

**Neath Port Talbot County Borough Council  
Cyngor Bwrdeistref Sirol Castell-nedd**

**Democratic Services  
Gwasanaethau Democrataidd**

**Chief Executive:** K.Jones

**Date:** 24 January 2022

Dear Member,

**PLANNING COMMITTEE - TUESDAY, 25TH JANUARY, 2022**

Please find attached the following Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 25th January, 2022.**

**Item**

- a) Presentation (Pages 3 - 16)

Yours sincerely

Tammie Davies

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Planning Committee

(Remote) 25<sup>th</sup> January 2022

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Agenda Item 5a

[www.npt.gov.uk](http://www.npt.gov.uk)

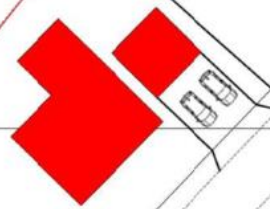


<u>APPLICATION NO:</u>	P2021/0400	<u>DATE:</u>	16/04/2021
<u>PROPOSAL:</u>	1 Number detached dwelling and detached garage and creation of vehicular access.		
<u>LOCATION:</u>	Land Rear of Heol Nedd, Cwmgwrach, Neath, SA11 5PL		
<u>APPLICANT:</u>	Miss Aimee Moran		
<u>TYPE:</u>	FULL		
<u>WARD:</u>	Blaengwrach		



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Maes y Gwair



**Block Plan 1-500**

HEOL NEDD



**Location Plan 1-1250**

CLIENT Miss Aimee Moran and Mr Christian Sandry	JOB TITLE New Dwelling	DWG. TITLE Os Extract
DATE October 2020	SCALE As Shown	A3
	DWG. NO. 19.30.OS	REV. 00
	PURPOSE Planning	

Ferndale Architectural Solutions LTD

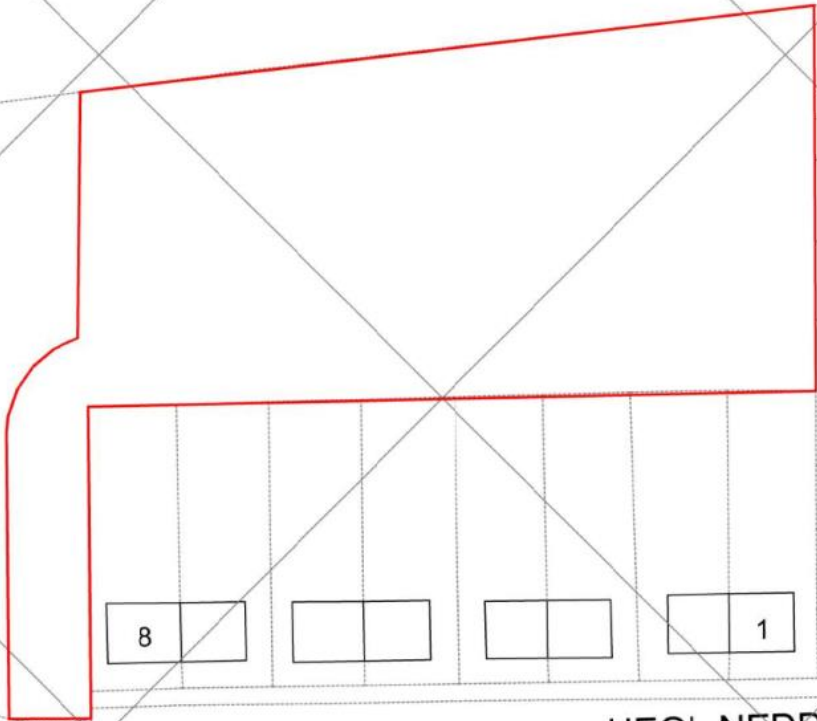
98 Neath Road, Revolver, Neath, SA11 4AN Tel:07970808768 Email:owen@ferndalcas.co.uk

