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PLANNING PORTAL REFERENCE : PP-11645246



Planning and Public Protection Department
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

Ref: L001/LHT

Date: 31st Oct 2022

Dear Sir/ Madam

Application to Discharge Condition 13 of Planning Permission Ref.P2022/0415 at Land at Baglan Bay Retail Park, Afan Way, Port Talbot, SA12 7BZ.

On behalf of our client Triple Jersey Limited please see find the attached details for the discharge of Conditions 4 (Remediation) and 6 (Ecological Enhancement) of Planning Permission Ref.P2022/0415 at Land at Baglan Bay Retail Park, Afan Way, Port Talbot, SA12 7BZ.

Condition 4 (Remediation) States:

"No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property, and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works."

Compliance with Condition 4:

In order to comply with condition 4 a remediation strategy report has been prepared by TFW Group Ltd:

- Remediation Strategy Report - 16843 Issue 02

Condition 6 (Ecological Enhancement) States:

"No development shall take place until full details of ecological enhancement measures have been submitted to and approved in writing by the Local Planning Authority. The approved ecological enhancement measures shall be fully provided as part of the development and no later than 6 months following completion of the development. The measures shall thereafter be retained as such in perpetuity."

Compliance with Condition 6:

In order to comply with condition 6 a Detailed soft landscape proposal drawing (Ref. TDA.2809.01) has been prepared by TDA:

- Drive Thru, Baglan Retail Park - Detailed Soft Landscape Proposals

Summary

The submitted materials are considered to be sufficient to discharge the two conditions attached to permission Ref. P2022/0415 The prerequisite fee of £115.00 will be paid under separate cover. Should you have any issues with the submission please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Leo Horton-Taylor', written over a light grey rectangular background.

Leo Horton-Taylor
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DPP
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