

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 04/10/2024

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

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

Section 73 application to remove condition 13 (Gas Protection) of Planning Permission
P2023/0785

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	A3 A502 Rev B	IM Design
Gas Report	Phase 2 Contamination Report Revision 2 04/10/2024	Rhondda Geo Tech Services

PHONE

MOB PHONE

EMAIL

Planning consent P2023/0785 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.

“As the risk from both ground gases and Radon is considered negligible in this revised report no gas proof membrane will need to be installed in the proposed development and therefore no verification of the membrane will be required as per Condition 13 of P2023/0785.”

This application therefore seeks to remove conditions 13 which relate to gas protection measures.

Yours faithfully,

Robert Bowen.