed and Erw Fair.

The planning and highways pre-application comments did request amendments to the pre-app scheme including omission of the original sliding gate to Erw Fair and a reduction in height to the gates proposed.

In summary, the planning and highway comments required *'Any gates fronting onto the highway to be of a type which opens inwards only, can be seen through and maintained as such thereafter'*.

Consequently, the proposals and planning drawings as submitted with this full application are amended as follows:

1. Gate design to be see through to maintain highway visibility.
2. Sliding gate to Erw Fair omitted and double swing gates provided which open inwards only.
3. Proposed gate heights reduced from 1.84metres down to 1.54metres.

The planning drawings are amended to accord with the requests from planning and highways as noted above.

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RE: Dan y Coed & Erw Fair, Tirbach Road

The submission comprises the following documents for your consideration, which are as follows:

- Full planning application form
- Site Location and Block plans
- Topographical survey plan
- Existing Site layout plan
- Proposed Site layout plan & Street elevation – as amended
- Applicant` Statement dated 13th August 2025.
- Letter report by LvW Highways Ltd and Highway observations
- Manufacturer`s brochure for see through gate design (Charles & Ivy)
- Photographs of existing property and access

Details of the amended gates are enclosed, comprising Bramble / Orchard mid high open style as shown on the planning drawings and manufacturer`s brochure by Charles and Ivy. Pedestrian gates are also proposed to serve each property; however, these are set back from the highway and positioned along the side boundaries to Dan y Coed and Erw Fair. The vehicular and pedestrian gates (01 to 04) are all reduced in height to 1.54metres and have a see-through design as agreed with the planning and highways officers.

It is noted in your planning [REDACTED] letter dated 8th January 2025 (ref [REDACTED]) that the building owners are invited to submit a planning application in relation to the development. It is also noted the development is likely to be recommended for approval, subject to the imposition of planning conditions in relation to the amended access arrangements.

Please note a firm of Consulting civil engineers has been engaged and has prepared a SAB design suitable for the development, which will form part of a future SAB application. The final SAB submission can be made following approval of the proposed new entrance gates and site layout.

We also request formal acknowledgement of this submission.

If you have any queries or require any further supportive information, then please contact the writer.

Yours faithfully,

Chris Diamond BSc MRICS
Chartered Building Surveyor
Encs.



