

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 30/04/2024

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: Land at Unit 21 Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot, SA12
7AX

Section 73 application to remove condition 9 (Gas Protection) and condition 11
(Verification Report) of Planning Permission P2023/0775

Dear Sir,

Please find attached a planning application in respect of the above proposal.

Section 73 Application

The submitted information is as follows.

1. Application Forms
2. Fee £230
3. Plans and documents as follows

Name	Reference	Author
Location Plan	A1-A601 rev H	IM Design
Gas Report	Phase 2 Contamination Report Rev 1 - 27/04/2024	Rhondda Geo Tech Services

PHONE

MOB PHONE

EMAIL

7 Llys Sant Teilo, Llangyfelach, Swansea, SA5 7HQ

01792 775643

07855 776129

info@rbplaning.co.uk

Planning consent P2023/0775 required the submission of details in respect of gas protection measures and verification reports for such works. Following further assessment, the applicants consulting engineer has concluded that there is no ground gas risk at the site and as such gas protection measures are unnecessary.

“The testing showed the site was uncontaminated and required no remedial treatment. Ground Gas risk assessment and Radon monitoring showed no requirement for gas protection measures.”

This application therefore seeks to remove conditions 9 and 11 which relate to gas protection measures.

Yours faithfully,

Robert Bowen.