



30th March 2026

Our ref: RJ/SH/25.163

Lewis Byng
Planning Officer
Development Management
Neath Port Talbot CBC
Brunel Way
Briton Ferry
Neath
SA11 2GG

Dear Lewis,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**PROPOSED DEVELOPMENT OF A CLUBHOUSE BUILDING AND ASSOCIATED
LANDSCAPING, SUSTAINABLE DRAINAGE, AND SITE WORKS**

**PONTRHYDYFEN RUGBY FOOTBALL GROUND, OAKWOOD PLAYING FIELD, OAKWOOD
AVENUE, PONTRHYDYFEN, SA12 9SD**

PLANNING PORTAL REFERENCE – PP-14817850

LRM Planning is instructed by Pontrhydyfen Rugby Football Club (RFC) in the submission of a full planning application for the proposed development outlined above on the at the Pontrhydyfen RFC Oakwood Playing Field, Pontrhydyfen.

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

DOCUMENT (REFERENCE IF APPLICABLE)	PREPARED BY
Planning application forms (March 2026)	LRM Planning
Cover letter (March 2026)	LRM Planning
Site location plan (4206-PEN-ZZ-ZZ-DR-A-1000 S0, Rev. P3)	Pentan Partnership Architects
Proposed site plan (4206-PEN-ZZ-ZZ-DR-A-1010 S0, Rev. P7)	Pentan Partnership Architects
Proposed elevations (4206-PEN-ZZ-ZZ-DR-A-1200 S0, Rev. P3)	Pentan Partnership Architects
Proposed floor plans (4206-PEN-ZZ-ZZ-DR-A-1100 S0, Rev. P5)	Pentan Partnership Architects

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Proposed bike and bin store details (4206-PEN-ZZ-ZZ-DR-A-1300-S0, Rev. P1)	Pentan Partnership Architects
Pontrhydyfen RFC digital visualisation	Pentan Partnership Architects
Transport statement and travel plan (March 2026)	Miles White Transport
Proposed access arrangement option 1 (25140-SK01 Rev. A)	Miles White Transport
Proposed parking arrangement option 1 (25140-SK03 Rev. A)	Miles White Transport
Swept path analysis – coach entering option 1 (25140-SPA01 Rev. A)	Miles White Transport
Swept path analysis – coach exiting option 1 (25140-SPA02 Rev. A)	Miles White Transport
Noise assessment for planning (March 2026)	InAcoustic
Tier 1 Geoenvironmental & Geotechnical Report (TI-250326-TF-25-583-CA-01)	TerraFirma
Site assessment survey (3 rd December 2025)	Ecological Services Ltd
Tree survey (March 2026)	Treescene
Tree constraints plan (March 2026)	Treescene

The fee of £2,925, which is applicable for the proposal based on the floorspace measuring 319sqm at a cost of £585 for each 75 square metres (or part thereof), 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,

Rhys Gwilym Jones

Principal Planning Officer

LRM Planning Ltd

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