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Track

Ty Maes y Gwair



HEOL NEDD



CLIENT Miss Aimee Moran and Mr Christian Sandry		JOB TITLE New Dwelling		DRAWING TITLE Existing Site Plan	
DATE October 2020	SCALE 1:500	A3	DRAWN BY 19.30.01	REV 00	PURPOSE Planning

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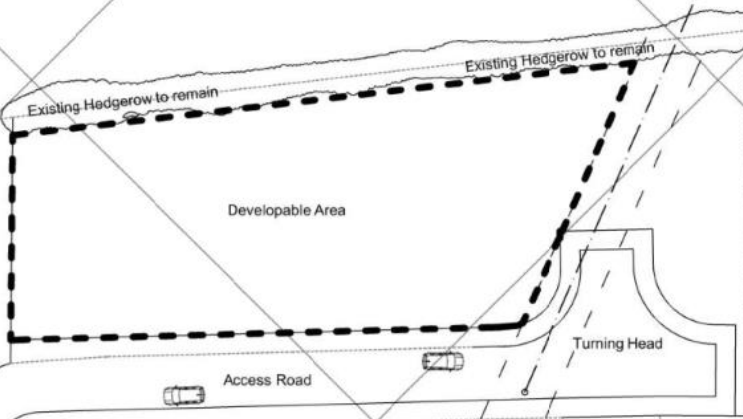
CLIENT Miss Aimee Moran and Mr Christian Sandry		JOB TITLE New Dwelling		DRAWING TITLE Current Application Plot 1	
DATE October 2020	SCALE 1:500	A3	DRAWING NO 19.30.05	REV 00	PURPOSE Planning

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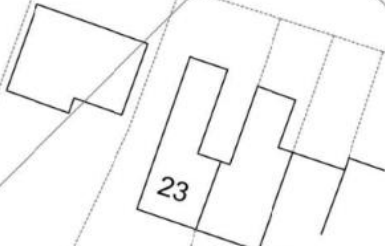
**Developable Area**  
 Area - 1383.30m<sup>2</sup>  
 L/A require 30 Houses per Hectare. Equal to 333.33m<sup>2</sup> per dwelling  
 1383.30 / 333.33 = 4.1 needed on the site.

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 Track

Ty Maes y Gwair



HEOL NEDD



CLIENT Miss Aimee Moran and Mr Christian Sandry		JOB TITLE New Dwelling		DRAWING TITLE Developable Area	
DATE October 2020	SCALE 1:500	A3	DRAWN BY 19.30.03	REV 01	PURPOSE Planning

