



CASTELL CONSTRUCTION
Property Development Specialists

19th April 2024

FAO Chris Davies
Neath Port Talbot County Borough Council

Dear Chris,

RE: Discharge of Planning Condition Application relating to condition 13 (Foundation Details) of planning permission P2021/0856 - The demolition of the existing 2 storey office building and the construction of 18 affordable housing apartments on upper floors with office/commercial units at ground floor and associated external works and parking area

Eagle House, 2 Talbot Road, Port Talbot, SA13 1DH

I am writing on behalf of Castell Group to formally request the approval of details reserved by condition 13 (Foundation Details) which reads as follows:

'Prior to the start of any piling operations on site, full details of a piling method statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include demonstrate that there is no unacceptable risk to groundwater, as well as details of the predicted noise and vibration levels associated with the proposed method of piling. Any piling works carried out on site shall be in full accordance with the Approved Piling Method Statement.

Reason

In the interest of groundwaters and the residential amenity of occupiers of the adjacent properties and in accordance with policy BE1 of the Neath Port Talbot Local Development Plan.

The following information is submitted in relation to the planning conditions.

Condition	Drawing / Report	Drawing reference
13	Ground Floor Slab Details	02 RC 01
13	Foundations and Ground Floor Sections	CGL 04

Whilst condition 13 does not formally require discharge as the foundations comprised a slab rather than piling solution, Castell Group are seeking discharge of the condition to satisfy the agreements that are in place with the Client.

Castell Group will pay the appropriate fee of £115 for the discharge of conditions application.

Thank you for your attention to this matter, and we look forward to receiving your confirmation of validation of the application.

Yours sincerely,

Llyr Morris

Development and Planning Manager



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