

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 24/06/2026

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

Dear Sir,

RE: 110 Fairways Port Talbot

Part change of use of ground floor from Florist shop (Class A1) to cafe (Class A3)

Please find attached an application for the above development.

The submitted information is as follows.

1. Planning Application Form
2. Plans and Documents as follows

1	Location Plan
2	Block plan
3	Existing Floor Plan
4	Proposed Floor plan
5	Green Infrastructure Assessment
6	Covering Letter

PHONE

MOB PHONE

EMAIL

This application seeks consent for the use of part of the ground floor of the site as a café.

The current florist business is unviable due to the cost of rent and business rates, the applicant is therefore seeking additional alternative, complementary uses within the site to increase revenue

The proposal will provide hot and cold drinks, cakes, sandwiches etc. The applicant does not propose to provide hot cooked food and is therefore prepared to accept a condition as follows

Prior to the cooking or sale of any hot food on site, a scheme detailing any necessary extraction and flue equipment shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented on site prior to the first beneficial cooking or sale of hot food on site and shall be retained as such thereafter.

Yours faithfully,

Robert Bowen.