

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 02/10/2024

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

RE: Land at Unit 19/20 Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot,
SA12 7AX

Section 73 application to remove condition 10 (Gas Protection) and condition 12
(Verification Report) of Planning Permission P2023/0963

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-A701 Rev E	IM Design
Gas Report	Phase 2 Contamination Report 02/10/2024	Rhondda Geo Tech Services

PHONE

MOB PHONE

EMAIL

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Planning consent P2023/0963 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 objective of any remediation strategy is to make the land suitable for its intended use. In this case a commercial property. The levels of contamination are so low that the site would be suitable for residential use with no remediation necessary. The soil beneath the site poses no risk to human, animal or environmental receptors. Because of this no remediation strategy needs to be presented”

This application therefore seeks to remove conditions 10 and 12 which relate to gas protection measures.

Yours faithfully,

Robert Bowen.