

3rd October 2024
Our Ref: S22.226

Planning Department
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SA13 1PJ

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Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
7 TEN ACRE WOOD, MARGAM, PORT TALBOT, NEATH PORT TALBOT SA13 2SU
DISCHARGE OF CONDITIONS 6 (PAST COAL MINING ACTIVITY) AND 11 (DETAILED MINE GAS RISK ASSESSMENT) OF PLANNING PERMISSION P2023/0958
PLANNING PORTAL REFERENCE: PP-13457392

Asbri Planning Ltd have been instructed by Mr Andrew Hall to submit an application on his behalf seeking the discharge of conditions 6 & 11 of planning permission P2023/0958. The permission allowed for the demolition of the existing dwellinghouse and the development of a replacement dwellinghouse, with new vehicular access.

Discharge of Condition Application

Condition 6 (Past Coal Mining Activity) states:

No development shall commence (excluding demolition) until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure that the development complies with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Condition 11 (Detailed Mine Gas Risk Assessment) states:

No development (excluding demolition) shall take place until a Detailed Mine Gas Risk Assessment is submitted to and approved in writing by the Local Planning Authority. The report shall detail the outcome of the suitable site investigation and lines of evidence risk assessment in accordance with CL:AIRE - Good Practice for Risk Assessment for Coal Mine Gas Emissions, October 2021' and having regard to current guidance - 'Land Contamination: Risk Management LCRM; 2020. If the Detailed Mine Gas Risk Assessment concludes remediation is required to mitigate the risk, the report shall also include a Remediation Scheme with full details of the design of gas protection measures and a Verification Plan as described in CIRIA C735 - 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'. The development shall be constructed in strict accordance with the scheme as approved. (See Notes to developer)

Reason: In the interests of human health and to accord with Policy EN8 of the Local Development Plan

In order to satisfy the requirements of the above conditions, the following information has been submitted for consideration:

- Rotary Borehole Mining Investigation prepared by Integral Geotechnique

In addition to the above, the planning application has been submitted via Planning Portal and is accompanied by the following:

- Covering Letter;
- Site Location Plan (Scale 1:1250);
- Planning Application Fee of £115.

It is considered the information comprehensively addresses the requirement of the conditions and therefore I look forward to confirmation of its discharge in the near future.

I trust you will find this application in order, however if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Glenn Lee', written in a cursive style.

Glenn Lee - Planner
Asbri Planning Ltd