

Our Ref: S19.182  
Date: 5<sup>th</sup> May 2026

Planning Department  
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Dear Sir/Madam,

**Town and Country Planning Act 1990**

**Outline planning application for the redevelopment of the former Tirbach Washery comprising the construction of up to 160 residential dwellings and associated infrastructure works.**

**Former Tirbach Washery, Ystalyfera.**

**Planning Portal reference: PP-14751581**

Asbri Planning is appointed as planning agent to Mr Robert Maggs in respect of the above outline planning application for the redevelopment of the former Tirbach Washery comprising the construction of up to 160 residential dwellings and associated infrastructure works.

Despite only showing 104 dwellings on the architectural layout, this application seeks planning consent for up to 160 dwellings which is the quantum of development the site has been allocated within the adopted LDP under Policy H1 (Housing Sites). The layout presented is only indicative, and the key purpose of the outline application is to establish the principle of residential development.

The planning application has been submitted via Planning Portal (PP-14751581) and the submission documents are listed below.

The following plans/drawings are submitted:

| Drawing name            | Drawing reference |
|-------------------------|-------------------|
| Site Location Plan      | 1016.01 A         |
| Proposed Site Plan      | 1016.02 K         |
| Proposed Site Plan TOPO | 1016.03 M         |
| Proposed Site Sections  | 1016.04 A         |
| Proposed 3D View        | 1016.05           |
| Proposed 3D View        | 1016.06           |
| Proposed 3D View        | 1016.07           |

In addition, the supporting documents submitted comprise the following:

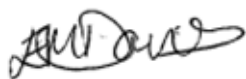
| Document name (reference where appropriate) | Prepared by    |
|---------------------------------------------|----------------|
| Application Forms                           | Asbri Planning |
| Planning, Design and Access Statement       | Asbri Planning |
| Covering Letter                             | Asbri Planning |

|                                            |                               |
|--------------------------------------------|-------------------------------|
| PAC Report                                 | Asbri Planning                |
| Welsh Language Action Plan                 | Asbri Planning                |
| Green Infrastructure Statement             | Asbri Planning                |
| Energy Statement                           | Asbri Planning                |
| Bat Survey Report 2020                     | I&G Ecological Consulting     |
| Bat Survey Report 2023                     | I&G Ecological Consulting     |
| Biodiversity Enhancement Scheme            | I&G Ecological Consulting     |
| Construction Environmental Management Plan | I&G Ecological Consulting     |
| Knotweed Management Plan 2020              | Knotweed Control Swansea Ltd. |
| Preliminary Ecology Assessment             | I&G Ecological Consulting     |
| Reptile Survey Report                      | I&G Ecological Consulting     |
| Reptile Survey Report 2019                 | I&G Ecological Consulting     |
| Geo-Environmental Report                   | Blandford Consulting          |
| Mine Entries Plan                          | Blandford Consulting          |
| Stage 1 Site Investigation Report          | Blandford Consulting          |
| A3 Drawings                                | Blandford Consulting          |
| Outline Engineering and Drainage Strategy  | Stantec                       |
| Transport Assessment                       | Stantec                       |
| Residential Travel Plan                    | Stantec                       |
| Tree Report                                | ArbTS                         |

Also, payment of the statutory applicant fee will be made to the council.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number, and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



**Ella Davies**  
**Graduate Planner**  
**Asbri Planning Ltd**