



Geraint John Planning

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PP-11990683

31 March 2023

Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

PP-11990683

DISCHARGE OF CONDITIONS APPLICATION - THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE

Planning Application Reference: P2011/0486 'Residential development 10 detached dwellings and associated works'

The following application, submitted on behalf of Manning Construction Limited, sets out the justification in respect of Condition 21 in relation to the development at The Welfare Hall, Glynneath, Neath, SA11 5EE, which has been submitted via the Planning Portal under reference PP-11990683 for the following proposal:

"Discharge of Condition 21 of planning consent P2011/0486."

This letter outlines the detail submitted in support of this application with reference to the following conditions:

- Condition 21 (Verification Report);

Condition 21: Verification Report

Condition 21 of the approval states:

"Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 10 shall have been submitted to and approved in writing by the Local Planning Authority."

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan."

Summary of Submission Information

The documents titled 'Validation Testing' have been prepared by Terra Firma (Wales) Ltd on behalf of Manning Construction Ltd and are submitted pursuant to the requirements of Condition 21. This document demonstrates the *effectiveness of the agreed remediation works carried out in accordance with condition 10.*

Conclusion

It is considered that the information provided above and in the referenced documents enables the discharge of the condition referenced, and as such, the Applicant respectfully contends that the application is acceptable, and the condition ought to be discharged.

The relevant information / documentation has been uploaded via the Planning Portal (Ref: PP-11990683) and we will pay the planning application fee of £115 by debit card via Neath Port Talbot's website.

We look forward to receiving confirmation that the application has been received and validated. Should you require further information, please do not hesitate to contact me.

Yours faithfully,



Geraint John
Director
Geraint John Planning Ltd.