

Our Ref: ED/IR/PB/S24.154

Date: 17th July 2026

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays,
Brunel Way,
Neath,
SA11 2HZ

Suite D 1st Floor
220 High Street
Swansea
SA1 1NW
Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

Town and Country Planning Permission Act 1990

Outline Planning Application (with all matters reserved except for access) for the construction of up to 250 residential dwellings, public open space, green infrastructure, a small flexible mixed-use/community space, sustainable drainage features, access arrangements, and all associated landscaping and infrastructure works

Land at Leiros Parc, Bryncoch, Neath

Planning Portal Reference: PP-14619414

Asbri Planning is appointed as planning agent by Codi Group in respect of the above outline planning application (with all matters reserved except for access) for the construction of up to 250 residential dwellings, public open space, green infrastructure, a small flexible mixed-use/community space, sustainable drainage features, access arrangements, and all associated landscaping and infrastructure works at land at Leiros Parc, Bryncoch, Neath.

All relevant information regarding the planning application will be supplied within a Planning Statement attached.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings are submitted to accompany the application, prepared by Hammond Architectural Ltd, CB3 Consult, Tir Collective, and 3 Point Surveys Ltd:

Drawing Name	Drawing Reference
Location Plan	LP-01-Rev2
Illustrative Masterplan	IMP-01
Land Use Plan	LU-01
Open Space Plan	OS-01
Active Travel Plan	ATR-01
Street Hierarchy Plan	SH-01
Existing Site Plan	SK-29
Drainage Layout	SK23-E
Plateau Layout	SK20-H
Plateau Section Sheet 1	SK21-E
Plateau Section Sheet 2	SK30
Vehicle Tracking Sheet 1	SK31-A
Vehicle Tracking Sheet 2	SK32
Green Infrastructure Strategy	TC24246-LA.1-V5

Planting Strategy	TC24246-LA.2-V5
Play Strategy 1	TC24246-LA.3-V5
Play Strategy 2	TC24246-LA.4-V4
Play Strategy 3	TC24246-LA.5-V4
Topographical Survey Sheets 1 - 7	31104S-1-RevA

In addition, the supporting documents submitted comprise the following;

Document	Prepared by
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Covering Letter	Asbri Planning
Archaeological Desk Based Assessment	Archaeology Wales
Coal Mining Risk Assessment	Terra Firma
Intrusive Coal Mining Risk Assessment	Terra Firma
Design and Access Statement	Hammond Architectural
Flood Risk Assessment and Drainage Strategy Note	CB3 Consult
Landscape and Visual Appraisal	Tir Collective
Green Infrastructure Statement	Tir Collective
Noise Impact Assessment	Acoustic Consultants
Geotechnical Appraisal	Quantum Geotech
Geotechnical and Geoenvironmental Site Investigation Report	Terra Firma
Travel Plan	Asbri Transport
Transport Assessment	Asbri Transport
Arboricultural Report	ArbTS
Ecological Appraisal	EDP
Site Waste Management Plan	Hale Group
Energy Statement	Codi Group

In addition to the above, payment of the statutory application fee will be made via Planning Portal 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