

30<sup>th</sup> August 2024

Our Ref: S23.103

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Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**

**Full planning submission for the proposed development of 22 no. affordable dwellings and associated infrastructure works**

**Land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot**

This full planning submission has been prepared on behalf of Tai Tarian for the proposed development of 22 no. affordable dwellings and associated infrastructure works at land at the former Tudor Inn, Cae Rhys Ddu Road, Cimla, Neath, Neath Port Talbot.

The following drawings have been uploaded to the Asbri Planning website:

<b>Drawing name</b>	<b>Drawing reference</b>
Site Location Plan	2617-(03)101A
Site Layout	2617-(03)100E
Tree Constraints Plan	2617-(03)102
HT 211 Floor Plans	2617-211(03)200
HT 211 Elevations	2617-211(03)300
HT 212 Ground Floor Plan	2617-212(03)201
HT 212 First Floor Plan	2617-212(03)202
HT 212 Elevations	2617-212(03)301
HT 421 Floor Plans	2617-421(03)200
HT 421 Elevations	2617-421(03)300
HT 422 Floor Plans	2617-422(03)200
HT 422 Elevations	2617-422(03)300
HT 531 Floor Plans	2617-531(03)200B
HT 531 Elevations	2617-531(03)300
HT 641 Floor Plans	2617-531(03)200
HT 641 Elevations	2617-641(03)300
Drainage Strategy Plan	2617-501F
Engineering Appraisal	2617-505DF
Site Sections	2617-630
Soft Landscape Proposals	1222.01

Tree Constraints Plan	N/A
Arboricultural Impact Assessment Plan	N/A
Topo Survey Sheet 1	SS-1229A_2DA
Topo Survey Sheet 2	SS-1229A_2DA
Topo Survey Sheet 3	SS-1229A_2DA
Topo Survey Sheet 4	SS-1229A_2DA

In addition, the following supporting documents have been uploaded to the Asbri Planning Website:

<b>Document name (reference where appropriate)</b>	<b>Prepared by</b>
Draft Application Form	Asbri Planning
Cover Letter	Asbri Planning
Planning, Design and Access Statement	Asbri Planning
Protected Species Survey	Hawkeswood Ecology
Grassland Assessment	Hawkeswood Ecology
Green Infrastructure Statement	DP Landscapes
Landscape Management Plan	DP Landscapes
Tree Survey	Treescene
Arboricultural Impact Assessment	Treescene
Transport Statement	SLR Consulting
Energy Statement	Spring Design
Geotechnical and Geo-environmental Assessment	Earth Science Partnership
Geotechnical and Geo-environmental Assessment Figures and Appendices	Earth Science Partnership
Coal Mining Risk Assessment including Figures and Appendices	Earth Science Partnership

Yours sincerely,



**Iwan Rowlands**  
**Planner**  
**Asbri Planning Ltd**