

Date: 4th August 2026

Our Ref: 25.162

Neath Port Talbot CBC
Civic Centre
Port Talbot
SA13 1PJ

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

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Dear Sir or Madam,

Town and County Planning Act 1990 (As Amended)

Proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works

No's 8-12 (even) Queen Street, Neath, SA11 1DL

Planning Portal ref. PP-14872002

Asbri Planning is appointed as planning agent to Cardiff Building Company in respect of the above planning application for the proposed demolition of existing buildings and construction of mixed-use development comprising ground floor retail / commercial use (A1, A2, A3 or D2 use) with upper levels of residential and associated works.

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

The following drawings are submitted, prepared by Hammond Architectural:

Drawing name	Drawing reference
Site Location Plan	SK 00 SITE LOC PLAN
Proposed Ground Floor Plan	P07-PR-GF-PLN
Proposed First Floor Plan	P08-PR-1F-PLN
Proposed Second Floor Plan	P09-PR-2F-PLN
Proposed Third Floor Plan	P10-PR-3F-PLN
Proposed Roof Plan	P11-PR-RF-PLN
Proposed Front Elevations (Queen Street)	P12-PR-FRONT-ELE
Proposed Front Elevations	P13-PR-REAR-ELE
Proposed Rear Elevations	P14-PR-REAR-ELE
Proposed Internal Courtyard Elevations (01)	P15-PR-COURT-ELE
Proposed Internal Courtyard Elevations (02)	P16-PR-COURT-ELE
Proposed Typical Long Sections	P17-PR-TYP-SEC
Proposed Indicative Streetscenes	P18-PR-IND-PER
Vision Splay Ground Floor	P19-PR-VSP-PLN
Proposed South East Elevations	P20-PR-TYP-ELE

Proposed Block Plan	P21-PR-BF-PLAN-PLNG
Drainage Layout	2806-PHG-XX-XX-DR-C-0001
Soft Landscape Design	835-STO-00-00-DR-L-0001
Soft Landscape Details	835-STO-00-00-DR-L-0002

In addition, the following supporting documents are submitted.

Document	Prepared by
Planning application forms (1APP)	Asbri Planning
Planning Statement	
Energy Statement	
Sustainability Statement	
PAC Report	
Design and Access Statement	Hammond Architectural Ltd
Bat Survey	Ecological Services
Drainage Strategy Report V1	PHG Consulting Engineers
Green Infrastructure Statement	Stiwdio Owens Landscape Architecture
Flood Consequence Assessment	Brookbanks

In addition, the application fee of £14,346 (+ £91 planning portal admin fee) will be made payable to Neath Port Talbot County Council in payment of the planning fee. This is on the basis of 18 no. flats ($£667 \times 18 = £12,006$) and 230m² of retail floor space ($230/75 = 3.06 > 4$. $£585 \times 4 = £2,340$). 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,



Liam Griffiths-Downing
Associate