



Geraint John Planning

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Nicola Lake
Neath Port Talbot Council
Planning Division
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

LPA Ref P2018/0746
Parc Newydd, Briton Ferry
Application for the Partial Discharge of Condition 15
PP Ref: PP-10196830

We are instructed by our clients, Morganstone Ltd, to submit an application for approval of details reserved by condition pursuant of Planning Permission P2018/0746. This letter outlines the detail submitted in support of this application and entirely necessary to partially discharge condition 15 of the above planning permission. For reference, in May 2021, an application was submitted and approved for the partial discharge of condition 15 for plots 25-27 & 19-24. In July 2021, a second application was submitted for partial discharge of condition 15 for plots 13-14, 17-18 & 28-31. This application seeks the discharge of condition 15 for the outstanding plots 1-12 and 15-16. This makes up the third and final submission to Neath Port Talbot Council in order to fully discharge the condition.

This submission includes the following information:

- Application Forms;
- Site Location Plan (dwg. 3193 (00) 01 Rev C);
- Approved Site Layout Plan (dwg. 3193 D-(9)P1);
- Letter from Terra Firma (Document Reference: DE/14396/GARDEN VAL Plots 1-12);
- Letter from Terra Firma (Document Reference: DE/14396/GARDEN VAL Plots 15-16);
- Declaration of compliance to BS3883:2015 from Neal Soil Suppliers; and
- Analytical Test Report from Chem Test Environmental (95736).

The relevant information / documentation has been uploaded via the Planning Portal (PP-10196830) and payment for the application fee has been paid electronically via the Portal.

Condition 15 – Verification Report

Condition 15 of the approval states:

'Prior to the first beneficial use of any residential unit hereby approved, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 4 shall be submitted to and agreed in writing with the Local Planning Authority'.

In order to provide the necessary information, the validation sign off for the remediation for plots 1-12 and 15-16 of the site along with the topsoil certifications for the above, are submitted in support of the application. These details demonstrate the effectiveness of the agreed remediation works and that these are in line with the measures proposed in the remediation scheme submitted to satisfy the requirements of Condition 4 (Remediation Scheme) which was approved by Neath County Borough Council in May 2020 under reference P2020/0227. In this way, the information submitted fulfils the requirements outlined by Condition 15 for the plots in question.

Summary

In light of the above, and the enclosed, we trust that this is all sufficient at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



Geraint John
Director
Geraint John Planning Ltd.

