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26th June 2026

fao. Neath Port Talbot - Planning

address. Neath Port Talbot Council,
Brunel Way, Briton Ferry,
Neath,
SA11 2GG

Dear Sir / Madam

121 Heol-Cae-Gurwen, Gwaun-Cae-Gurwen, Ammanford, SA18 1PD

Planning application for the site at 121 Heol-Cae-Gurwen for the following proposal:

'Proposed Demolition of Former Club and Development of a Tesco Express Store'

Introduction

We are instructed on behalf of 'NMJ Property Holdings Limited' to submit a planning application for the Proposed Demolition of Former Club and Development of a Tesco Express Store.

This letter outlines the detail submitted in support of this application with reference to the following documents:

- Planning Application Form;
- Planning Materials;
 - Planning Statement;
 - Green Infrastructure Statement;
 - Appendix A – National Planning Policy;
 - Appendix B – Consultee Comments;
 - Appendix C – 121 Heol Cae Gurwen – Additional Information;
 - Appendix D – E.J. Hales Letter;
 - Appendix E – Q2025-0378 Pre-App Response;
 - Appendix F – Sequential Test
- Retail Statement – Reeves Retail;
- Design and Access Statement – Inspire Design;
- Plans and Drawings;
 - Site Location Plan – 255458-IDL-01-XX-DR-A-E2001-S3-P01;
 - Site Existing – 255458-IDL-01-XX-DR-A-E2002-S3-P01;
 - Existing Elevation 1 of 2 – 255458-IDL-01-XX-DR-A-E3003-S3-P01;
 - Existing Elevation 2 of 2 – 255458-IDL-01-XX-DR-A-E3004-S3-P01;
 - Proposed Site Plan – 255458-IDL-01-XX-DR-A-P2026-S3-P04;
 - Proposed Ground Floor – 255458-IDL-01-XX-DR-A-P2028-S3-P04;
 - Proposed First Floor – 255458-IDL-01-XX-DR-A-P2029-S3-P03;
 - Proposed Elevation 1 of 2 – 255458-IDL-01-XX-DR-A-P3035-S3-P04;
 - Proposed Elevation 2 of 2 – 255458-IDL-01-XX-DR-A-P3036-S3-P04;
 - Proposed Street Scene – 255458-IDL-01-XX-DR-A-P4039-S3-P03;
- Preliminary Ecological Appraisal – Gould Ecology;
- Drainage– CB3 Consult; and

- Transport Statement – Acstro

Conclusion

It is considered that the information provided above and in the referenced documents supports the submission of the above planning application which seeks approval for the Proposed Demolition of Former Club and Development of a Tesco Express Store.

In light of the above, and the enclosed, we trust that this is all sufficient and understandable at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



Geraint John
Director
Geraint John Planning Ltd.