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Front Elevation



Side Elevation

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End Elevation

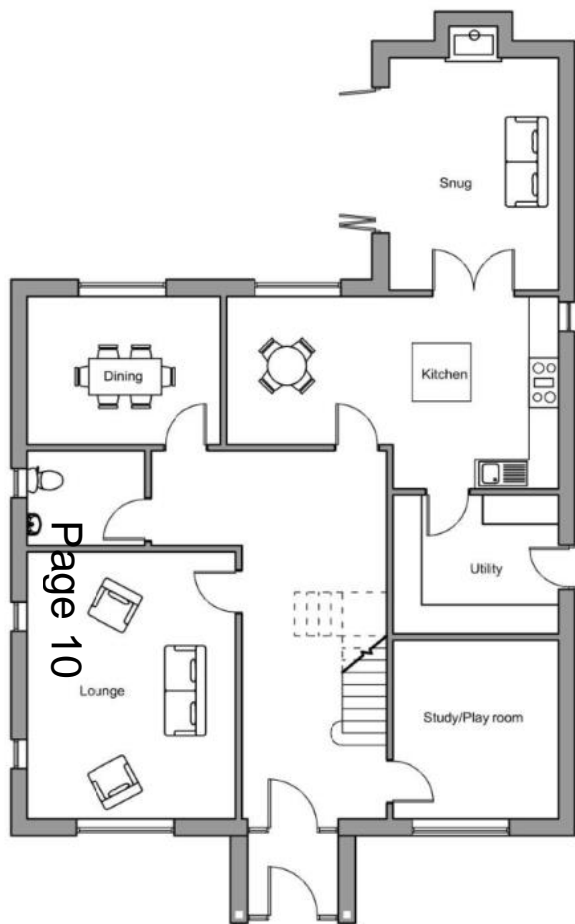


Rear Elevation

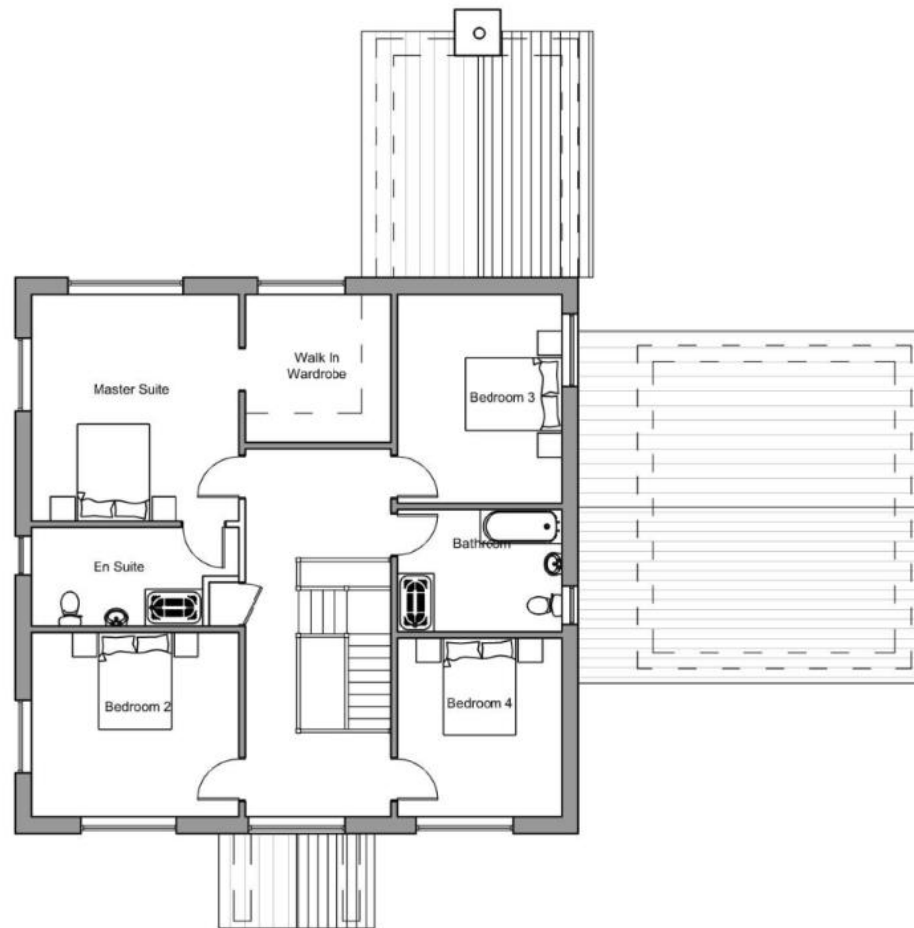
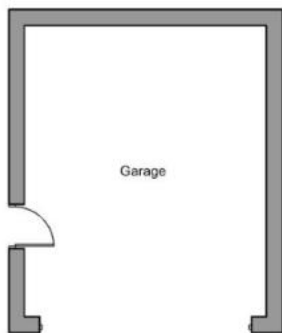


CLIENT Miss Aimee Moran and Mr Christian Sandry	JOB TITLE New Dwelling	DWG TITLE Proposed Elevations
DATE October 2020	SCALE 1:100	A3
	DWG NO 19.30.11	REV ---
	PURPOSE Planning	

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Ground Floor



First Floor

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CLIENT Miss Aimee Moran and Mr Christian Sandry		JOB TITLE New Dwelling		DWSG TITLE Proposed Floor Plans	
DATE October 2020	SCALE 1:100	A3	DWG. NO. 19.30.10	REV. D1	PURPOSE Planning

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